

LET
EVERY
DAY
COME
ALIVE.

THE WORLD'S
FINEST DEVELOPMENTS BY
INDIA'S NO. 1
REAL ESTATE DEVELOPER*
- LODHA.

From India's most iconic addresses to London's most coveted residences. From offices for the cream of the corporate world, to the homes of society's elite. From adding glittering icons to Mumbai's skyline to conceiving India's smartest and most livable city.^ One name has been transforming the way we live with landmarks on par with the world's best – Lodha.

Our passion is to create landmarks that are benchmarked against the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. In keeping with our belief that 'Every Indian deserves a high-quality home,' and our vision to build a better India, every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the same league as the world's finest.

Today, Lodha is India's No. 1 real estate developer.* The company has clocked sales of over ₹50,000 crore in last 7 years. We have delivered an area of 8 crore sq. ft.** and have 40 ongoing projects and 23 planned projects.^ Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, deploying the best people and processes, being nimble in delivering our customers' needs, and benchmarking against the highest global standards, Lodha has been able to create some of the world's finest developments – with self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and convenience at one's doorstep.

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail and office spaces – winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet, and our society. We are committed to being a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than one.



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
The world's most desirable address



*By residential sales of FY 16-22 | **80 million or ~8 crore square feet completed till Oct 2021.
^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report | ^^As of 31st December, 2021.

NET POSITIVE.
BECAUSE TOMORROW
SHOULD BE
BETTER THAN TODAY.

Buildings and infrastructure can leave an imprint on the planet that can last for decades – much longer than cars or electronic devices. This is why, building smartly and sustainably is the key to ensuring a better world for us and future generations. As India's No.1 developer, we have taken the lead to ensure that our impact on our environment and society is net positive.



ADVANCED TECHNOLOGIES

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

NET ZERO CARBON BY 2035

Lodha is committed to reducing its scope 1 and 2 carbon emissions significantly, and intends to be a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We are working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.

SOCIAL HOUSING

We are building hundreds of homes, which will be given to families in need at a nominal cost. The desire for home ownership is universal and by offering good quality housing to the weakest economic strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices by bodies like BSI for Occupational Health & Safety Management System (OSHAS).

The Joyous LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Every aspect – from excellently connected locations to carefully designed residences – is thought of so you can spend your time meaningfully, and create joyful memories in the company of your loved ones.



SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Right from easing your transition into your new residence and fixing every issue to curating events and experiences to delight your family. Everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



A BADGE OF PRESTIGE.

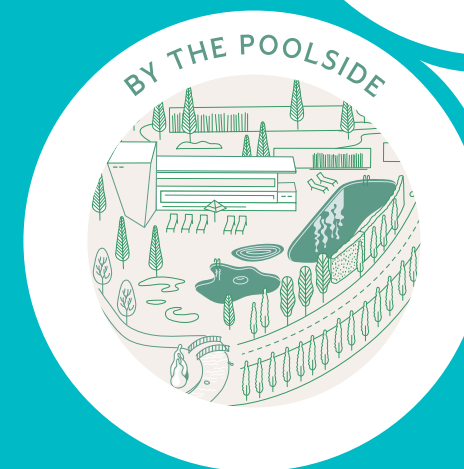
When you live in a home delivered by India's No.1 real estate developer, you can be certain of world-class design, the highest standards of quality and service, and a space that is thoughtfully designed to ensure your holistic well-being. In a Lodha residence, you can live joyfully and with a sense of pride, knowing you live in a home that meets international standards.

Casa Zest

The gateway to a more enriching life.

These residences
were made
to give you just
what you wanted:
everything.

A landscape so green, it'll inspire you to spend more time with nature. A location so well-connected, it will allow you to flit effortlessly between work and leisure. Clubhouses just perfect to host a reunion with old friends. And facilities that will reawaken your childhood love of sports. Standing proud at the grand entrance of Amāra, Casa Zest will usher you into a life far more enriching than ever before.



A woman in a bright yellow dress is walking along the edge of a swimming pool. The pool's surface is calm, reflecting the clear blue sky and the surrounding landscape. In the background, a large, light-colored building with arched windows and balconies stands behind a row of palm trees. Several lounge chairs and large umbrellas are arranged near the pool. The scene is set in the early morning, with a soft, golden light illuminating the architecture and the woman's dress. The overall atmosphere is serene and luxurious.

A range of amenities. And not a dull moment.

Swimming pools aglow in the early light of dawn.
The intermingled cheers of children and parents at the
sports arena. And a central green that unfolds into
a pleasantly grassy path to the private forest. Casa Zest
beckons you to go outside, immerse yourself in nature,
or try your hand at a sport or two.

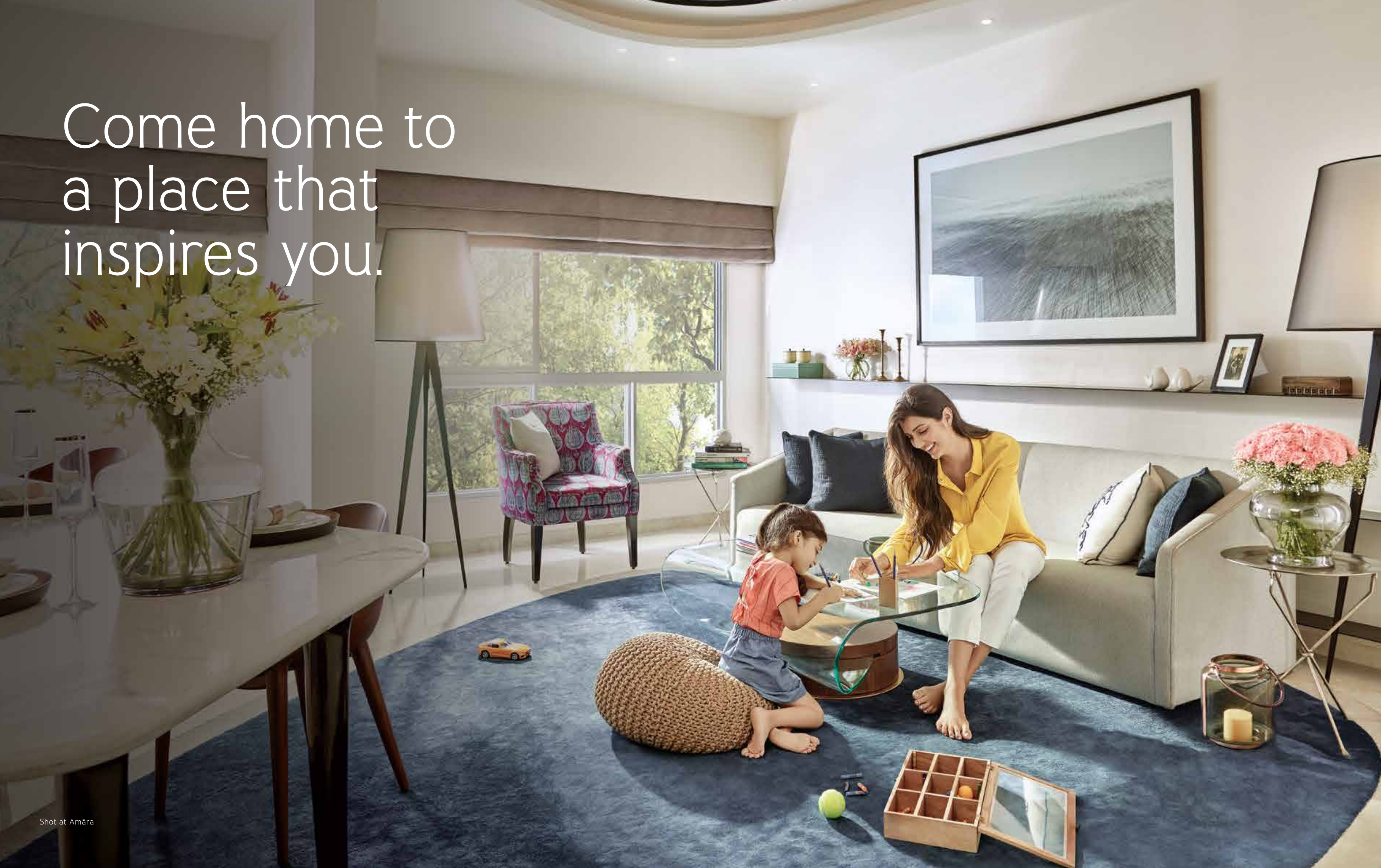
RESIDENCES

New 3-bed residences with grand sundecks. Bring in the outdoors.

The newest addition to Amāra was built as a tribute to the outdoors. 30-storey and 40-storey towers with bright, airy residences ranging from smart 1-bed homes to wonderfully spacious 3-bed residences. What makes these residences truly special is how they allow you to indulge in the outdoors from the privacy of your home. While each residence has large full-height windows, select residences also come with sundecks. The perfect place to enjoy your morning coffee, with the rustling of trees and stunningly picturesque views.



Come home to
a place that
inspires you.



Residences spacious enough for a gathering of close friends, yet cosy enough for some quality time with your family. Marbltal® flooring and European-style fitments that exude sophistication. And large windows that invite the cheer of sunlight and fresh air. Whether you want to host a party, or indulge in quieter pursuits, these residences are just perfect.

- A selection of air-conditioned* residences.
- 50 sq. ft. sundecks in select residences.
- Full-height windows.**
- Optimal space planning, with wardrobe space in every bedroom.
- Well-proportioned utility areas.
- Luxury fixtures and finishes. Including bath fittings by Roca, Kohler, Kerovit and Jaquar.†
- Marbltal® flooring in the living room, dining room, passage areas and bedrooms.





Shot at Amara

These residences
come with priceless works
of art – scenic views.

As beautiful as the inside of your home is, you may find your eyes drawn to what lies outside. A selection of residences at Casa Zest offer enchanting views, perfectly framed by large windows and sun decks. The Vasai creek glittering on the horizon. The clubhouse pool, punctuated by the occasional splash. The central green undulating across the neighbourhood's expanse. Out here, you will live surrounded by beauty.



Homes so intelligent, they can take care of themselves. And you.

You're done at the office, and are planning a romantic evening at home. With a tap of a button on your smartphone or tablet, you can have the blinds drawn, the lights dimmed and the air-conditioner humming softly at a pre-set temperature, even before you get home.

Fitted with integrated home automation systems, your residence at Casa Zest can be programmed to adapt to your daily routine, place the controls of your appliances at your fingertips, and monitor your security too.

STATE-OF-THE-ART HOME AUTOMATION SYSTEMS[^] WITH MULTIPLE FUNCTIONS

- Control lighting, temperature, security and more.
- Smart home controller connecting smoke sensors and alarms.
- Immediate alerts to registered mobile numbers and email addresses in case of an emergency.
- Fully customised and easy-to-use control system with energy-saving benefits.
- Designed to fit into the aesthetics and styling of the residence.

Security systems that ensure your home remains your tranquil oasis forever.

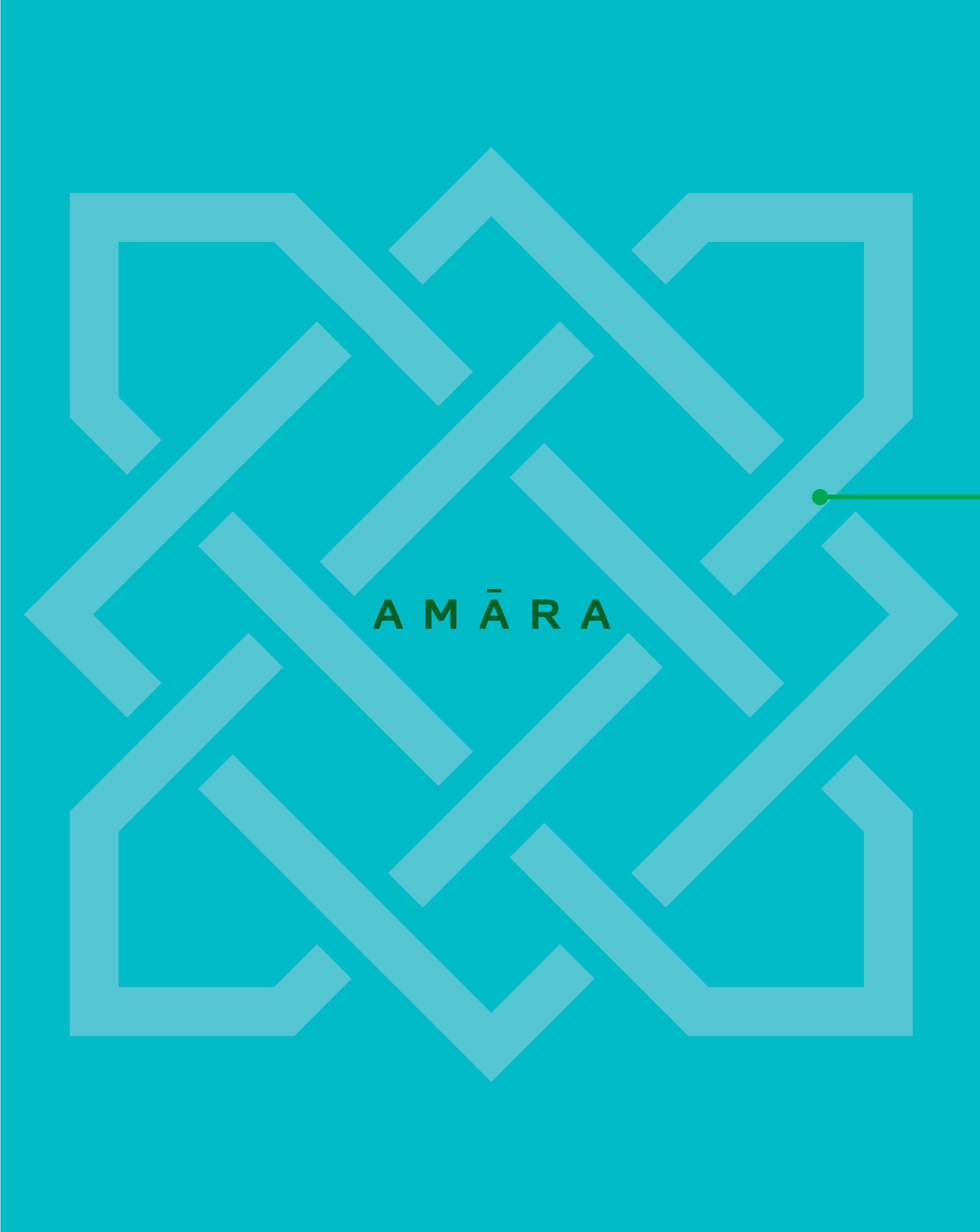
At Casa Zest, the most advanced technology is deployed to ensure that you and your family enjoy every experience in absolute security. Besides, sensitively designed maintenance and resource management processes offer residents a luxury lifestyle, while respecting and preserving the precious green reserve that makes these residences unique.

ADVANCED 4-TIER SECURITY

- Electronically controlled access to each tower.
- RFID-controlled parking access.
- Guest entry only with resident authorisation.
- CCTV monitoring of key areas.







A M Ā R A



Amāra.

A neighbourhood that lets you do more, live more.

40-acres filled with over a thousand trees and countless experiences. At Amāra, you will discover just how enriching, how full of promise, every minute can be. Is it any wonder that it's Thane's most successful neighbourhood?



LIVE ACTIVE

So the last time
you played sports
was in college?

Here's an arena
to get back in form.

Part-time athlete or passionate sports buff, you have plenty of options to get your adrenaline rush at Amāra. With everything right at your doorstep, you have all the time you need. So hone your skills in the grand sports arena, which offers the finest facilities for a variety of sports. Or nurture your passion at the vast, car-free central green and the cricket field.

- A grand sports arena with top-notch facilities. Including an international-standard football ground, basketball court, and multipurpose courts.

- Magnificent 25,000 sq. ft. clubhouse with a 5,000 sq. ft. gym, lap pool, covered badminton courts, and a health club with a steam room and changing rooms.

- Car-free central green with a cricket field and an athletics track.

- Rock climbing wall.

LIVE NATURAL

A 2-acre private forest to restore all that the city takes away.

Of all the unique privileges you enjoy at Amāra, the private forest is perhaps the most precious. Towering trees form a canopy over meandering paths, offering you an untouched, private and beautiful space to muse in solitude. The forest is dotted with memorable experiences, from a charming clearing displaying sculptures, to a delightful tree house for kids, shaded pavilions, and a quiet pond. Step in for some me-time, walk out a new person.

AN EXPANSIVE PRIVATE FOREST WITH ENCHANTING FEATURES.

- Delightful walking trails.
- Woodland *machan*.
- Shaded pavilions.
- Seasonal waterbodies and a lawn to play in.
- Wetland garden to promote the growth of native flora and fauna.

ENVIRONMENT-FRIENDLY SYSTEMS:

- 100% waste water recycling.
- Solar power usage for water heating (select units).
- Thousands of trees throughout Amāra, providing world-class air quality.
- Solar power usage.

LIVE SOCIAL

Relive your college days
with your old friends.

The class of '99 will finally
have the best venues
for weekend reunions.

You, your closest pals and a host of interesting party venues – all the ingredients for a memorable night are at your disposal at Amāra. Let your hair down at the party deck, or opt for a relaxed poolside brunch as the kids splash around riotously with friends in their own pool. The Amāra clubhouse, extending over 25,000 sq. ft., offers you stylish party halls and a chic café, perfect for hosting the most talked-about soirées in the city.

OPPORTUNITIES TO BOND AT THE AMĀRA CLUBHOUSE

- Poolside party decks.
- Multiple party halls, and an outdoor party lawn.
- Pools, including a family pool.
- Jacuzzi.

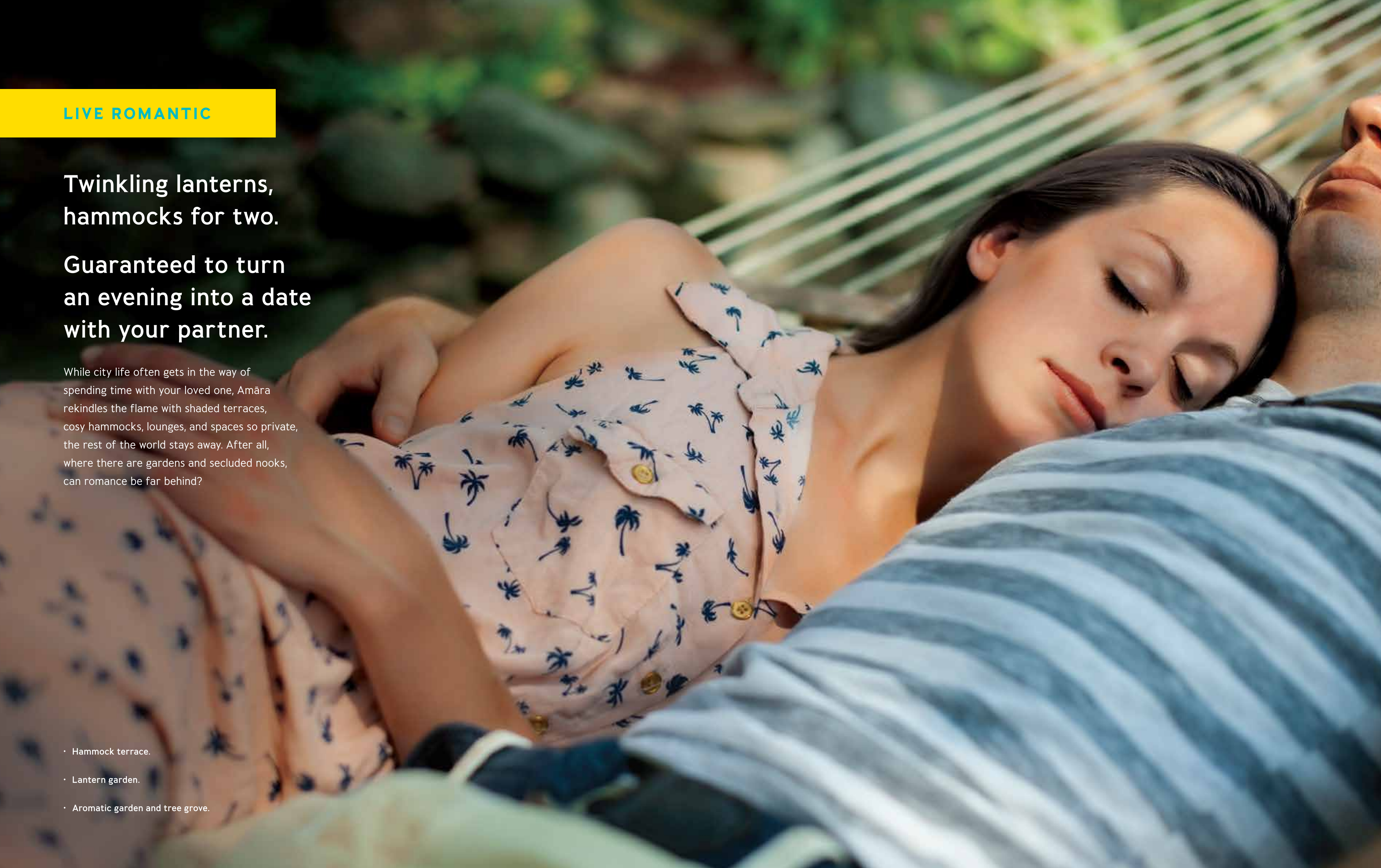
LIVE PLAYFUL

A tree house, tire swings
and playgrounds
for the child in you.

Well alright, your kids too.

Relive your childhood with your kids in a world of carefree fun and joyful discovery. Run wild in expansive play areas filled with world-class equipment and games, and while away the time at delightful little reading nooks and the fairy-tale tree house. All set within a vast, green, vehicle-free expanse that is a playground in itself.

- Play village: a wonderland of games and play equipment.
- A splash pad: where the ground has playful water jets.
- Jungle gyms and tire swings.
- Quiet outdoor reading spaces.
- A mini-amphitheatre for budding performers.
- A tree house for kids.

A close-up, high-angle shot of a young couple sleeping peacefully in a green and white striped hammock. The woman, on the left, has dark hair and is wearing a light pink short-sleeved shirt with a small blue floral pattern. Her eyes are closed, and she has a serene expression. The man, on the right, is partially visible, wearing a blue and white horizontally striped shirt. His face is also relaxed. The background is a soft-focus view of a lush green garden with various plants and trees, suggesting a private outdoor space. The lighting is warm and natural, indicating it might be late afternoon or early morning.

LIVE ROMANTIC

Twinkling lanterns,
hammocks for two.

Guaranteed to turn
an evening into a date
with your partner.

While city life often gets in the way of spending time with your loved one, Amāra rekindles the flame with shaded terraces, cosy hammocks, lounges, and spaces so private, the rest of the world stays away. After all, where there are gardens and secluded nooks, can romance be far behind?

- Hammock terrace.
- Lantern garden.
- Aromatic garden and tree grove.

LIVE SPONTANEOUS

Picnic or movie? Brunch
or dinner under the stars?

Here, family outings can
happen within minutes.

Nothing brings back the genuine warmth
and fun of family life, like a family outing.

At Amāra, you're spoilt for choice, between
the lively dining pavilion, the alfresco barbeque
spot, the many picnic clearings dotting the
landscape, and the private theatre. All wonderful
spots to let the love and laughter flow, as you
create memories to savour forever.

- Outdoor dining enclaves.
- Barbeque areas.
- Picnic niches with hammocks
and outdoor seating.
- A theatre-cum-auditorium.



Every breath you take is purer, fresher, clearer.

Thousands of trees bequeath you with life-giving oxygen, and a landscape that's virtually car-free offers you the cleanest environment in the country. Amāra enjoys an Air Quality Index (AQI) of 55,* similar to London and New York, and far better than anywhere else in Mumbai. Go on, breathe in the gift of health and well-being.

The Air Quality Index.
(The lower the AQI figure,
the purer the air).

Location [§]	AQI
London	58
New York	36
Amāra	55⁹⁶
Navi Mumbai	141
Chennai	119
Mumbai (overall)	160
Delhi	222

[§]Data as on 28 April, 2019. (Source: www.aqicn.org & Safar App)

Shot at Amāra

LIVE SPIRITUAL

There are many paths
to spiritual fulfilment.
Here, you'll find them all.

Harmony and balance permeate the very air of Amāra. Within its soothing, nurturing ambience, are many tranquil spots where you can connect with yourself, restore your soul, and revive your spirit. Serene temples in a sacred garden, a studio dedicated to yoga, a secluded meditation deck, and peaceful nature zones – choose your own path to spiritual bliss.

SPACES FOR REFLECTION AND SELF-DISCOVERY

- Ganesha temple.
- Jain temple.
- Yoga and Pilates deck.
- Tai chi deck.
- Meditation deck.
- Sacred garden.

BUSINESS AND RETAIL





Leave your car behind.

The best of business and retail is at your doorstep.

Amāra is designed to bring every comfort and convenience to you, within the lush boundaries of your own neighbourhood. Even the retail plaza and business centre are just a few minutes away. So walk to work, or a well-stocked store, or even a chic café, the world is at your doorstep.

THE RETAIL PLAZA AT AMĀRA:

- Well-stocked retail stores. Including Eden supermarket, which is now open.
- Restaurants and cafés, such as the ever-popular Domino's pizzeria, Shiv Sagar Restaurant, and D'Crêpes Café.
- ATMs: one by HDFC Bank is already operational.
- Healthcare facilities like the multispecialty Atlantis Hospital and Apollo Pharmacy (now open).
- Beauty salons, including Enrich Salon (now open).

LOCATION

Prime Central Thane.

The centre of growth, infrastructure and opportunity in the MMR.

Prime Central Thane, the destination perfectly located between East and West Thane, has evolved into the Mumbai Metropolitan Region's finest example of urban planning. It is amongst the first cities to be included in the central government's Smart City Project, and it has earned the title of Model City by UN-Habitat and the European Commission.

Amāra boasts of an enviable location in Prime Central Thane, with excellent road and rail networks connecting it to every part of Mumbai. The metropolis' superlative infrastructure includes top-notch international schools, excellent colleges, 15 multispecialty hospitals providing world-class healthcare, and civic and sustainability processes that are a benchmark. Thane is also considered India's most promising centre for business; India's top 50 corporates, including IT and ITES firms, banks and multinationals, already have a presence here.

With the throb and hum of a fast-growing urban centre just a drive away from your secluded haven, Amāra offers you the best of both worlds.

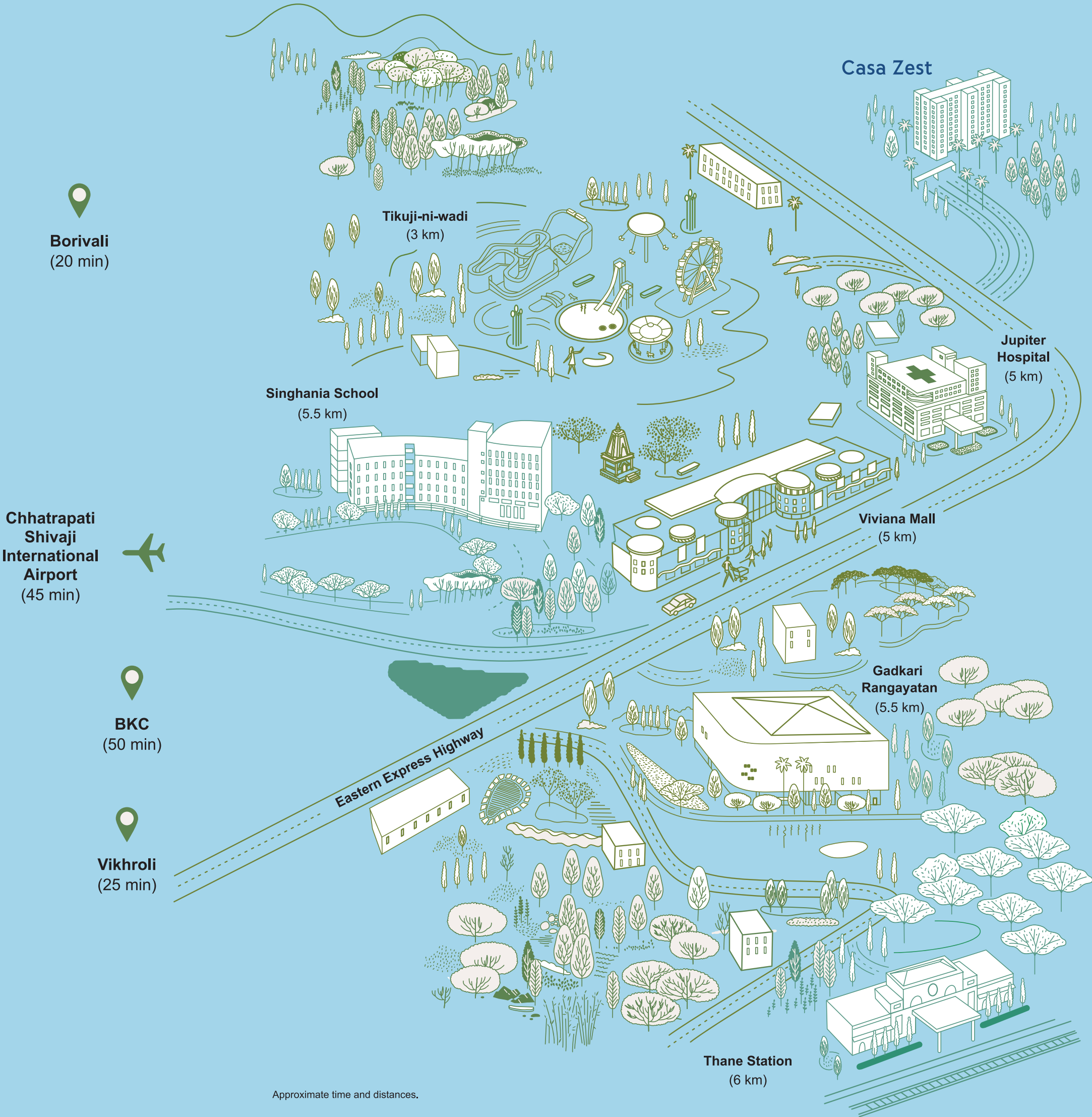
- Excellent rail and road network, with connectivity to every part of Mumbai, Navi Mumbai, and other cities across India.
- Sanctioned metro network connecting Thane to Wadala: with two stations (Manpada and Kapurbawdi) less than 2 km away.
- Over 1 lac IT and corporate positions, all about a 15-minute drive away.
- Exceptional civic infrastructure and environment-sensitive planning.
- Companies with a presence in Thane include TCS, Novartis, Serco, Mondelēz, Eureka Forbes, Eicher, Tata Technologies, ACC and Bayer.

The buzz, the pace,
the hotspots of Thane.

Just minutes away
from your serene,
green haven.

Step out of Amāra and you're in the pulsating centre of a vibrant metropolis, within minutes. Revel in the attractions of Thane's celebrated leisure spots, with glittering malls, multiplexes, amusement parks and a lively performing centre for the arts at your disposal.

- Stylish malls and multiplexes, including Viviana Mall, Korum Mall, Hypercity Mall, R Mall, and Big Mega Mart.
- Reputed schools and colleges, including Singhania School, Euro Kids, Billabong International School and Lodha World School.
- 15 multispecialty hospitals including Jupiter, Vedant, Bethany, and Hiranandani hospitals.
- Large amusement parks.
- 2 botanical gardens.
- Theme parks.
- A vibrant performing arts centre.



Approximate time and distances.

MASTER PLAN

Legends

1. 6-Lane Kolshet Road

2. Grand Entrance

3. Multilevel Car Park

4. Pavilion

5. Central Green

6. Project Clubhouse & Outdoor Children's Play Area

7. Cricket Pitch

8. Play Village

9. Grand Club

10. Sports Courts

11. Football Field

12. Forest Zone

13. Temples (Jain & Ganesh)

14. Future Development

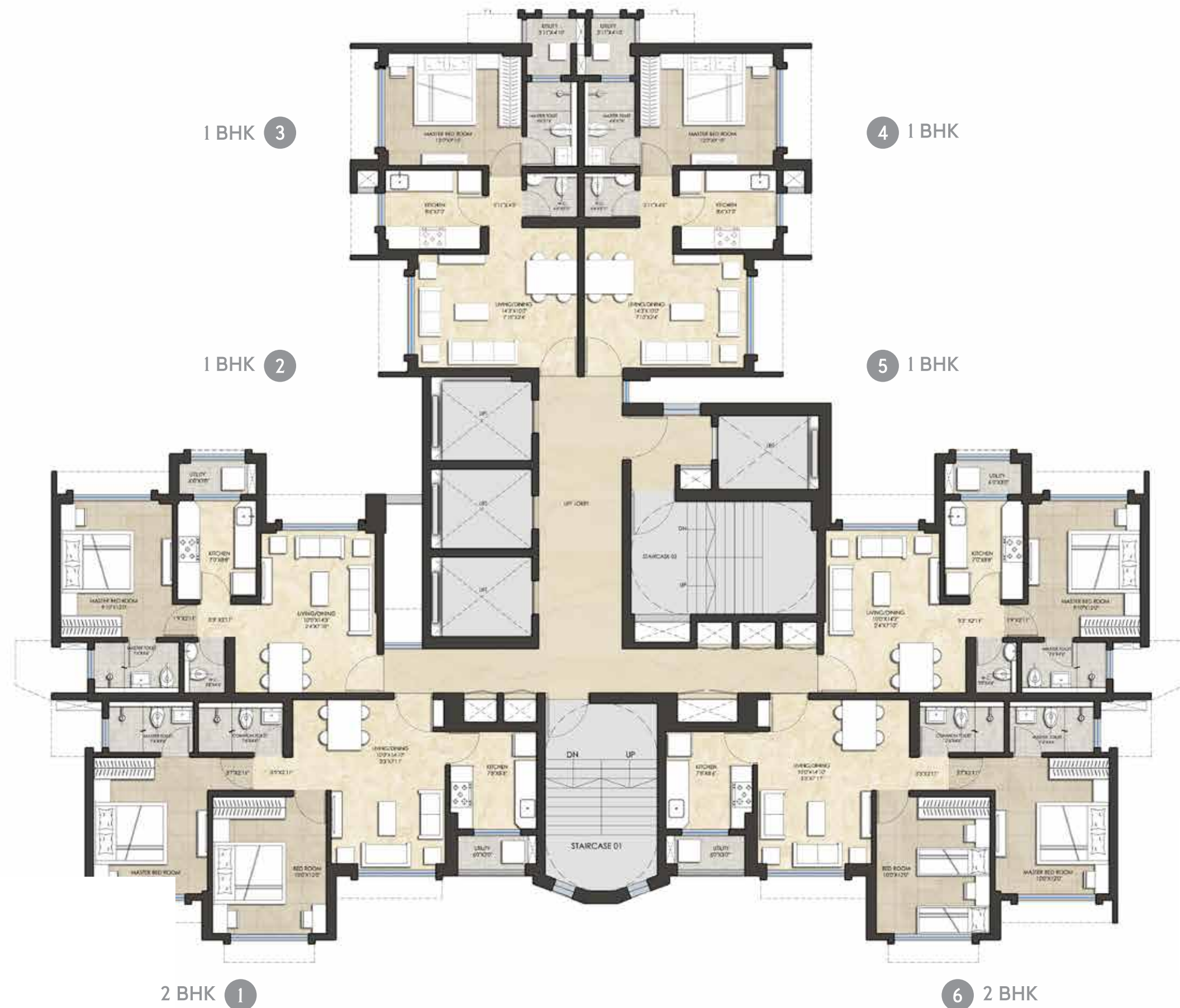
15. Retail

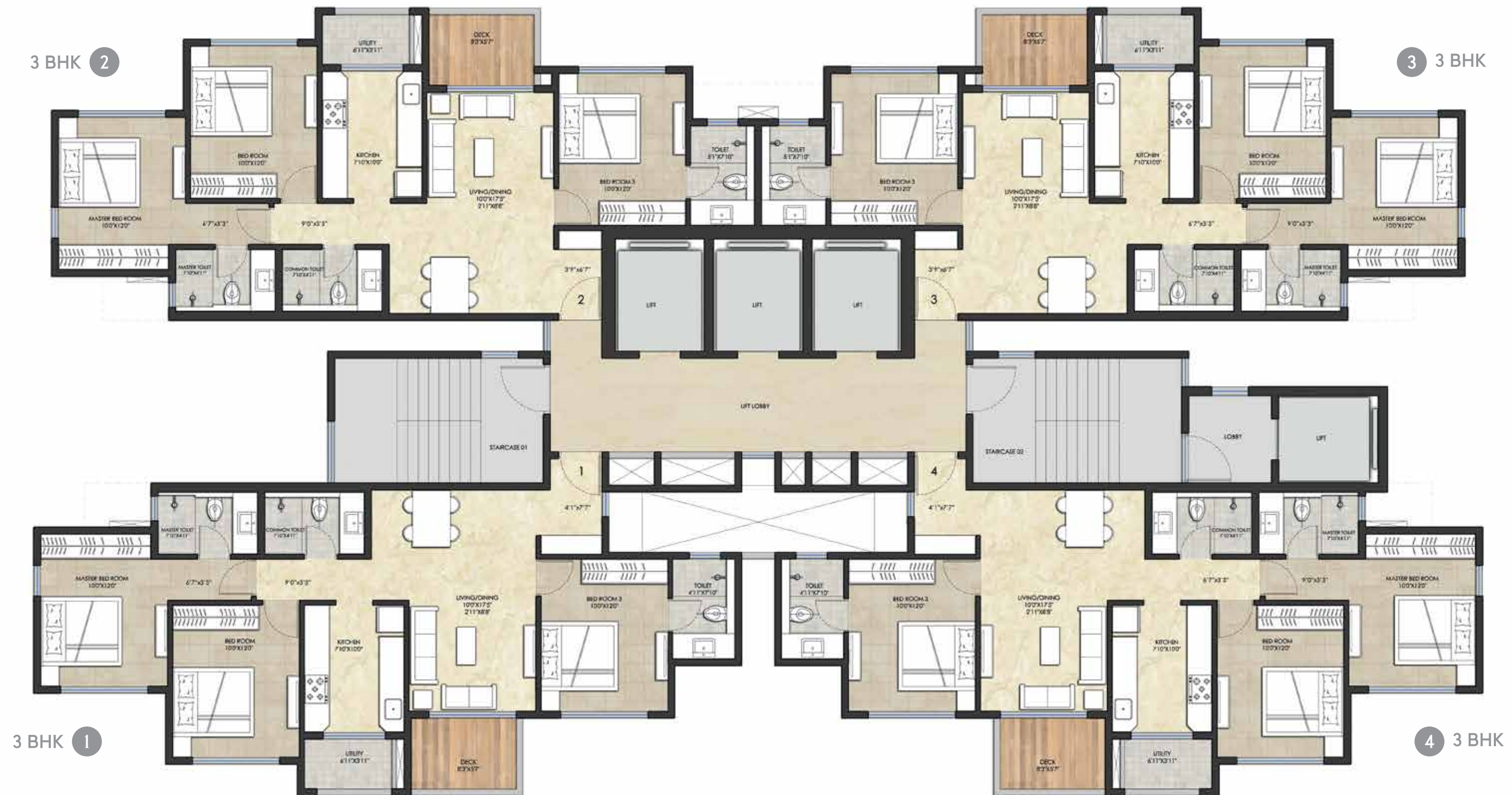


TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN





TYPICAL UNIT PLAN





2 BHK with deck

Wings 25 (Typical Floor Unit No. 2)



3 BHK with deck

Wings 50 (Typical Floor Unit No. 2)

PROJECT PARTNERS

ARCHITECT: HAFEEZ CONTRACTOR

Hafeez Contractor needs very little introduction to India's architectural fraternity. In 2016, he was awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India. In recent times, he has also become a household name throughout the country. As one of India's leading architects, he has changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects includes luxury hotels like the ITC Grand Central and the ITC Grand Maratha Sheraton; the Infosys Global Education Centre, Mysore; D.Y. Patil Stadium in Nerul, Navi Mumbai and the redesigning of Mumbai Airport.

LANDSCAPE DESIGN: SITETECTONIX, SINGAPORE

Established in 1995 in Singapore, Sitetectonix is globally acclaimed for its contribution to landscape architecture, urban design, and planning. The firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. Sitetectonix is known for innovative, cost-effective designs that are executed with uncompromising quality and dependability. They take into account the environmental, social, cultural, historic, and economic circumstances of each project. Sitetectonix's high-profile projects include the Anglo-Chinese School, Singapore; Far East Square, Singapore; the first ITE regional campus, Singapore; Kanuhura Beach & Spa Resort, Maldives; and the much-awarded Hotel Sofitel Central, Hua Hin.

MEP ENGINEERS: BURO HAPPOLD, INDIA

Buro Happold, New York, is one of the world's leading MEP engineers. Known for having designed the Louvre at Abu Dhabi, and the iconic World Towers in Mumbai, the Buro Happold team brings a holistic approach to every project, by focussing simultaneously on design, concepts, details, execution, value for money and efficiency. The team is dedicated to creating a world-class internal environment, deploying advanced energy-efficient systems and technology to ensure the highest level of safety, comfort and environmental responsibility.



Maharashtra RERA Registration No. P51700020088, P51700020128, P51700020157 available at maharera.mahaonline.gov.in

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 variances. The plans contained herein are typical unit / floor plans – please verify exact plan and orientation of your unit before purchase. The garden units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organisation. Date of Printing: 07.2021

*In bedroom(s) and living room only. **Approximately 125 mm from finished floor level. #Or equivalent. %Data from independent lab testing in Apr 2019. ^Home automation is not part of the standard offering. Can be installed as per preference at additional cost if choice and payment made at least 12 months prior to scheduled date of possession.