



Jiyo Toh Aise!



CROWN

LODHA QUALITY HOMES

KOLSHET

WORLD'S FINEST DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S NO.1* REAL ESTATE DEVELOPER.

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.

Our passion is to create landmarks that benchmark 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 league of 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 8.5 crore sq. ft.** and have 40 ongoing projects and 24 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 to the needs of our consumers, and benchmarking 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, bringing every facility and convenience to the 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.

*By residential FY16-22. | **85 million or ~8.5 crore square feet completed till March 2022.

***Ranked by JLL (2017).



Lodha Altamount
India's finest residences on Mumbai's Billionaires' Row



The World Towers
One of India's most iconic addresses



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



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 plan to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

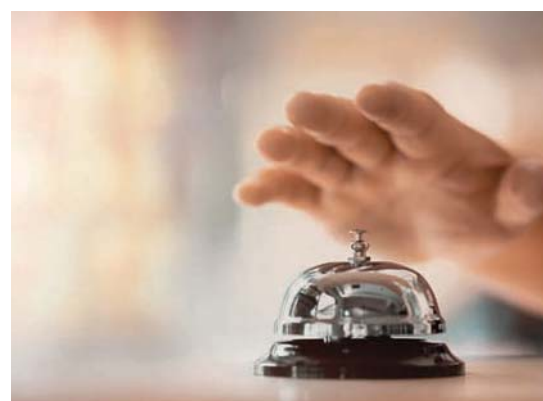
The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices by bodies like 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. Be it locations with excellent connectivity, or thoughtfully planned and designed residences - every aspect and detail ensures you 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. Be it is easing your shift into your new residence, fixing any issues, or curating events and experiences to bring delight to your family - everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



BADGE OF PRESTIGE

When you live in a home delivered by India's No.1 real estate developer, you are assured world-class design, the highest standards of quality and service, and a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live joyfully, and also with a sense of pride, knowing you live in a home at par with international standards.

With timely delivery, and the highest standards of quality, Crown is now trusted by over 5000 families. Sealing the truth that buying a Crown home is a gift of happiness; a step towards a secure future with your family.

The Crown Promise: No more compromise

HIGH QUALITY, TRULY AFFORDABLE HOMES

- Homes between ₹ 35 L – 90 L, perfect for families who earn ₹ 50,000+ pm
- World-class lifestyle with global design, amenities and finishes
- Designed with great attention to detail – every inch counts

WORLD-CLASS LIVING

- Gated developments with world-class amenities
- Environmentally sustainable development with waste water recycling, rain water harvesting and solar panels^^
- Reasonable maintenance charges

CONVENIENT LOCATIONS

- Locations with good road and rail connectivity enabling you to minimize commute time
- Complete eco-system including shopping, schools, and medical facilities within walking distance
- Bus service to nearby railway stations and job hubs

Jiyo Toh Aise!

Crown Kolshet: A life of no compromise.



Views of ~70,000 sq. ft. of greens. Artist's impression.

A development draped in green.

Spread over ~4 acres, Crown Kolshet is a prime development planned around verdant, lush greens. Engulfed in nature's beauty and designed by India's No.1 landscape design firm, Prabhakar Bhagwat Associates the development boasts a string of trees that form a green spine – a gorgeous view to wake up to everyday. Where you have views of ~70,000 sq. ft. of central greens and ~60% open spaces, packed with world-class amenities that let you tap into each aspect of your personality. Centrally located and branching out to main highways, business hubs, schools and retail outlet, Crown Kolshet is a self-sufficient, thriving ecosystem in Thane – a world unto itself.



Spacious
residences.

(With a cozy
sundeck.)



Your home is thoughtfully designed, making every sq.ft. usable with virtually no passage, allowing you and your family to pack your world in effortlessly. Embedded with the finest fixtures, every corner of your air-conditioned^ residence holds premium fitments at par with global standards.

Your home welcomes you with full-height windows% in the living room, inviting the gentle cool breeze and golden rays to fill up your abode, with an attached sundeck* of solitude – your little box of heaven outside your haven.



Thoughtfully planned units, making every sq. ft. usable with virtually no passage

Sundeck* attached to living to enjoy beautiful views* of the Kolshet greenery and Thane Creek

Full-height windows% in every room allowing maximum views, light and good ventilation

Living room with marble-finished vitrified flooring with separate dining*

Marble-finish vitrified flooring in bedrooms with separate wardrobe space for better space utilization

Air-conditioning^ in bedrooms

Kitchen with utility space finished with vitrified tile, granite platform and Futura/ Nirali® SS sink

Gas leak detector in kitchen

Toilets finished in designer tiles and Jaquar®/ Cera® sanitary and CP fittings in all toilets

Provision for cable, telephone and internet connectivity**

Provision for Direct-to-Home TV connectivity by select service providers**

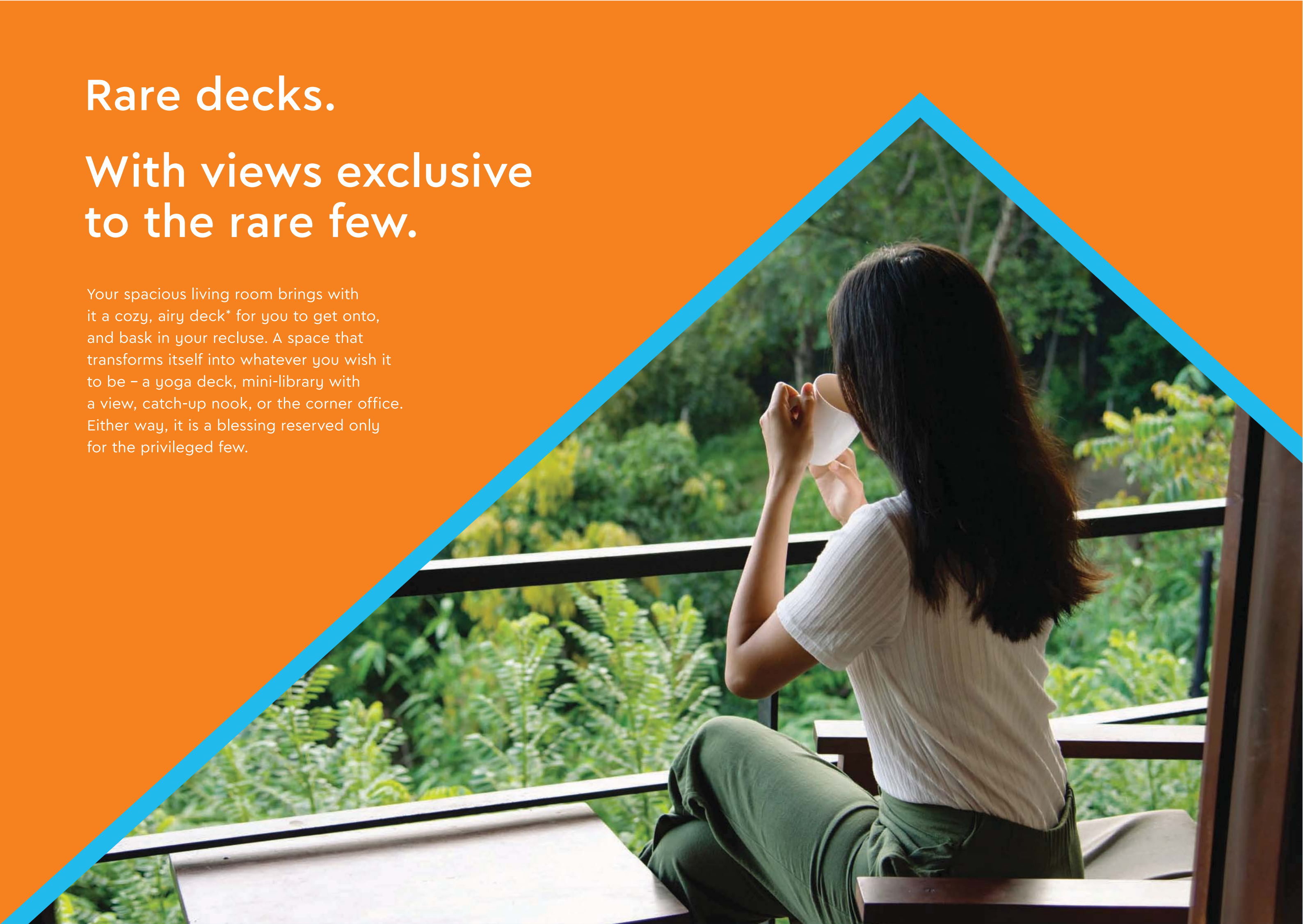


Bedrooms with full-height windows. Artist's impression.

Rare decks.

With views exclusive to the rare few.

Your spacious living room brings with it a cozy, airy deck* for you to get onto, and bask in your recluse. A space that transforms itself into whatever you wish it to be – a yoga deck, mini-library with a view, catch-up nook, or the corner office. Either way, it is a blessing reserved only for the privileged few.



Meet your new neighbour – Mother Nature.

Crown Kolshet brings with it an air of zen and peace. Full-height windows lend to tranquil views* of the shimmering Vasai Creek, for as far as you can see, with decks overlooking the lush, green blanket of Kolshet trees, and world-class amenities spread over ~70,000 sq. ft. Not to mention the gentle breeze and soft morning rays that greet you when you wake up. Now who wouldn't love that?



Grand club.

There's something
for everyone.



Our spectacular poolside. Artist's impression.

Chess master or carrom king? Challenge your kids to a game they'll remember forever, and show them who's the queen. Surprise your young one with a Tom and Jerry-themed birthday party at the party hall. Into mystery or history? Borrow a book of your favourite genre at the library lounge. Ask your wife out on a date to the café, and write her a love letter on the napkin. With a grand ~9,000 sq. ft. clubhouse, there's always a memory waiting to be made around the corner.





World-class gymnasium

Indoor games area with table tennis,
carrom and chess

KidzFun – indoor kids’ play area and creche

Health club with steam and changing rooms

Café and library lounge

Party hall



Infinite ways
to have fun.



Sports ground for the budding athlete. Artist's impression.

A swimming pool for your kids to riotously splash in, with an outdoor play area for them to slide on safe, adventurous risks. Or you could train them at the football or cricket ground, based off their passion of the day.

And well, if they're not around, maybe score a few goals yourself? Maybe race the wind in the landscape courts. Take a romantic stroll down the green belt with your partner. Or simply soak in serenity at the Ganesha temple. Whatever picks your fancy.



Slides and swings for your little ones. Artist's impression.

Swimming pool

Ganesha temple

Sports ground to play football, cricket
and other team sports

Outdoor kids' play area with slides,
swings and multi-play

Lawns, landscape courts,
walking tracks

Central plaza around
lush green old trees

EV charging points for
electric vehicles**



Towers of
excellence.



The towers at Crown Kolshet are thoughtfully designed and excellently planned around lush, old trees. Each tower greets you with its own stately entrance lobby, where whisper-soft elevators whisk you up to your residence floor. With state-of-the-art security and firefighting systems in place, your family is guaranteed the safest haven possible.



Ground floor entrance lobby with designer finishes

Well-designed floor lobby on all floors

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

3 high-speed elevators (including one stretcher elevator)

Advanced best-in-class multi-tier security:

- Access control at entrance lobby on the ground floor
- CCTV monitoring for key common areas
- Intercom for each residence

State-of-the-art firefighting system

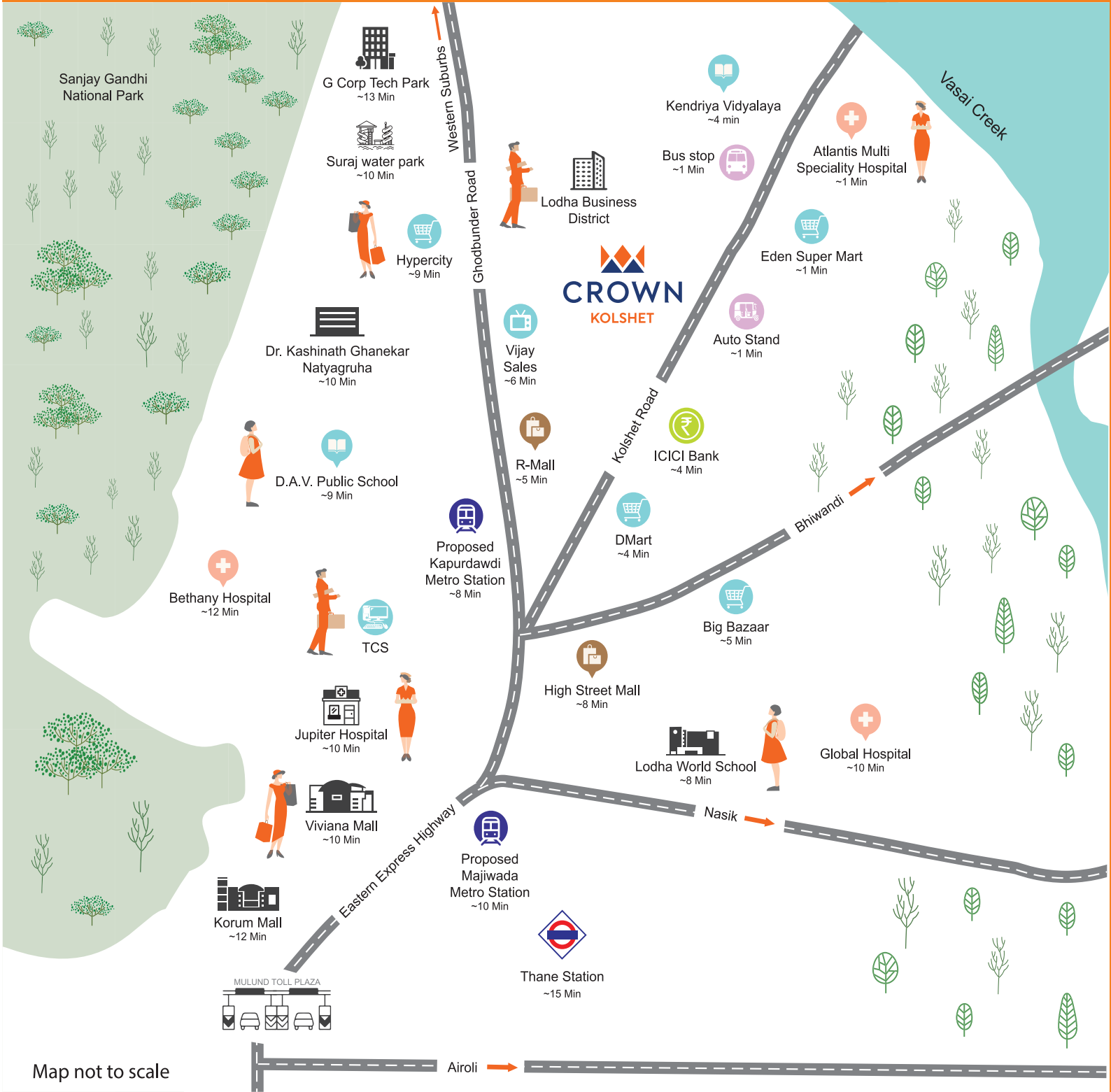
Environmentally sustainable development with waste water recycling, rain water harvesting and solar panels^^





Well-connected.
Well-equipped.

Boasting excellent infrastructure and instantly patching you through to all parts of the Mumbai Metropolitan Region (MMR) through highways, nearby stations and the upcoming metro, Crown Kolshet is strategically located to keep the world within your reach. With a plethora of top corporates setting up offices, along with top-notch schools, hospitals, retail, and entertainment hubs, everything is a quick drive or a short walk away. From sporting the latest fashion at a premium mall to picking up gourmet foods for dinner at the closest supermarket – everything is in your radar. Keeping your world in order.



Malls

- Viviana Mall
- R-Mall
- Korum Mall

Supermarkets

- Big Bazaar
- D Mart
- Eden Supermarket
- Croma
- Vijay Sales
- Convenience retail in the development

Schools

- St. Xavier English High School
- Kendriya Vidyalaya
- Euro Kids Preschool
- Lodha World School

Transport options

- Ghodbunder Road & Eastern Express Highway
- Thane railway station
- Upcoming metro station
- Bus stops

Hospitals

- Jupiter Hospital
- Bethany Hospital
- Currae Hospital



Convenience retail at your doorstep. Artist's impression.

Master Plan



LEGEND

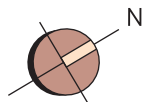
- 1. Retail Plaza
- 2. Multipurpose Lawn/ Play Court
- 3. Kids' Play Area
- 4. Ganesha Temple
- 5. Swimming Pool
- 6. Pool Deck
- 7. Meditation Court
- 8. Club Forecourt
- 9. Club House Entry At Ground Floor
- 10. Entrance Court
- 11. Project Entry/ Exit

Floor Plan - Tower 1

GARDEN VIEW



KOLSHET ROAD VIEW

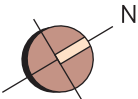


Floor Plan - Tower 2

GARDEN VIEW



KOLSHET ROAD VIEW

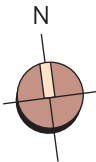


Floor Plan - Tower 4

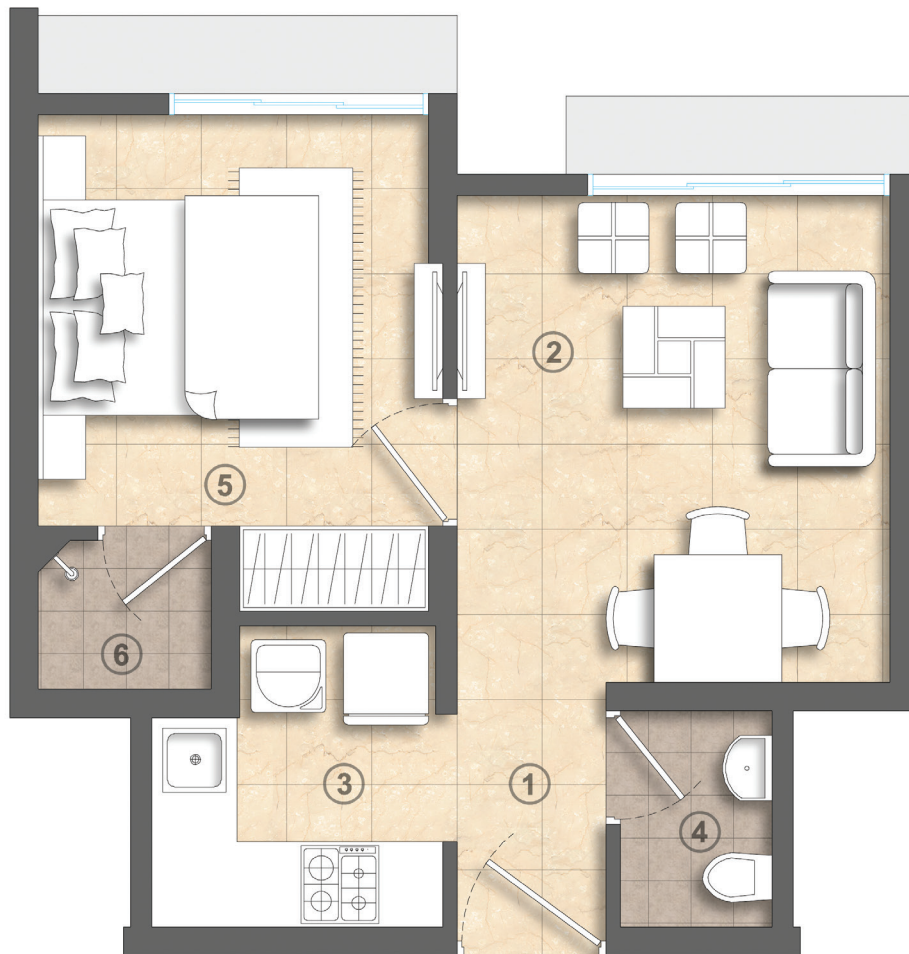
CREEK VIEW



GARDEN VIEW



Unit Plan - 1 BHK



LEGEND

- | | |
|-------------------|----------------------------|
| 1. Foyer | 3'5" x 6'0" |
| 2. Living/ Dining | 10'0" x 11'3" |
| 3. Kitchen | 6'9" x 4'10" + 4'6" x 2'2" |
| 4. Toilet | 3'6" x 5'0" |
| 5. Bedroom | 9'0" x 9'6" + 4'4" x 2'0" |
| 6. Bath | 4'0" x 3'5" |

Unit Plan - 2 BHK



LEGEND

- | | |
|-------------------|-----------------------------|
| 1. Living/ Dining | 10'0" x 10'4" + 7'3" x 7'8" |
| 2. Deck | 4'0" x 5'0" |
| 3. Kitchen | 7'0" x 7'2" |
| 4. Master Bedroom | 9'0" x 10'0" + 4'4" x 2'0" |
| 5. Master Toilet | 4'6" x 7'6" |
| 6. Bedroom 2 | 9'0" x 10'0" + 4'6" x 2'0" |
| 7. Toilet 2 | 4'6" x 7'6" |

Unit Plan - 1 BHK

Tower 2



LEGEND

- | | |
|-------------------|----------------------------|
| 1. Foyer | 3'5" x 6'0" |
| 2. Living/ Dining | 10'0" x 11'3" |
| 3. Kitchen | 6'9" x 4'10" + 4'6" x 2'2" |
| 4. Toilet | 3'6" x 5'0" |
| 5. Bedroom | 9'0" x 9'6" + 4'4" x 2'0" |
| 6. Bath | 4'0" x 3'5" |

Partners

ARCHITECTURE - KAPADIA ASSOCIATES

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

LANDSCAPE DESIGN - PRABHAKAR BHAGWAT 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 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards.

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 Organization. RERA registration no. P51700045858, P51700046037 available at website <http://maharera.mahaonline.gov.in>. | This project is funded by ICICI Bank Ltd.

®All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers.

**Operated by third party; applicable charges apply | *Select units only | *Above height of 150 mm above finished floor level, except in 2 bhk (bedroom 2) | ^ Window AC | ^^ For partial common area loads | Date of Printing: Mar' 23



CROWN

LODHA QUALITY HOMES

KOLSHET

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Sales office – Lodha iThink, Kolshet Road, Thane - 400 607.