

THE HILLS ARE YOURS



 **LODHA**
BELLAVISTA

A grand life

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

Whether it's giving India its most iconic address or crafting the world's most coveted residences; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No. 1 smart city with the highest liveability quotient^– Lodha has been transforming the way we live, with environments at par with the world's best.

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. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and processes, delivering to meet our customers' needs and benchmarking against the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained ecosystems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home,' and our vision to 'build a better India,' we resolve to create a lasting and positive impact on the planet and society at large. We are committed to becoming a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively work towards increasing the participation of women in the workforce, changing the lives of every family, and contributing towards building the nation. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than we can imagine.

Today, Lodha is India's No.1 real estate developer.* The company has recorded sales of over ₹50,000+ crore in the last 7 years. We have delivered an area of 8.5 crore sq.ft.** and have 40 ongoing projects and 30 planned projects^^ Our team of 3,000 associates work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

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.



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





A flourishing life

Lodha's enabling environments inspire us to give our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extracurricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure gives enthusiasts the encouragement to be the best version of themselves.

Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich ecosystem to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions from the comfort of their homes, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From easing your transition into your new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.



Caring for society. And our planet.

Building smartly and sustainably is the key to ensuring a better world for us, and a better future for our children. As India's No.1 developer, we've taken the lead to ensure that the impact we leave 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 allow 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.

CARBON NEUTRAL BY 2035

Lodha is committed to becoming 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 work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

EMPOWERING WOMEN

With the objective that upskilling leads to upliftment, and employment leads to empowerment, the Lodha Foundation will run skill development programmes designed to make women ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also a thriving and supportive ecosystem that allows women to flourish at the workplace.

SOCIAL HOUSING

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

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 in Occupational Health and Safety Management.



Between the hills and the bright, buzzing city.

At the heart of Thane, in the vibrant neighbourhood of Pokhran, are residences that rise above the bustle of the city to greet the Yeoor Hills. Starting at 5 storeys above ground, with luxuriously grand sun decks, these residences offer sweeping, breathtaking views of nature. When you come home to Lodha Bellavista, you come home to the serenity of the hills.





Close to the hills. Connected to everything else.

Lodha Bellavista is in that sweet spot which is at the heart of the city and yet close to nature. Located in the prime residential neighbourhood of Pokhran, it is near Thane's finest schools and malls and affords excellent connectivity to key transport and business hubs in the MMR region.

- Excellent connectivity via Ghodbunder Road, Eastern Express Highway and the upcoming Manpada Metro Station.
- Near lively retail and recreation spots including Viviana Mall, Korum Mall, Cinepolis and Inox.
- Conveniently close to popular supermarkets such as Hypercity and D-Mart.
- Perfectly located to give your child access to prestigious schools like Hiranandani Foundation School, Singhania School and C. P. Goenka International School amongst others.
- Swift access to major hospitals such as Jupiter Hospital, Hiranandani Hospital and Bethany Hospital.



It takes a rare home to do this view justice.

The residences at Lodha Bellavista are designed to be just as beautiful as they are spacious and comfortable. With elegant flooring and finishes. A layout that adheres to the principles of Vaastu. And full-height windows and large sun decks that make the most of the view. Stylish, spacious and wonderfully serene they are oases of calm in the heart of Thane. And like the finest things in life, they're limited edition.



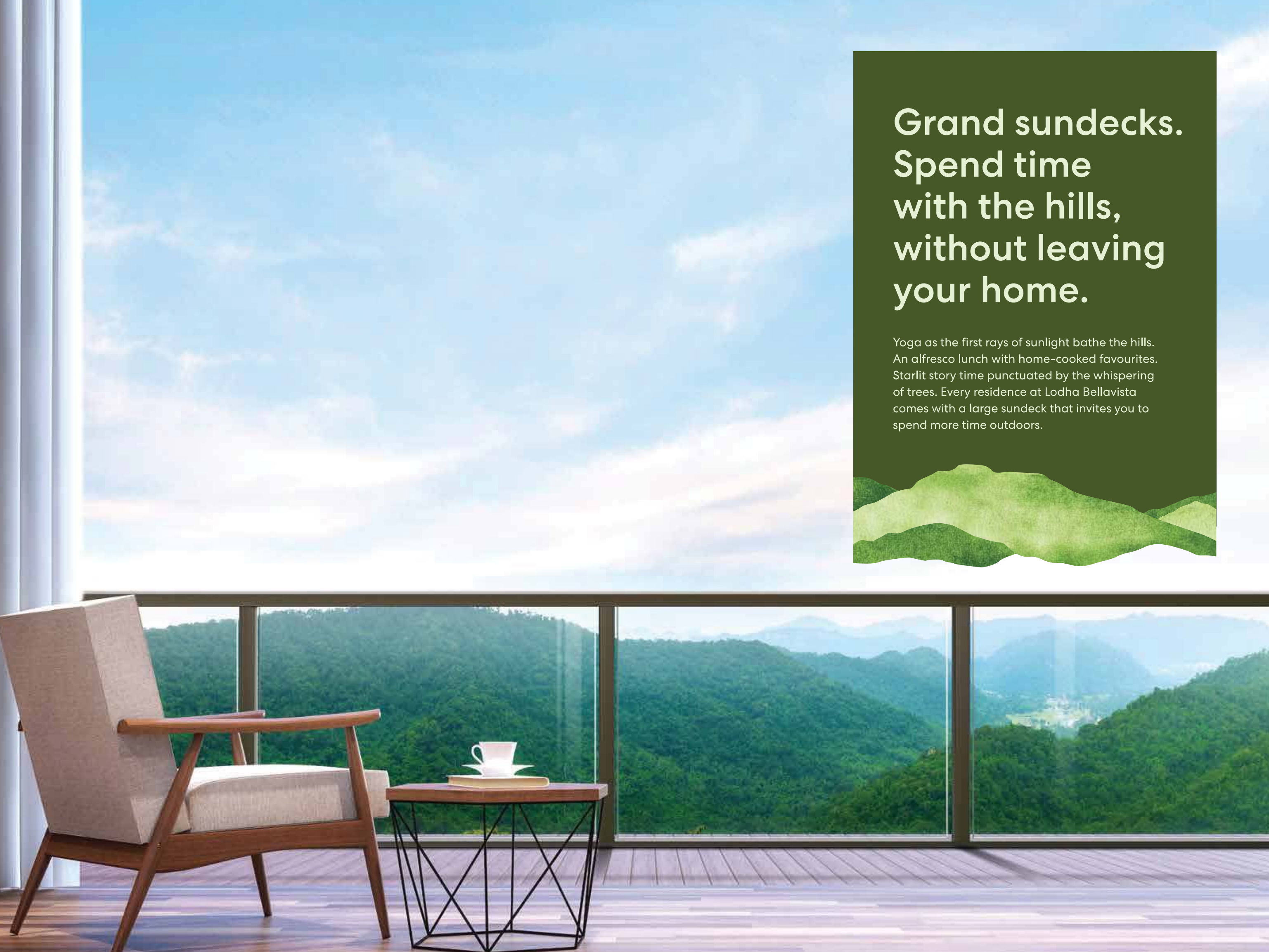
- Sundecks and full-height windows% to take in the glorious views.
- Dedicated work-from-home or study space.*
- Space-efficient and Vaastu-compliant design.
- Fully air-conditioned residences.^





Artist's impression: Modern, well-designed residences.

- Imported marble flooring in living and dining spaces, and the passage.
- Bathrooms clad in designer vitrified tiles and fittings by Kohler®/Duravit.®
- Kitchens with vitrified tiles and a pure granite counter.



Grand sun decks. Spend time with the hills, without leaving your home.

Yoga as the first rays of sunlight bathe the hills. An alfresco lunch with home-cooked favourites. Starlit story time punctuated by the whispering of trees. Every residence at Lodha Bellavista comes with a large sun deck that invites you to spend more time outdoors.





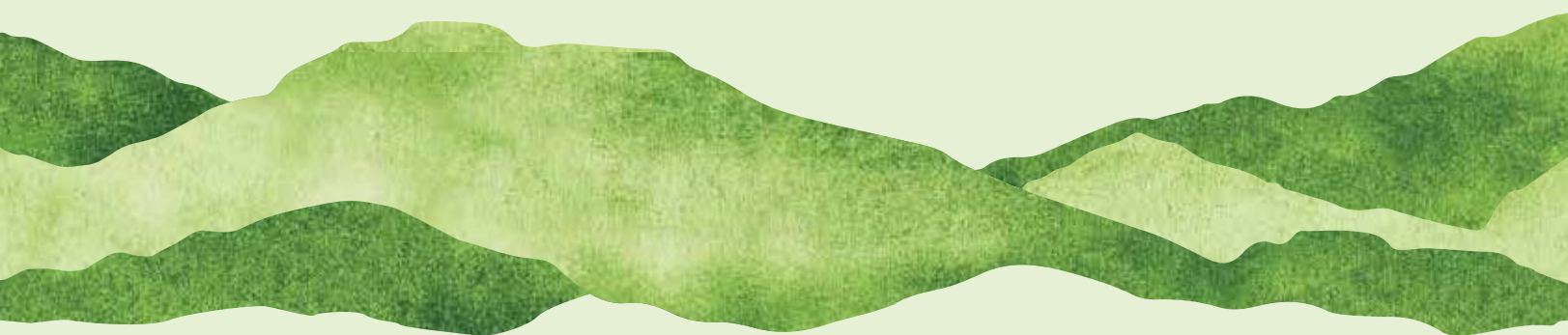
Only two towers. Your last chance to make it home.

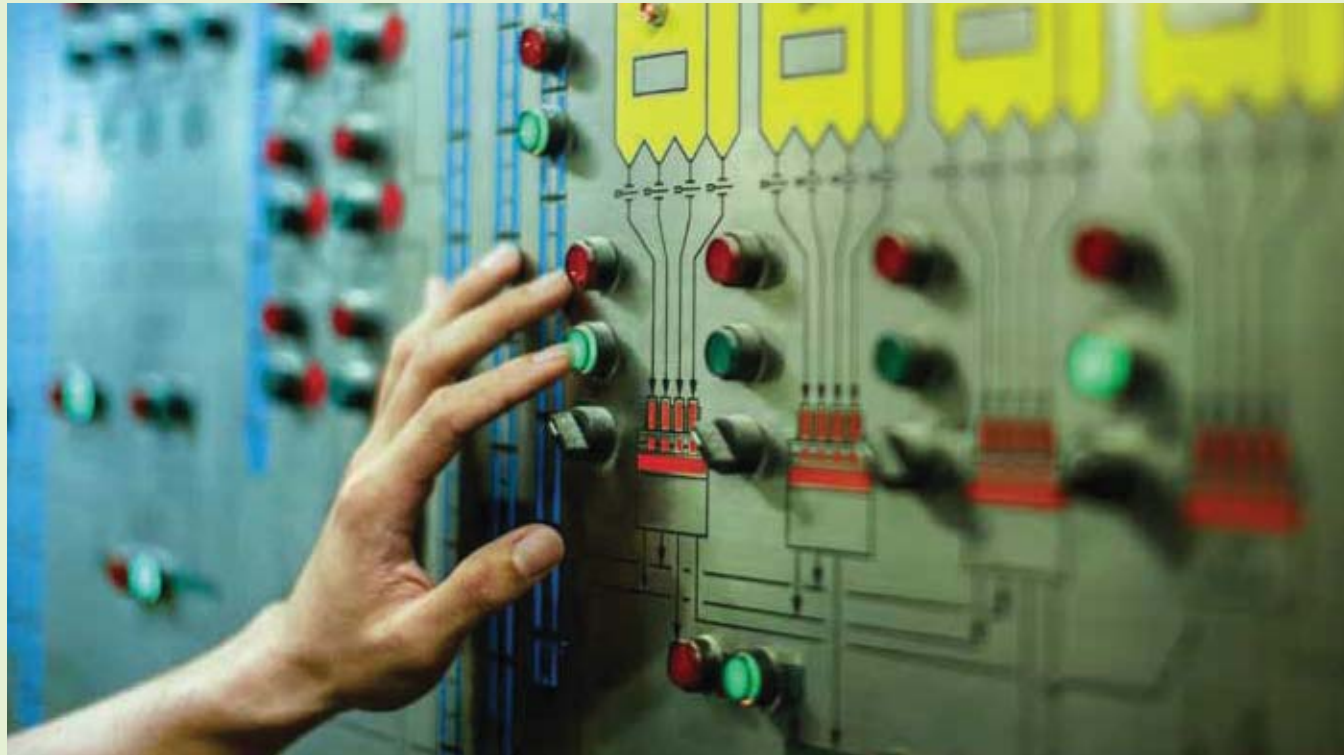
The newest and final towers on this property are designed to make an impression the moment you enter its gates. A driveway bordered by landscaped lawns to welcome you home. An elegant air-conditioned lobby with a fleet of elevators to whisk you up to your floor. And a series of design and technological features to ensure that every moment in your new home is safe and utterly comfortable. Even before you enter your residence.

Tower façade. Artist's impression.



- Well-appointed lobbies on each floor and a grand air-conditioned entrance on the ground floor.
- Advanced 5-tier security: with swipe card access, video door phones, CCTV monitoring of key common areas, gas detector in kitchen, and an emergency alarm on every floor.



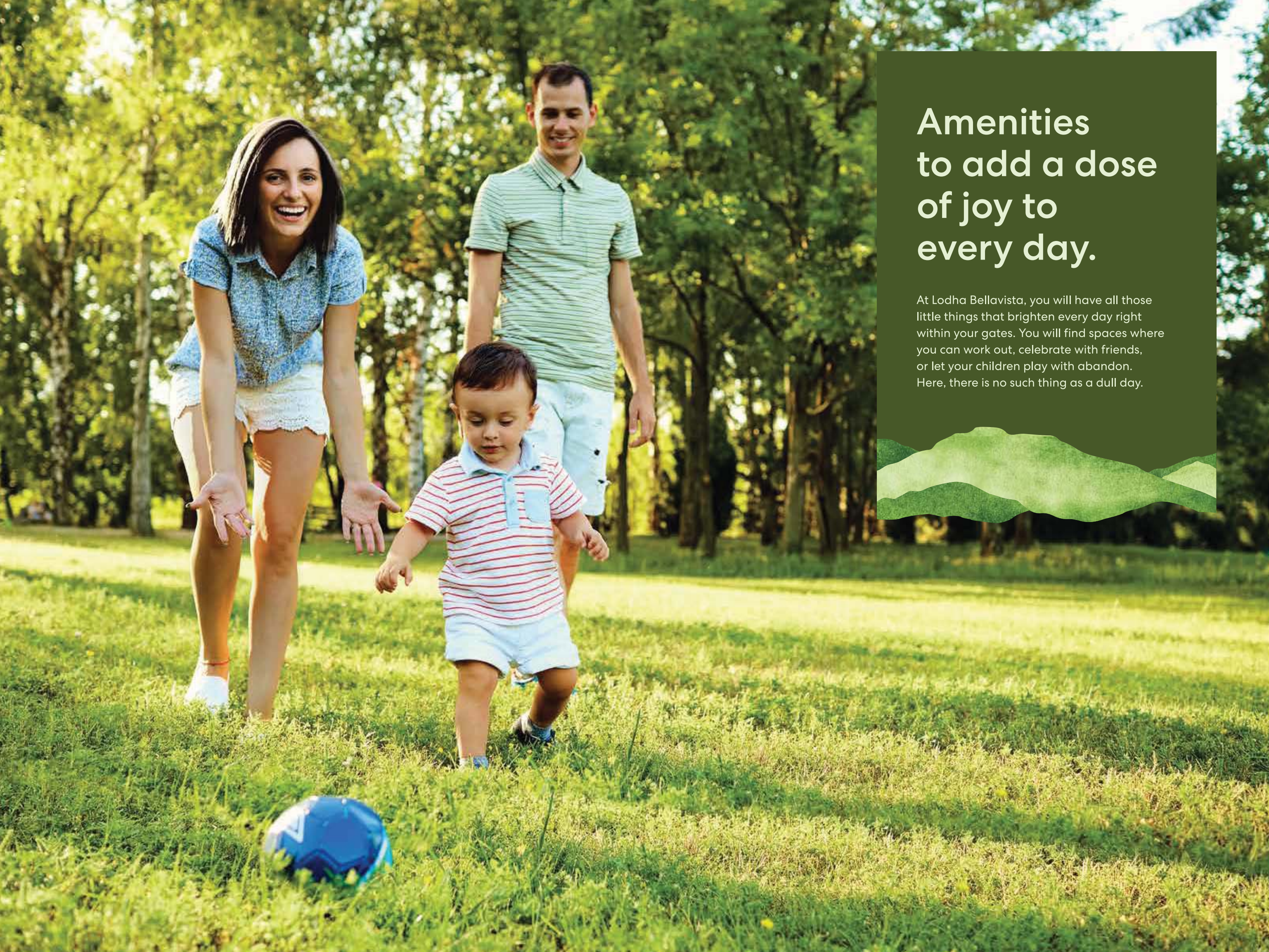


- 3 high-speed elevators (including one stretcher lift), and a separate service and fire-safety elevator.
- Power backup for lighting in common areas, elevators and the water supply system.^^



- State-of-the-art firefighting system.
- A washroom for household staff on every floor.





Amenities to add a dose of joy to every day.

At Lodha Bellavista, you will have all those little things that brighten every day right within your gates. You will find spaces where you can work out, celebrate with friends, or let your children play with abandon. Here, there is no such thing as a dull day.





Artist's impression: Outdoor kids' play area and central green.



Private community amenities.

- A swimming pool and a dedicated pool for kids.
- A sports lawn for outdoor games.
- A multipurpose play court.
- Box cricket nets.
- A community plaza with benches beneath trees.
- A jogging track.
- Charging points for electric vehicles.**



- A well-equipped gymnasium.
- A versatile party hall.
- Library with a reading lounge.
- Indoor games area with table tennis, carrom and chess.
- A KidzFun crèche to give your little ones a safe place to play.

Exclusive amenities for the residents of Lodha Bellavista.



Layout & Plans

Master Plan



YEOR HILLS VIEW

YEOR HILLS VIEW



AMENITIES VIEW

AMENITIES VIEW





LEGEND

- | | |
|---------------------|---|
| 1. LIVING / DINING | 11' 0" x 18' 3" + 3' 0" x 9' 0" |
| 2. DECK | 8' 0" x 6' 0" |
| 3. KITCHEN | 8' 0" x 10' 0" |
| 4. UTILITY | 5' 7" x 4' 0" |
| 5. MASTER BEDROOM 1 | 10' 6" x 10' 0" + 7' 0" x 2' 0" + 2' 8" x 3' 0" |
| 6. MASTER TOILET 1 | 8' 0" x 5' 0" |
| 7. MASTER BEDROOM 2 | 10' 6" x 10' 0" + 4' 10" x 2' 0" |
| 8. MASTER TOILET 2 | 5' 0" x 8' 0" |

Unit Plan: 3 BHK with Study



LEGEND

1. Living & Dining	11'0" x 20'0" + 3'0" x 11'10"
2. Deck	8'0" x 6'0"
3. Kitchen	8'0" x 10'0"
4. Utility	5'7" x 4'0"
5. Study	5'0" x 7'7"
6. Master Bedroom	10'6" x 10'0" + 7'3" x 2'0" + 5'5" x 3'5"
7. Master Toilet	8'0" x 5'0"
8. Bedroom 2	10'6" x 10'0" + 4'10" x 2'0"
9. Toilet 2	5'0" x 8'0"
10. Bedroom 3	10'6" x 12'0"
11. Toilet 3	5'0" x 8'0"



LEGEND

1. FOYER	: 6' 6" x 5' 0"	9. BEDROOM 2	: 10' 0" x 10' 6" + 2' 0" x 4' 6"
2. LIVING & DINING	: 20' 0" x 20' 2"	10. TOILET 2	: 8' 0" x 5' 0"
3. DECK	: 16' 0" x 6' 0"	11. BEDROOM 3	: 10' 6" x 11' 10" + 4' 10" x 2' 0"
4. KITCHEN	: 11' 0" x 8' 0"	12. TOILET 3	: 5' 0" x 8' 0"
5. UTILITY	: 4' 0" x 8' 0"	13. BEDROOM 4	: 12' 0" x 10' 6"
6. MASTER BEDROOM	: 14' 0" x 12' 0"	14. TOILET 4	: 5' 0" x 8' 0"
7. MASTER WARDROBE	: 5' 5" x 6' 6"	15. SERVANT'S ROOM	: 6' 0" x 6' 0"
8. MASTER TOILET	: 5' 0" x 8' 0"	16. SERVANT'S TOILET	: 3' 5" x 6' 0"

Partners

LANDSCAPING PARTNERS: NEWARCH

Established in 1999, Newarch LLP believes in providing complete sustainable design solutions, beyond mere green beautification of open spaces. The Newarch team represents a broad spectrum of professionals and experts who develop unique designs that merge modern sensibilities with a sustainable approach that preserves natural resources like waterbodies, trees, and existing topographical features. The result is design that is both environmentally resilient and aesthetically appealing.

ARCHITECTURAL PARTNERS: KAPL

KAPL is an architectural design firm with work ranging from architecture and interior design, to creating retail identities. This firm has worked with the Lodha Group on a number of projects, including Ashoka Towers (Mumbai), Lodha Bellissimo (Mumbai), and Kensville Gold Living (Ahmedabad).

STRUCTURAL PARTNERS: JW CONSULTANTS LLP

Since it began in 1975, JW Consultants LLP has designed countless landmarks and built environments across the country, establishing itself as one of India's top Structural Consulting firms. Headquartered in Pune, JW Consultants LLP synergises its strengths in technical expertise, cutting-edge software modelling and analysis tools, along with the best talent, to deliver innovative and technically sound yet constructible and economical structural design solutions to our clients.

Partnering Acme Housing | Sales Gallery: Lodha Bellavista, off Gladys Alvares Road, Khewra Circle, Thane – 400 610 | **Corporate Office:** Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.

Disclaimer: Unless specifically noted otherwise, the landscape and amenities in the master plan are available for use of residents of both Lodha Bellavista and Acme Ozone. 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: Feb 2023.

®All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers | *In all 3 BHK units | **Operated by third party; applicable charges apply | *Above height of 150 mm above finished floor level | ^^Excluding kitchen, store, toilets, staff room and service areas | ***For partial common area loads | MAHA RERA Registration No.: P51700024815 and P51700024060 available at maharera.mahaonline.gov.in.



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