



UPPER THANE
MOVE UP

MOVE UP



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Thane is transforming.

Across the world, urban living in great cities is witnessing a transformation that has impacted the way we live, work and play. Responding to the ever-changing demands of cities burning at the seams, the need for evolved and enriched lifestyles, dynamic new urban neighbourhoods, and ecosystems built around nature with ample open spaces and recreational opportunities, to bring life now more than ever. The Upper East Side in New York City, Dempsey Hill in Singapore, and Herting Hill in London are examples of urban neighbourhoods that have more than transformed the lives of the people who inhabit them. They have come to redefine the very areas that created them.

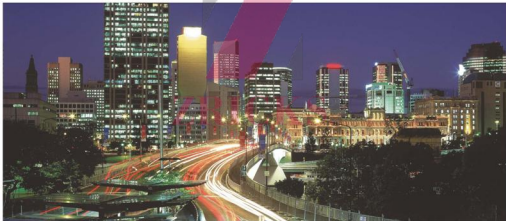
Thane is poised to take its rightful place in this urban evolution with the creation of a neighbourhood unlike any seen before - Upper Thane. Planned and designed to the best of its ability, with the finest contemporary comforts organically integrated into a sun lover's habitat, offering international standard air quality, and perfectly located less than a 20-minute drive from the centre of Thane (Sharma Mall, Jupiter Hospital, Malwele Junction), this exceptional development spread over 150 acres holds the promise of an impressively planned, efficient, and culturally vibrant neighbourhood. Conceived and executed by India's No.1 real estate developer, The Lodha Group.

With the creation of this unique development - an urban ecosystem of unparalleled greenery in a forest habitat, offering a lifestyle designed for forward-thinking citizens, Lodha is set to transform the way Thane will live, forever.



The buzz, the pace,
the hotspots of Thane.
Just minutes away from your
serene forest habitat.

Step out, and within minutes you are in the pulsating centre
of a vibrant metropolis. Revel in the many celebrated
leisure hotspots that Thane is noted for – bustling malls,
multiplexes, amusement parks, clubs, and a study centre
for the performing arts, all at your disposal.





Diploma malls and multiplexes like Viena, Korum and IT Mall

Over 60 schools and colleges, including reputed international schools like Singapore School, Shiksha International School, Euro Kids and Ludha World School

15 multi-specialty hospitals including Apollo, Fortis, Galaxy and Intransider

4 outdoor gardens

Amusement / Theme parks

A vibrant performing arts centre

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The perfect setting for Thane's rarest living experience.

Located less than a 20 minute drive from the centre of Thane, Alibardi Junction, Vidya Mahal, Jupiter Hospital, Upper Thane offers excellent connectivity, that can only improve with time.



Access from the 6-lane Mumbai-Nashik Highway

Easy accessibility to Thane railway station with complex bus services

Upcoming Thane-Kalyan Metro line will ensure seamless connectivity

Upcoming IT parks such as the TGD Campus, spread across 2 million sq ft., providing an opportunity for over 30,000 jobs in Thane, within close proximity

Permanently well-connected, with a maximum time of one hour to reach any commercial hub in Mumbai

Exceptional civic infrastructure and environment-sensitive planning


Less than a 20-minute drive from Thane's best malls, entertainment hotspots, hospitals and schools



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Presenting Upper Thane: contemporary living in an urban forest.

Imagine living close to the urban environs of Thane while celebrating nature in its most pristine form, a natural forest. Spread over 130 acres with more than 50% devoted to open spaces, Upper Thane is home to thousands of trees and the purest air in Thane, allowing you to live amidst nature and enjoy life's simple pleasures such as walking in the fresh outdoors, nestled amidst lush woods and open grasslands. Upper Thane comes with a landscape that presents nature in its myriad forms - groves of trees, grasslands, fragrant gardens, and many such natural wonders to uplift your spirit, and provide you with a diverse tapestry of enriching experiences.

Designed by master architect, Helleu Contractor, and renowned landscape design firm, Prabhakar B. Bhagwat & Associates, Upper Thane's design is based on the concept of an integrated 'walk-to-everything' development - where everything, including a grand club, sports courts, retail, dining and other facilities, is a short 5, 10 or 15 minute walk from your home. Ensuring you never really need to step out of your neighbourhood.

Air Quality Index

Location	AQI
Pune	40
London	40
Upper Thane	60
New York	72
Mumbai Overall	119
New Mumbai	132
Delhi	142

Source: aqi.inr.gov, independent 3rd party data.





World-class governance. What else did you expect from a world-class development?

Upper Town will be managed in 2027 by a world-class city governance body that will ensure your development continues to run smoothly and efficiently, and maximizes its value. With a proven track record at Palco, India's first privately planned smart city, this governance set-up comprising eminent city administrators, urban planners, and officers of Upper Town, will be responsible for everything from ensuring uninterrupted and stable power and water supply to the concept and implementation of city policies, and providing high-quality and cost-effective services.

24x7 power. Ample water.
Multi-tier security.
Just some of the things you can
take for granted.

At Upper Trane, every detail, big and small, has been taken care of. Best-in-class security systems ensure peace of mind, 24x7. There's CCTV monitoring round the clock. Access to your tower entrance lobby is secured by badge card access. And vehicle entry is carefully monitored through electronic control. For added security, every residence is equipped with an intrusion system.

Best-in-class 3-tier security system with:
Intrusion for each residence.
Badge card controlled access to entrance lobby.
24x7 CCTV monitoring of key areas.
Power back-up generator ensure power 24x7.
Ample water supply.



There are many ways
to stay fit:
play tennis, cricket, football,
or climb a tree.

Living at Upper Thame ensures you enjoy a fit and healthy way
of life. There are several avenues to keep yourself fit and active.
Choose from multiple sports courts, go for a brisk jog, or
simply enjoy a refreshing walk in the company of nature.

Upper Thame also offers its citizens all the joys of living life at
their own pace. Quiet walkways for a leisurely stroll, a serene
temple to connect with your spiritual side, lush woods and
open greenlands for some quiet time.

Sports facilities that span across
the world's best.

Cricket ground
International standard football ground
Athletics track
Tennis courts
Basketball courts



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**Grand clubhouse:
the lap of luxury, and nature.**

At Upper Theme, you enjoy the finest contemporary lifestyle with the timeless appeal of nature. Here, all the luxuries of a resort have been sensitively woven into the landscape, including a grand clubhouse.

Choose a pool for a refreshing swim or exercise your wits with a game of chess. Sit back and watch the latest blockbuster or get your adrenaline pumping at the gym. Or host the most talked-about parties at the elegant party venue.

- 20,000 sq. ft. clubhouse with world-class amenities
 - State-of-the-art gymnasium spread over 10,000 sq. ft.
 - Indoor badminton court
 - Indoor games area with table tennis, carrom, chess & snooker
 - Atrium - the grand indoor children's play area and cafe
 - Cinema & auditorium with a capacity of 50+
 - Party halls
- Three swimming pools
 - Half Olympic length pool for active swimmers
 - Semi-covered pool for babies and kids
 - Kids pool



ICSE school, retail,
medical facility and a serene temple.
Every need addressed,
at one address.

Upper Thane will have its own ICSE school focusing on the all-round development of your child, learning scholastic lessons with extracurricular activities such as sports and performing arts. The school will offer well-designed classrooms, outdoor areas for physical education, a fully-equipped lab, and a well-stocked library amongst other facilities. The teachers, well-versed in child psychology, will nurture and mentor your child in every aspect of their development.

While Upper Thane's natural surroundings and bracing air will go a long way in keeping its residents fit and healthy, a modern and well-equipped medical facility is at hand, should they ever need it.

Top brands will provide retail therapy at its best.

And with a shrine devoted to Lord Ganesh, every aspect of a well-rounded life, including the spiritual, will have been taken into consideration.



ICSE school
Primary medical care services
Grand Garvaha temple
Quality retail
Convenience store



Upper Thane:
the ideal climate for
business too.

With off-peak employment opportunities, Upper Thane is all set to become the 'job hub' of the future. It offers companies the incredible opportunity to set-up and grow, with minimal investment. The lower operating costs and affordable real estate will help businesses save more, and profit more. And with employees living a short walk away, there will be a considerable saving in transportation and fuel costs.



The towers:
modern marvels embedded
in a forest.

With meticulous planning and flawless execution, the towers at Zrick
Transcend every expectation. Seamlessly interwoven into a natural
forest canopy with a drop-off on one side and green walkways on the
other, the towers have been designed to bring in plenty of natural light
and fresh air. The residences within are thoughtfully planned and finished
to the highest level of detail, ensuring you in luxury and comfort.



Grand air-conditioned entrance lobby
with the finest finishes

Designer floor lobby

2 hi-speed elevators
(including one wheelchair elevator
from Otis/Schindler Kone™)

Toilet and shower facilities for house help

00 power back-up for common area lighting,
elevators and water supply system

Provision for fibre optic (FTTH) and
Dedicated to ensure 100% connectivity, providing
to speed internet access*



Your residence:
because your
family deserves only
the best.

Designed by world-renowned master architect, Halsey Contractor, each residence comes with views of the garden or the tree-lined avenue. Select residences also offer astounding views of the meandering Ohio river. Your residence is a private haven set within a forest. Spacious, well-planned and air-conditioned, each exudes impeccable style, and comes with the finest finishes and fixtures.



1, 2 and 3 BHQ apartments

Each residence comes with views of the garden or the avenue, while select residences offer mesmerizing views of the Ultra-tour.

Optimal utilization of space

Fully air-conditioned homes with split A/C

Tall windows for maximum light and ventilation

Select residences with grand sun-decks

Imported Marble/D flooring* for living, dining, passage and bedrooms

Kitchen with granite platform, high-end stainless steel sink, and premium vitreous flooring

Designer bathroom finished with CP fittings from Jaguar/Kohler/ Hansgrohe* and sanitaryware from Kohler/Flouca* and designer tile Dado.

Separate utility area in each apartment

Separate wardrobe area in bedrooms

Select Gardens residences come with private gardens



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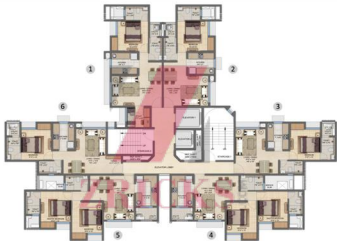
Master Plan



LEGEND

- | | |
|--|---|
| 1. MAIN ENTRANCE | 7. THEME GARDENS AND INSTALLED LANDSCAPE |
| 2. TRANSPORT HUB | 8. TEMPLE PRESENT |
| 3. PLAZA SHARED WITH TREES | 9. SCHOOL |
| 4. DINING WITH PESTO AND PLUMES | 10. SCHOOL PLAYGROUND |
| 5. CLUBHOUSE NESTLED IN FOREST | 11. FOOTBALL SPORTS AREAS UPGRASD WITH SEATING/SHEDDING |
| 6. GANGET PLAYGROUND WITH SEATED PAULSEN | |





TYPICAL FLOOR PLAN

-  PLEASE REFER FOR WING A, C, E OF CASA TREETOPS
 & FOR WING B, D, G, I OF CASA GREENVILLE
-  PLEASE REFER FOR WING B, D, F OF CASA TREETOPS
 & FOR WING A, C, E, H OF CASA GREENVILLE




TYPICAL FLOOR PLAN



PLEASE REFER FOR WING A OF CASA ECOPOLO



TYPICAL FLOOR PLAN

N  PLEASE REFER FOR WING B & C OF CASA ECOPOLIS



1 BED



2 BED OPTIMA



1 BED WITH LOBBY



2 BED ULTIMA



DEVELOPER

THE LOKHA GROUP

Established in 1980, the privately held Loxha Group is India's leading real estate developer and amongst the world's select multinational real estate developers with presence in India and the United Kingdom. The company is the largest in India by sales for four consecutive years, having crossed over INR 5,000 cr. of net real sales for FY 15-16, making it one of the most profitable companies in the real estate sector.

The company is currently developing around 4.7 acres or 8.6 of prime residential real estate globally with the largest and highest in the Mumbai Metropolitan Region and has 37 ongoing projects across London, Mumbai Metropolitan Region, Pune and Hyderabad. In FY 2015-16, Loxha Group delivered 8,800 units across projects.

Loxha's vision of 'Building a Better Life' extends across markets with several landmark developments in its crest including World One - the world's tallest residential tower, and Phase One - the first SmartTech smart region in the country. The Group has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Agnès B., Kala, Heppner, Greg Norman and The Club-Forest to India. The Group has recorded the biggest land deal in India 49-acre being a plot for INR 4,000 cr. from the Mumbai Metropolitan Region Development Authority (MMRDA) in 2015, where it is developing New Clubs Parade, a world-class mixed-use development set to become the new city centre of Mumbai. The Group has acquired other prime land parcels in Mumbai such as the 60-acre land parcel in the Thane region, the 17-acre Mumbai Trade Mills parcel for INR 2,707 cr. from OJL and the famous Washington House property on Abchurch Road from the American government.

In November 2013, the Group extended its international footprint with the acquisition of the landmark MacDonnell House at 1 Grosvenor Square in Three Central London from the Canadian Government for a consideration of over GBP 300 million (INR 3,100 cr.). It was selected as the preferred bidder in the face of serious competition from overseas wealth funds and leading developers from across the globe. With this acquisition, Loxha Group set up its business in the UK with a planned investment of GBP 3 billion (INR 30,000 cr.) over the next 5 years and envisaged 2015 to be more towards creating an Indian multinational. The Group acquired another premium site in Three Central London, 'New Court' at 48 Carey Street, being the combined investment to GBP 400 million. The group is set to get to market over 1,000 homes each year from 2017 and is planning a further £3 billion worth of investment in the UK by 2018. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, the Group is on the road to substantial international presence.

Loxha Group is one of the largest corporate entities in Mumbai and one of the largest employers in the MMR, with over 3,800 direct associates and over 20,000 contractors at its sites. It has the largest technical workforce in real estate (1,800), engineers, 800, management professionals, 350 designers and architects supporting an 1,800 strong construction management team. The company also comprises of over 350 marketing and sales professionals,

supported by 300 customer care representatives. The group is also the largest premier financial recruiter, being employed over 300 team partners.

Pioneering new trends in the market, the Group introduced GAGA by Loxha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices and large-scale office complexes to signature boutique offices for growing businesses.

Loxha's clean life line, world-class design, excellent execution, differentiated branding and marketing together with strategic on-ground sales have worked well to create the best value for customers. The Group's tremendous success has been framed by financial investments from the best global long-only investors, including JP Morgan, Deutsche Bank, FICV Ventures and ICG Ventures. Going beyond its role as a premier real estate developer, the Loxha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

The Group is committed to investing two per cent of its profits towards corporate social responsibility, focused primarily on education as a transformative tool. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, Loxha Group is on the road to substantial international presence.

PARTNERS: ONLY THE FINEST TO CREATE THE FINEST

Architecture

HARVEY CONTRACTOR ARCHITECTS

One of India's leading architectural firms, Harvey Contractor Architects has changed the face of the nation's urban skyline. From its commitment to design excellence, efficient delivery, and experimentation in building technology, the firm has to its credit a long list of architectural projects including ITC Grand Central and ITC Grand Marathi, Oberoi Park, ITC Education Centre (Mumbai), G Y Park Stadium in New Delhi (Mumbai) and the development of Mumbai airport. The firm has to its credit over 2000 clients and 7.2 million square feet of ongoing projects in 100 cities and 5 countries.

Landscape Design

INDIA HOUSE (INDIA) ASSOCIATES

Arguably the most influential landscape design firm in India, the firm has been designing some of the nation's most remarkable landscapes for over 6 decades. It has defined and established several design paradigms. The firm's work has been showcased in several national and international publications. It has also been the recipient of several international awards.