



Artist's Impression of the facade

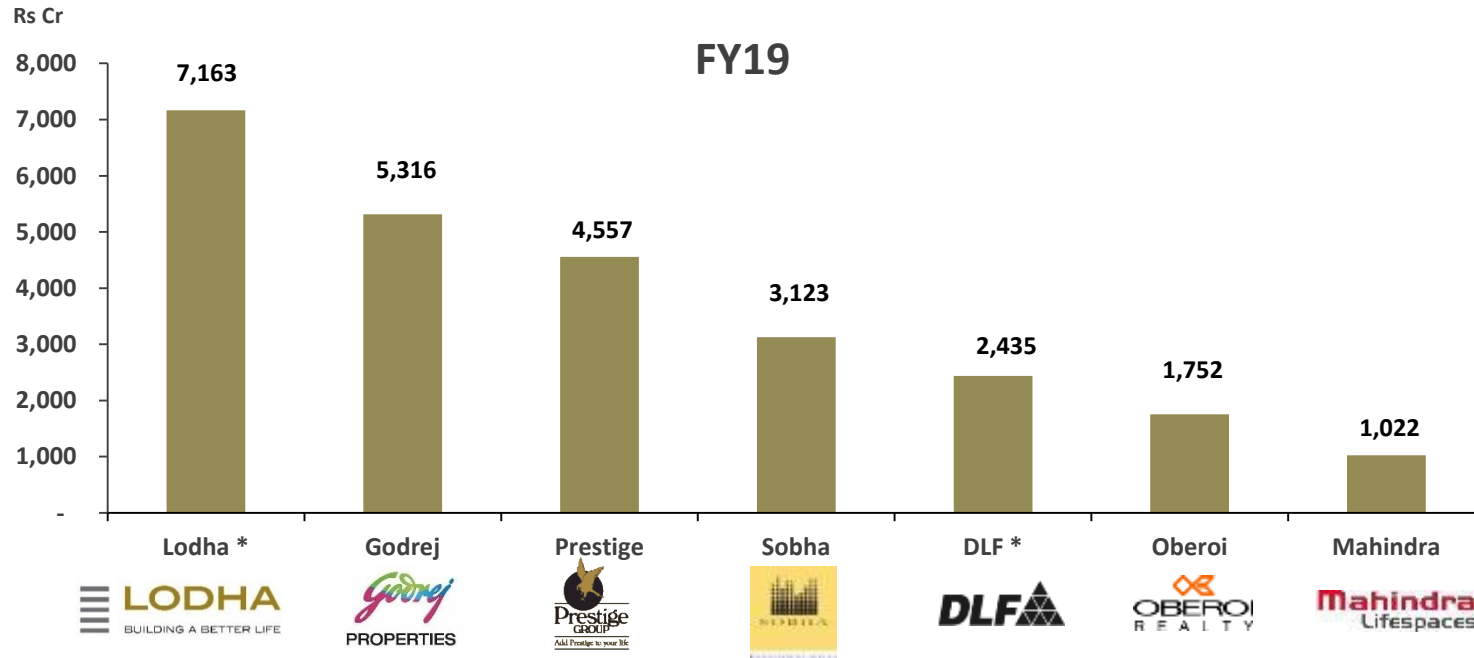
World-Class, Ready Offices at Lodha Business District, Thane

www.bit.ly/lodhabusinessdistrict

 **LODHA**

Lodha – India's largest real estate developer in FY19

Contracted Sales* by Value for key Indian developers (INR Cr)



Source: Data derived from public disclosures; Note: Comparison carried out with other Indian listed Real Estate players including JVs and JDs. *Lodha and DLF sales are on net of cancellations basis.

5 Mn. Sq.ft delivered to best in class corporates

Our Clientele



TATA CHEMICALS LIMITED



Lodha revolutionized Thane market with iThink Simtools in 2010



- We played a key role in evolving the Thane market with iThink (Simtools) in 2010 which was the standout office building at the time
- Even today, iThink (Simtools) is regarded as a high quality Grade A property
- Simtools is currently fully occupied with existing clients keen to take up additional space

Key clients in Lodha iThink (Simtools)

Panasonic

Willis

FLSMIDTH

Euronet
WORLDWIDE

C-EDGE
A TCS - SBI Enterprise
Innovate. Excel. Empower



WorleyParsons
resources & energy

e-next
A TATA Enterprise

FUTURE GENERALI
TOTAL INSURANCE SOLUTIONS

PYRAMID
ENGINEERING::SOLUTIONS

..and is now redefining Thane market with Lodha Business District



Key Highlights

- Part of an 88 acres mixed use development - only development in Thane which offers Live - Work – Learn – Play in its true sense
- ~1.2 million sq. ft. office campus spread over 8 acres
- One of the greenest office campus in MMR with significant tree cover
- OC received for Lodha iThink – A and Lodha Supremus
- Prime location in Thane, situated at Kolshet Road – easy access to Central & Western suburbs as well as Navi Mumbai

Deloitte.

DST

R = D BRICK

**LUMENS
TECHNOLOGIES**

Nestled in a prime location at Kolshet Road with excellent connectivity



Key Location Advantages:

- Strategically located on Kolshet road
- 5 min to Ghodbunder road
- 10 min from Eastern Express Highway
- 15-20 min from Thane railway station (connected by Lodha shuttle services & by public transportation)
- Less than 10 min to Thane - Wadala metro (under construction)
- 45 min drive to Borivali
- 35 min to Ghatkopar – Versova metro



Lodha shuttle

Lodha Supremus: World-class, ready offices. Signal your success



- G+ 4 Parking floors + 9 Office floors
- LEED Gold Certified building to lower operating costs by 25%
- Vastu Compliant units
- Provision for washroom and pantry in each unit
- Double glazed glass façade to provide ample natural light while cutting off heat and lowering energy demand
- Double height collaborative entrance lobby
- Ample parking available
- Designed by Kapadia associates
- Near columnless bareshell units

Best integrated mixed use development in Thane, spread over 88 acres



Home rental options and leasing services (Easy lease)

- 10,000+ apartments across Lodha Amara and Sterling (2,500+ apartments already delivered)
- Wide range of rental options from Rs. 16,000 – 40,000 p.m.
- Exclusive rental benefit package for employees by Easy lease

Education

- Lodha World School (ICSE)

F&B focused retail hub

- ~25,000 sq. ft.. livability retail – operational
- ~50,000 sq.ft.. F&B hub designed by Shanghai based Ben Wood Studio

Clubhouse / Gym

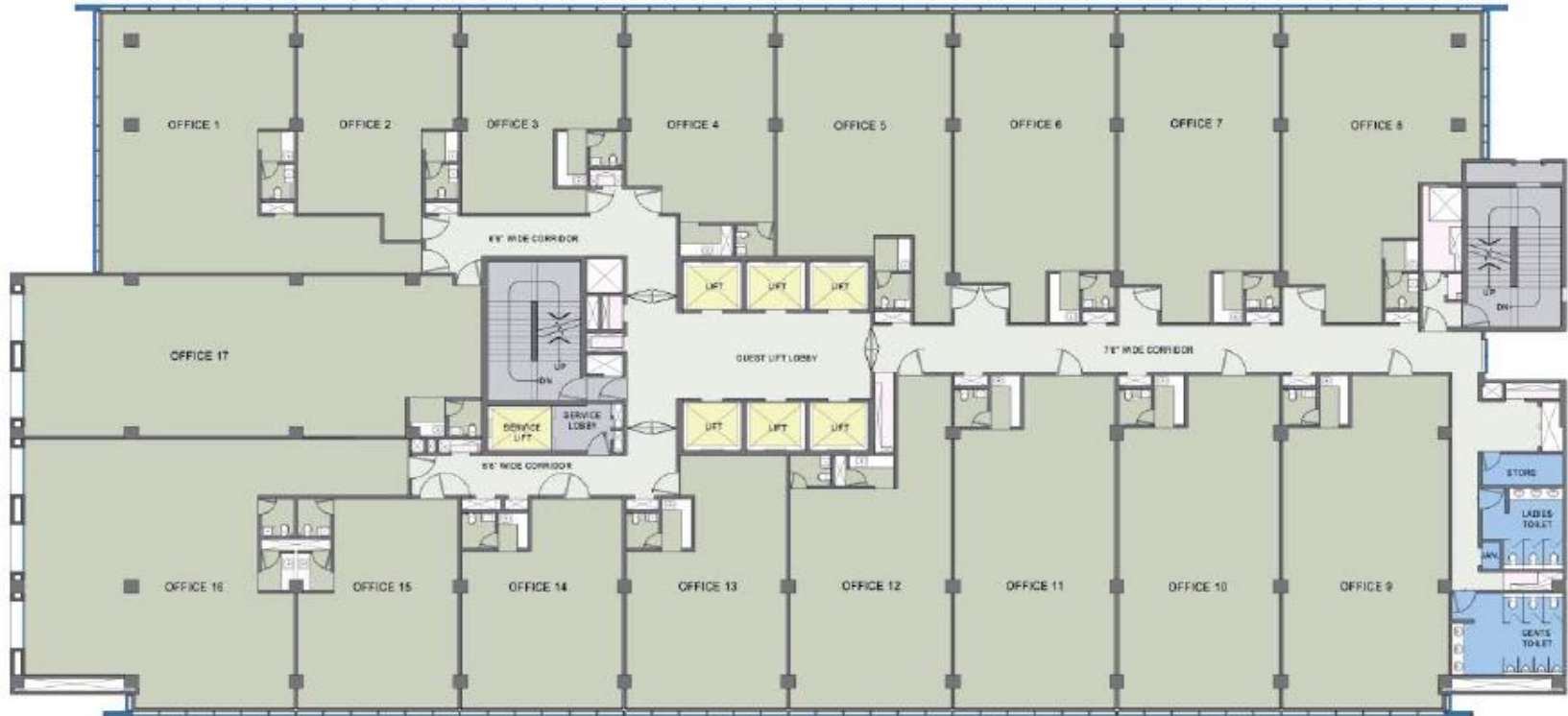
- 25k+ sq. ft. of clubhouses (for residents) including 5k sq. ft. of gym area

Last mile transportation

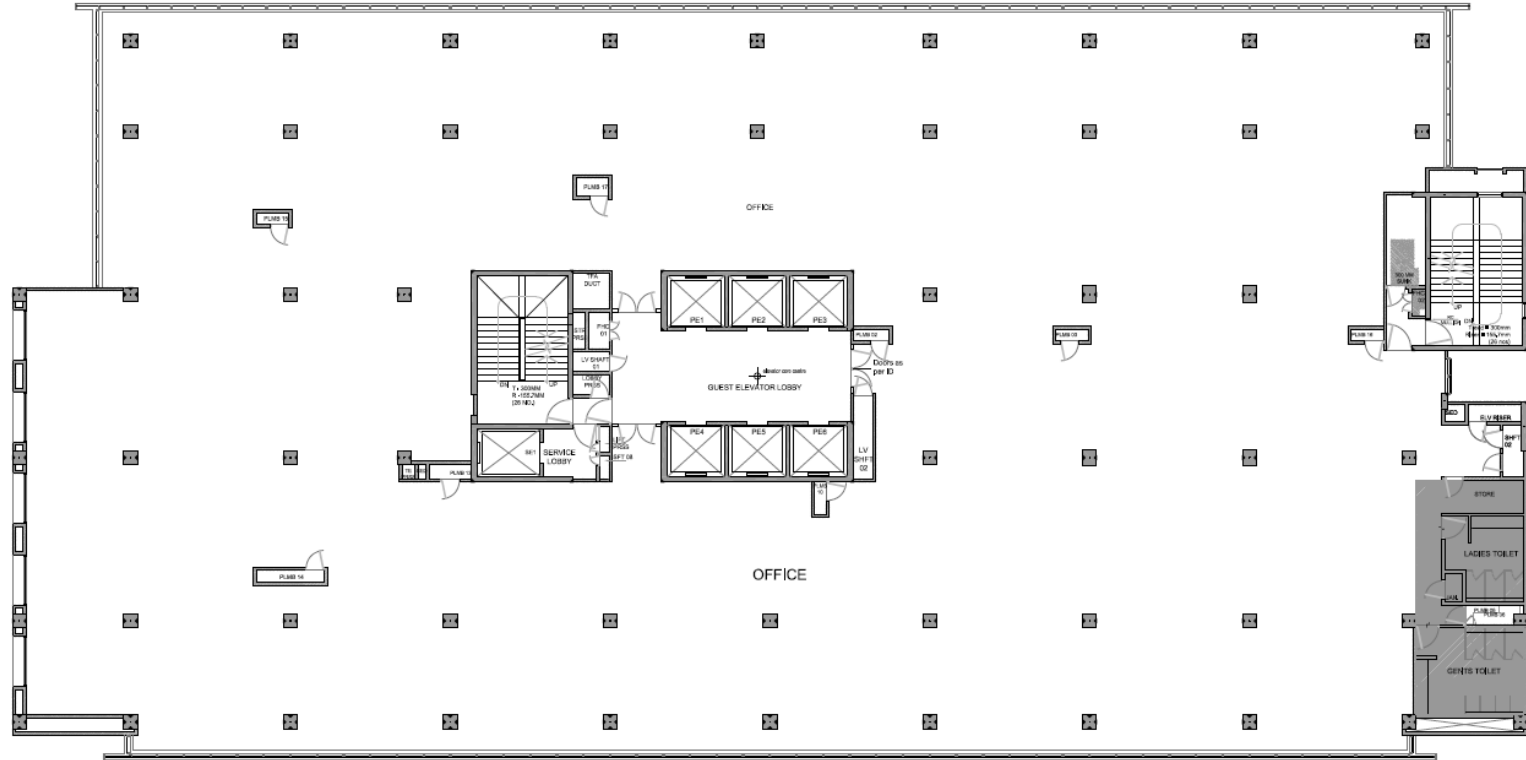
- Lodha shuttles service to Thane station at regular intervals for hassle free last mile connectivity



Typical Floor Plan



Floor Plan – 12th Floor



Ready Offices | Delighted customers



Search



The background features a central teal band with a white serif text 'THANK YOU!' centered within it. This band is flanked by dark teal shapes that resemble mountain peaks or hills, set against a light lime green background. The overall design is clean and modern.

THANK YOU!



LEGEND

- 1. SITE ENTRY / EXIT
- 2. INTERNAL DRIVEWAY
- 3. F & B PLAZA
- 4. CENTRAL ACTIVE PLAZA
- 5. CENTRAL CONGREGATION LAWN
- 6. PLAZA FOR BANYAN TREE COURT
- 7. TREE HOUSE
- 8. ELEVATED DECK
- 9. PLAZA WITH SEATING
- 10. URBAN PRODUCTIVE SCREEN
- 11. MEETING PODS
- 12. BUS PARKING
- 13. SERVICES

LODHA
SUPREMUS

**LODHA BUSINESS
DISTRICT**