



# CODENAME GREEN ACRES

Acres of greens. 100s of experiences.



UPPER THANE

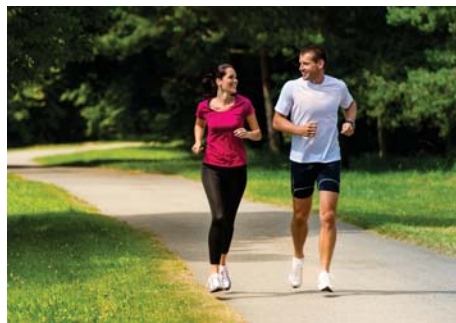
A WONDERFUL WORLD

**INTRODUCING A GREEN LUNG,  
THE DEFINING ELEMENT OF UPPER THANE, A 150-ACRE FOREST ESTATE.**



### A life beyond four walls

Break out, run amok, jump with joy or roll on the grass. A myriad options, all outside your home!



### Health is wealth

Hop, skip and jump in nature's gymnasium & breathe air filtered by 1000s of trees!



### Spiritual life

A wonderful world where you can be in touch with your inner self and mother nature.



## IT'S TIME TO CREATE WONDERFUL MEMORIES.

Relaxing is no more about being a couch potato. Choose instead, to lounge on the steps by the cool water arena.

Experiments need not be limited to the laboratory anymore. Watch as children experiment with water wheels and small rivulets in a play area designed for them.

Spend time with your family and friends in the green plaza; because what place can be better? As you reminisce the times gone by, and imagine the future yet to come, listen to the birds create nature's symphony, watch trees pose for you and life going by, at the pace it should.

Cardio days are now your favourite as jogging amidst pristine fields is a reality. Should you prefer an air-conditioned environment for strength training, our cluster clubhouse is a hop away.

As you walk through the green tunnel, you are ready for action!

Play a game of Cricket on Sunday morning. Or swim after work. Be in touch with your inner self at the Ganesha temple, amidst a serene pond. Walk your kids to school, and watch them play in the maidan.

Dreams need not be dreams anymore.

**This is your chance to live your dream, relive old memories and create new ones!**

Artist's impression of 14-acre Green Lung

# A LIFE COMPLETE WITH JOY, FULFILMENT AND WONDER.



**Lavish life:** A 40,000 sq.ft. mega clubhouse with a world-class gym, 3 swimming pools including a 25 m pool for active swimmers.

**Spiritual life:** A grand Ganesh temple and lots of quiet areas for yoga, contemplation and reflection.

**Entertainment life:** 50+ seater cinema & auditorium, amphitheater, party halls.

**Play Village:** Large outdoor kids playground with international standard equipment.

**Sports facilities:** Football ground, cricket ground, athletics track, tennis court and basketball court.

## A WONDERFUL LIFE BEGINS AT HOME.

Designed by world-renowned master architect, Hafeez Contractor, each residence comes with views of the garden or tree-lined avenue. Select residences also offer enchanting views of the meandering Ulhas river. Your residence is a private haven set within a forest habitat. Spacious, well planned and air-conditioned, your home exudes impeccable style, and comes with the finest fitments.



- Fully air-conditioned 1, 2, 3 bed apartments<sup>§</sup>
- Each residence with garden/tree-lined avenue views
- Optimal space planning with minimum passage
- Tall windows for maximum light and ventilation
- Marbital™ flooring\*\* in living, dining, bedroom and passage areas
- Separate wardrobe area in bedroom
- Separate utility area\*\*
- Kitchen with granite platform with high-end stainless steel sink and premium vitrified tile flooring
- Designer bathrooms finished with fittings from Jaquar/Kohler/Isenberg\*\*
- Select Gardenia apartments with private gardens
- Select residences with grand sun-decks

# SCHOOL. RETAIL STORES. MEDICAL FACILITY. SERENE TEMPLE. AND A MAGICAL WALK TO IT ALL.

Upper Thane is designed to ensure that you never really have to step out. From a top notch ICSE<sup>®</sup> school to convenience retail and a primary medical facility, everything is located within the township, no more than a short walk from your residence.

And to ensure that your wonderful world is without hassle, Upper Thane will have arrangements for 24x7 power<sup>°</sup>, ample water<sup>°</sup> and multi-tier security.



## World class governance and management

The township will be managed by a similar professional setup<sup>&&</sup> which manages Palava, ensuring world class governance and management to make life in Upper Thane remain wonderful for a long time.

# A REMARKABLY WELL-CONNECTED NEIGHBOURHOOD.

In the rare case that you need to step out, you are approx 15 minutes away from the hotspots of Thane.



Map not to scale

## All that you need, around you.

- 6 hypermalls like Viviana, Korum, Eternity and R Mall and a plethora of multiplexes and restaurants
- Over 60 schools like Singhania School, Lodha World School, Podar International School and multitude of professional colleges
- World class hospitals including Jupiter Hospital, Bethany Hospital, Vedant Hospital among others
- 3 major business districts in Thane, Airoli and Ghansoli with a combined workforce of thousands of people, home to corporate giants like TCS, Deloitte, Voltas, Blue Star as well as Mindspace IT Park and Reliable Tech Park
- Upcoming bridge to Dombivali (under construction) will further improve connectivity to New International Airport at Navi Mumbai

# PRE-LAUNCHING 6 NEW TOWERS, LOCATED AMIDST VERDANT GREENS

8%

**LOWEST GST RATE**  
All 1, 2 Bed residences  
now at 8% GST<sup>#</sup>

0%

**ZERO STAMP DUTY**  
For the first  
270 bookings



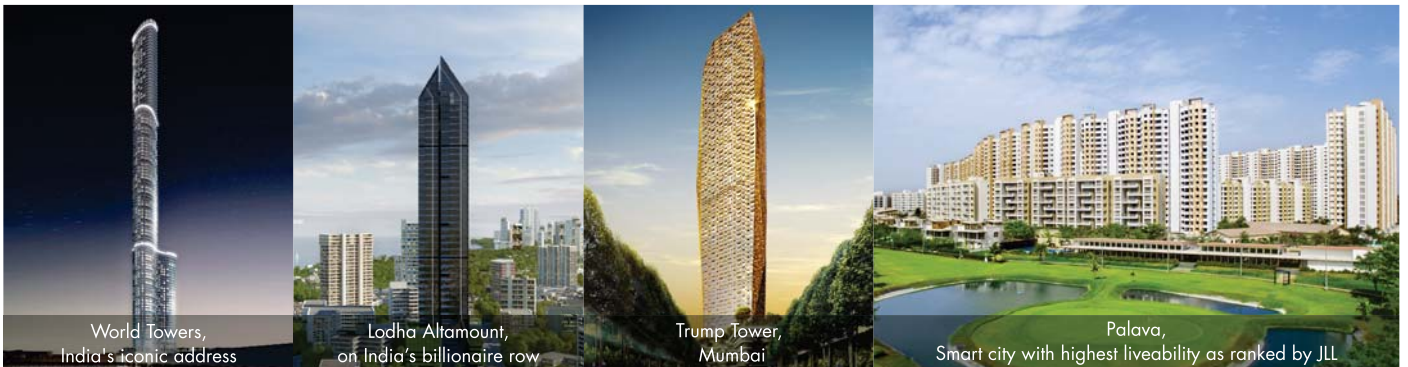
**PMAY BENEFITS**  
PMAY savings of  
upto ₹2.3 Lacs<sup>^</sup>



**EASY PAY HOME LOAN**  
Pay 5% and bank  
pays the next 75%<sup>@</sup>

Residence	Price (₹)	Prelaunch savings (₹)	Prelaunch Price <sup>@</sup> (₹)
1 Bed	<del>50.31 lacs</del>	1.08 lacs	<b>49.23 lacs</b>
2 Bed	<del>68.40 lacs</del>	1.80 lacs	<b>66.60 lacs</b>
3 Bed	<del>114.75 lacs</del>	2.07 lacs	<b>112.68 lacs</b>

Come home to the best.



Whether it's transforming the skyline of Mumbai with the India's most iconic address or crafting the world's most coveted residences in London; dazzling the city of Mumbai with a glittering icon or creating designer residences for Mumbai's glitterati; conceiving a world-class destination in the heart of Mumbai or delivering smart city with highest liveability<sup>~</sup> one name is transforming the way we live with landmarks at par with the best in the world: Lodha.



**UPPER THANE**

A WONDERFUL WORLD

Sales office: Near Lodha Dham, Mumbai-Nashik highway | [www.lodhagroup.com/upper-thane](http://www.lodhagroup.com/upper-thane)

Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011 | [www.lodhagroup.com](http://www.lodhagroup.com)

Disclaimer: The plans, layouts, specifications, images and other details herein are indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and / or contract of any type between the developer / owner and the recipient; any sales / lease of any unit in this development shall be solely governed by the terms of the agreement for sale / lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/-3% in the unit carpet area and / or unfinished dimensions is possible due to design and construction. <sup>§</sup>In all rooms except kitchen, bathrooms, passage, store, utility and service areas. <sup>^</sup>Subject to eligibility. <sup>@</sup>T&C Apply | <sup>\*\*</sup>or equivalent, in select residences | <sup>§§</sup>Initially for a period of 5 years from possession | <sup>¶</sup>ICSE curriculum proposed; may change as per discretion of school management & to be provided by 3rd party providers; power reliability of 98%; ample water supply as per govt. norms. | <sup>~</sup>Select residences | <sup>^</sup>As ranked by JLL  
The project has been registered via MahaRERA registration number: P51700008449; P51700007192; P51700006147; P51700014814; P51700014770; P51700016245; P51700016243 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. | Date of Printing: 05/18