



*Jeena issi ko
kehate hain!*

THIS FESTIVE SEASON,
FULFIL THE PROMISE YOU MADE TO
YOURSELF AND YOUR FAMILY.

Spacious 2-bed homes
for all your *family's* needs

A home in a 200+ acre township
with *greenery* and *wide open spaces*

A home complete with high-quality
maintenance and *services*

A home where everything - sports,
school, retail, temple is just a
short walk away

Homes with the
finest finishes and design

A LODHA HOME
AT UPPER THANE

Great Festive Bonanza:

0 EMI till Jan 2022[#]

Lowest ever interest rates of 6.9%^{\$}

2 & 3-bed homes with decks, starting at ₹59 L (All-inclusive)



UPPER THANE

A WONDERFUL WORLD

WHY BUY A HOME?

As the old adage goes - there's no place like home! It's a sanctuary for your loved ones and you to live life to the fullest, nurturing your dreams and hopes. This year has made us realise that a home is the only real necessity, as in it are the people who matter to us the most in our life and it holds our reservoir of memories. Today, if we want to do anything for our families then it's to provide a home – a safe haven for them forever.

And if you are looking to buy a home, then there is no better time than today.

Lowest rate of interest on home loan in 15 years.

Reduced stamp duty of 2%[^].

HELP BUILD OUR NATION

When you buy a home, apart from generating crucial revenue for the government, you also provide direct and indirect employment opportunities to several people. For every home that you buy, you generate income for 10 families. You also support small and big businesses that are working together to build this home for you. You contribute to reviving your first home, your nation.

So, this festive season, when you buy a home along with your loved ones, you bring happiness, hope and prosperity for your fellow families.

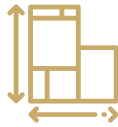


WHY LODHA?

We are India's largest real estate developer and have created some of the world's finest developments. Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 Smart City with the highest liveability quotient[†] - one name is transforming the way we live with landmarks at par with the world's best: Lodha. Delivering 4 out of 5 homes before time[®].



Largest developer in India for the past 7 years with ~50,000 crores of sales



57.0 Mn.Sq.Ft of real estate development (35,000+ homes and offices) in last 7 years



7,000+ homes and offices handed over last year

We are guided by our vision of "Building a Better Life". And with our meticulous planning, attention to minutest detail, focus on quality & great craftsmanship we have delivered some of the "World's Finest Developments" which you can proudly call "home".

When you buy a home with us, what you get is a well-planned ecosystem that caters to all the desires that you may have as a home owner. You will experience a holistic lifestyle with spacious homes, well-crafted open green spaces, avenues to lead an active life, world-class service, access to basic conveniences and the comfort of community living.



LODHA ALTAMOUNT
India's finest residences on Mumbai's Billionaires' Row.



THE WORLD TOWERS
One of India's most iconic addresses.



TRUMP TOWER MUMBAI
Mumbai's glittering jewel with a striking gold facade.

*Why settle for less
when you can have a home
that gives you more?*

❧ INTRODUCING ❧
SPACIOUS 2-BED HOMES
WITH DECKS.

In a home at Upper Thane by Lodha, there's one thing you'll never need to do: try to make space. Because in this wonderful world, it's been made for you. Your spacious abode is just 15 minutes away from Viviana Mall, Thane and just seconds away from nature. And it could be yours at a special price for the festive season. Come, be the first to experience the luxury of space - only at Upper Thane, where your wonderful world awaits.



A WORLD-CLASS HOME WITH A WORLD-CLASS LIFESTYLE.

At Upper Thane, promises are fulfilled not just by a well-designed home but also by a range of world-class amenities that will be ready before you arrive. All so you waste no time in exploring the wonderful world that awaits you at Upper Thane.



**STAY ACTIVE WITH STATE-OF-THE-ART
SPORTS FACILITIES.**



**SIT BACK AND UNWIND AT A
FULLY EQUIPPED GRAND CLUBHOUSE.**



**LEARN FROM THE VERY BEST
AT THE WORLD-CLASS SCHOOL.**



**GET IN TOUCH WITH YOUR
SPIRITUAL SIDE AT A SERENE TEMPLE.**

A SPACIOUS ABODE, PLANNED TO PERFECTION.

We understand that for a home to be perfect, it takes meticulous planning. That is why at Upper Thane, you won't just receive a spacious abode with an attached sundeck, but a thoughtfully curated world, topped with world-class finishes.

EXPERIENCE A HOME WITH PLENTY TO OFFER.



Fully air-conditioned homes*



All residences come with views of the gardens or tree-lined avenues, while select apartments offer mesmerising views of the Ulhas River



Select residences with grand sundecks



Marbital® flooring** for living, dining, passage, and bedrooms



Designer bathroom finished with CP fittings from Jaquar/Kohler/Isenberg,** Sanitaryware from Kohler/Roca** and designer tiles from Dado



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

MAXIMUM SPACE FOR MAXIMUM UTILITY.

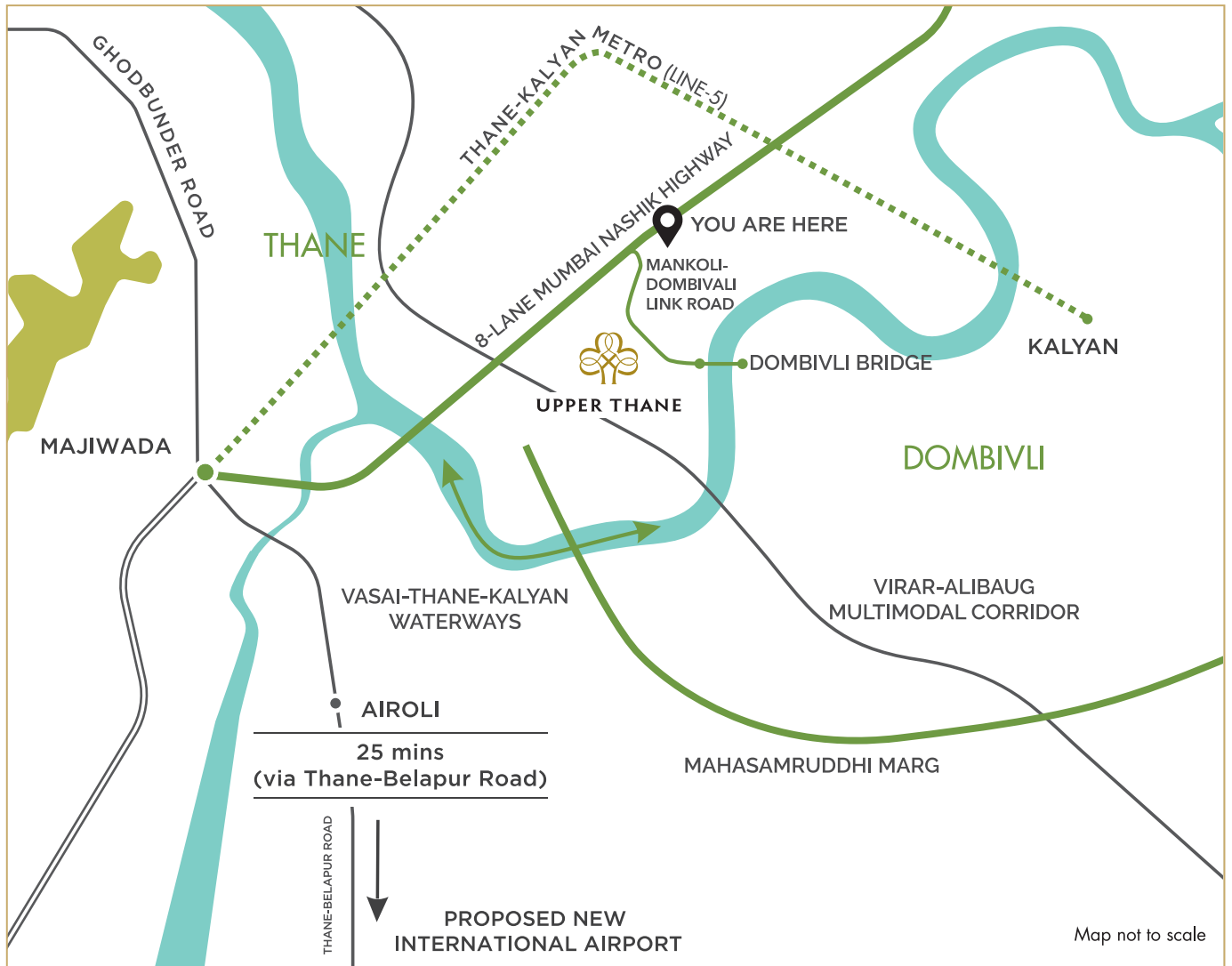
Less than 2-3% area in passage@@

Full height windows in living and bedrooms for ample light and ventilation

Separate wardrobe area in each bedroom

CONVENIENTLY CLOSE TO EVERYWHERE.

When you live in a township that's centrally located, you know you're close to all the places you need to be. With a variety of upcoming infrastructure projects that are designed to enhance your commute, getting to work or travelling for leisure will be easier than ever.



INFRASTRUCTURE PROJECTS AROUND UPPER THANE:

Mankoli-Dombivli Link Road will let you reach Thane in just 15 mins.
(Project status: Ready by April, 2021)

Dombivli Bridge will connect Upper Thane to Dombivli Station in just 10 mins.
(Project status: Ready by Dec, 2021)

Widening of Mumbai-Nasik highway into 8 lanes will ease flow of traffic.
(Project status: Ongoing)



A WONDERFUL WORLD AT A WONDERFUL PRICE.

Give yourself and your family the gift of a new home this festive season, with the lowest OCR ever in Upper Thane.

RESIDENCE	ALL-INCLUSIVE PRICE (₹ LACS)
2 BHK with deck	₹ 59 Lacs



Contribute only 5% now.
The rest is paid by the bank
at interest rates as low as 6.9%[§].



No EMI till Jan 2022[#].

Disclaimer: [†]Ranked India's No.1 city to live in by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017 | [®]In last 2 years, for 80% of units delivered – possession offered prior to agreement due date including grace period | [§]Interest rate is subject to eligibility and market by bank | ^{††}Or OC, whichever is earlier | ^{†††}The reduced stamp duty till 31st December, 2020 as directed by Maharashtra government | ^{††††}Excluding kitchen, toilets and any service areas; | ^{†††††}Or equivalent | ^{††††††}Check plans as same may vary for select units. This project has been registered via MahaRERA Registration Nos. P51700008449 | P51700007192 | P51700006147 | P51700014814 | P51700014770 | P51700016245 | P51700016243 | P51700016437 | P51700016666 | P51700018035 | P51700018107 | P51700020217 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.