

LODHA  
STELLA

THE  
INNER  
CIRCLE



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



#### Lodha Altamount

The finest residences on Mumbai's Billionaire Row



#### Lodha World Towers

One of India's most iconic addresses



#### No.1 Grosvenor Square

The world's most desirable address

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<sup>^</sup>– 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 process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained eco-systems, 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 contribute to ensure that the women workforce improves, changing the lives of every family and contributing to 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 pre-sales of over 55,000+ crore in the last 7 years. We have delivered an area of 9.4 crore sq.ft.\*\* and have 33 operating projects\*. Our team of almost 4,400 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.

\*By sales FY 17 - 23. | \*\*As of 31st March, 2023 | ^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report.



## 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 home, 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 a 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 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.

### CARBON NEUTRAL BY 2035

Lodha is committed to becoming a net zero carbon emissions company by 2035. We are also committed to 100% wastewater 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 their 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.

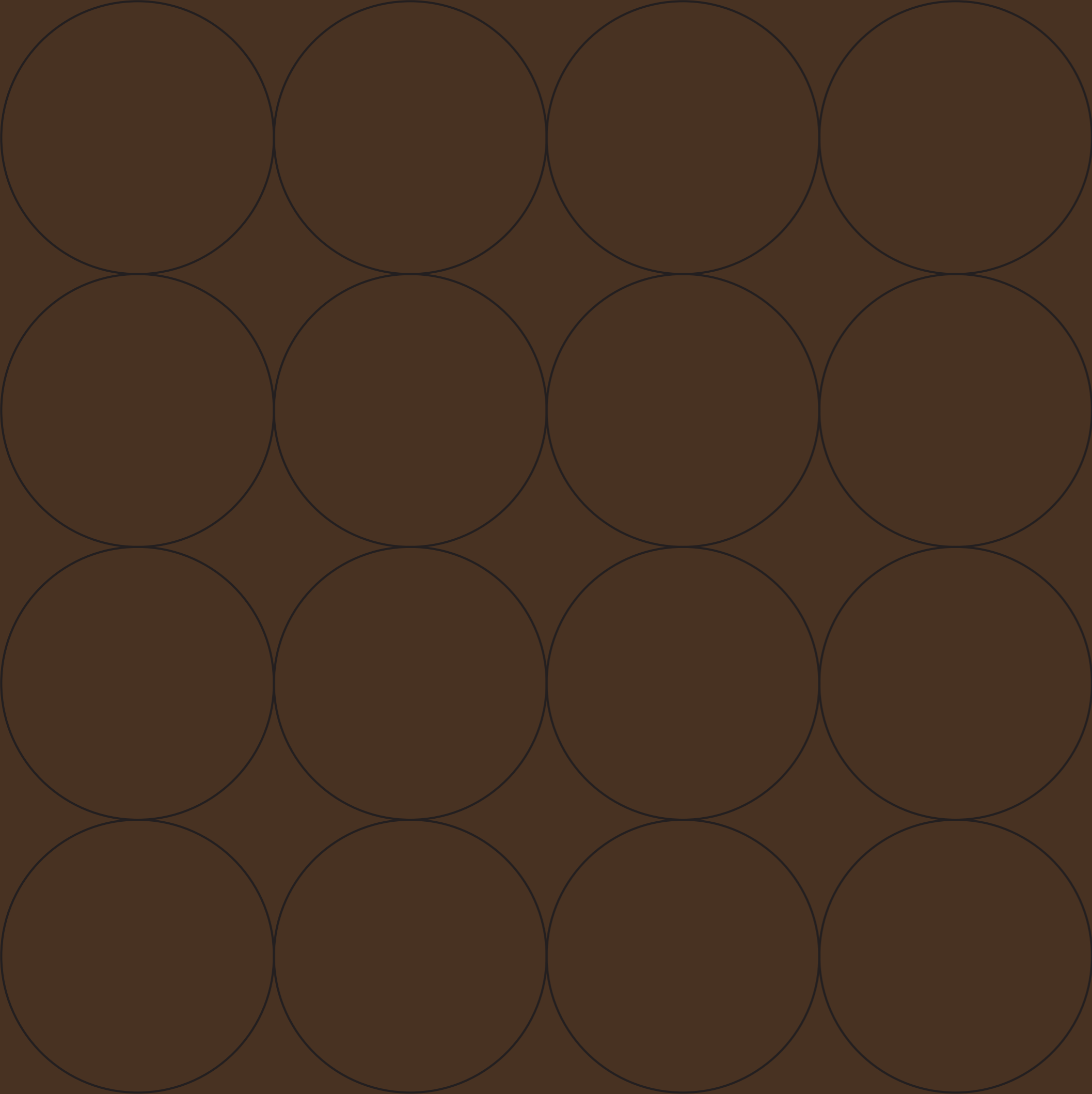
### HIGHEST STANDARDS OF HEALTH AND SAFETY

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 & Safety Management.

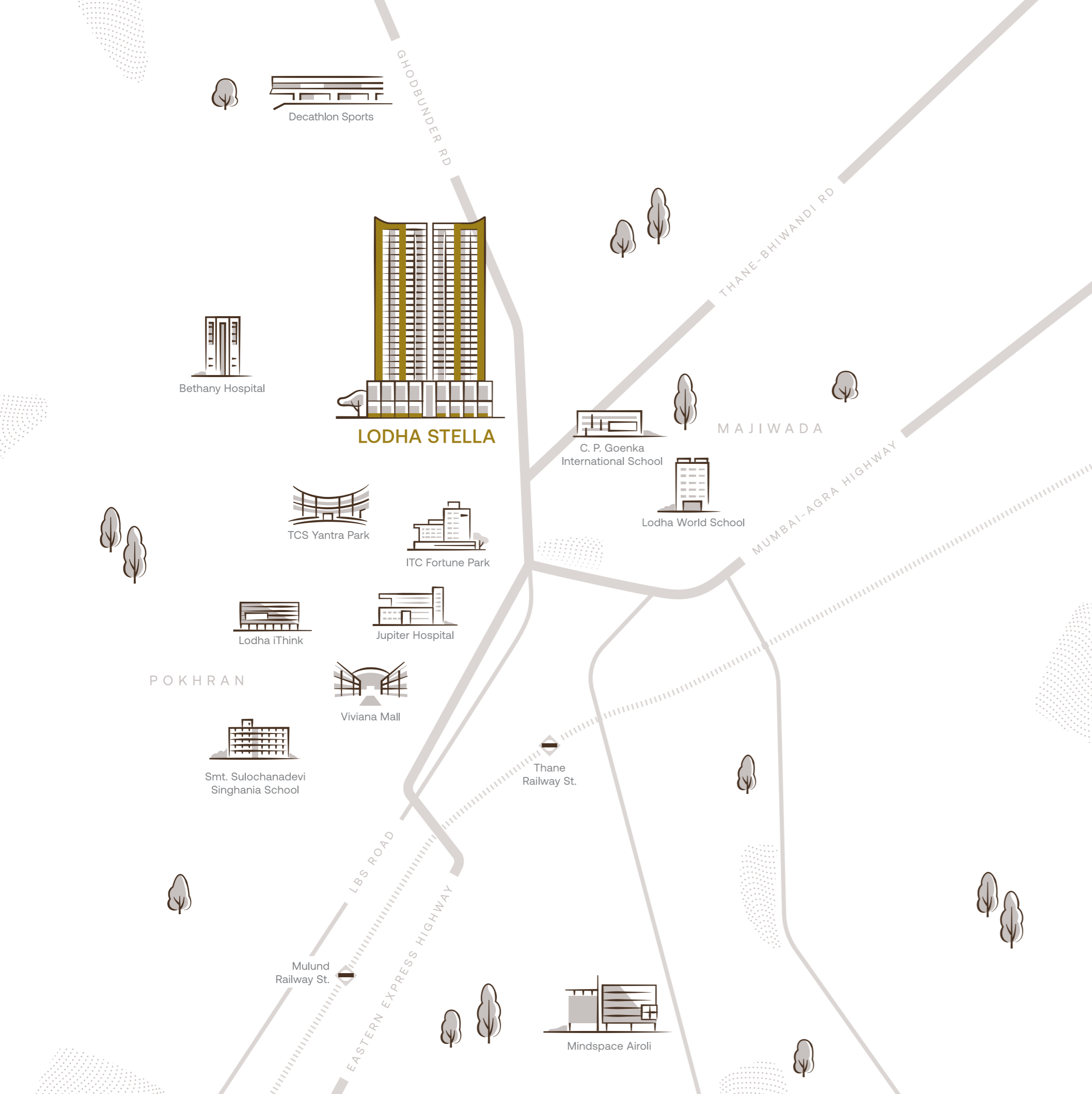


# You have arrived.

At the nexus of Thane's prime locations, a road leads gently into a private haven. Drive past the glitzy shopping boulevard to a landscape adorned by distinctive circular hedges and the most distinguished residents. Lodha Stella is home to people who preside over Thane's society – the accomplished, the inspiring, the sophisticated and the very, very discerning. In other words, you'll be in good company.



THE LOCATION

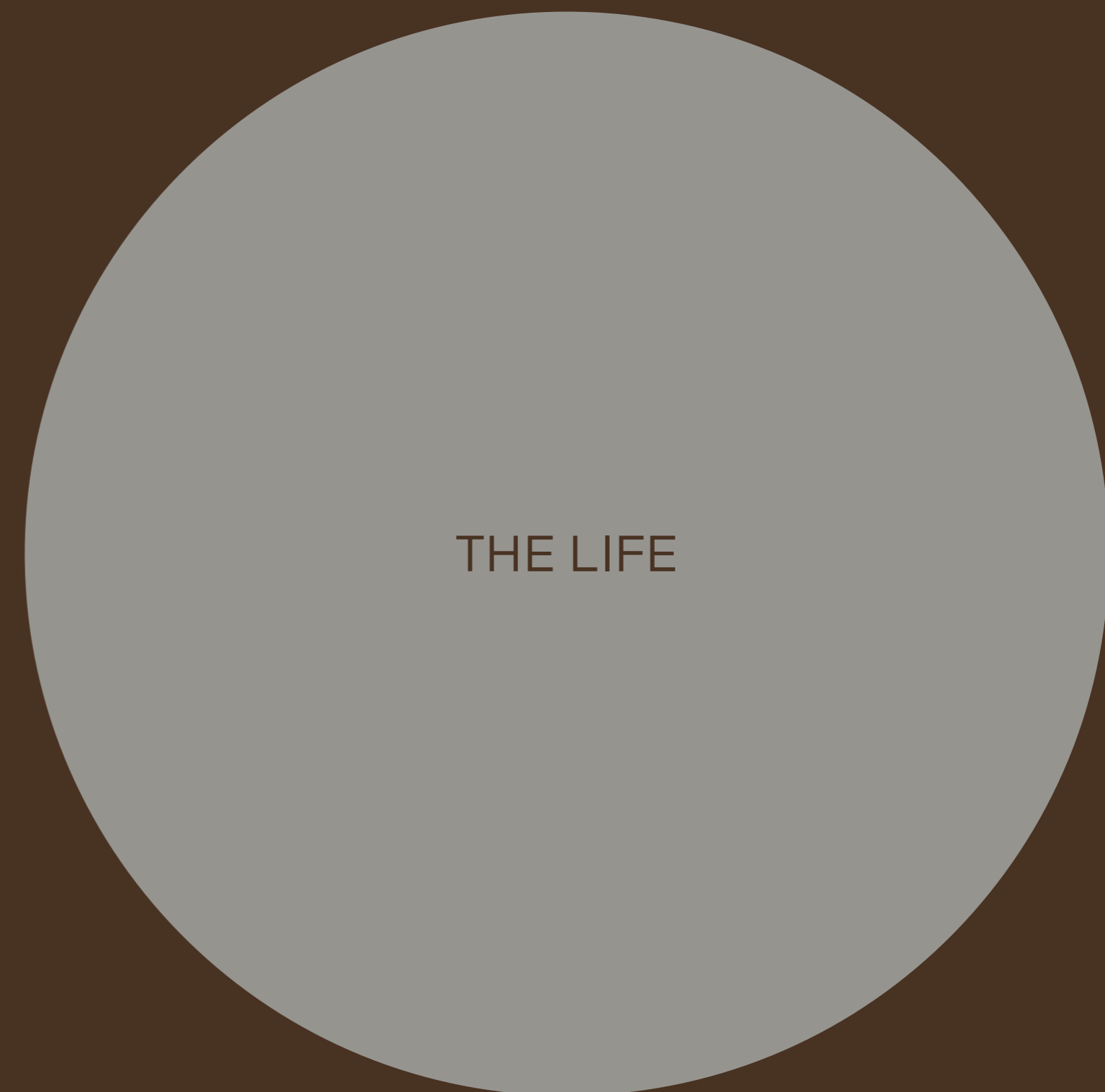


YOUR ADDRESS.

# A location as connected as its residents.

Less than a minute from Pokhran and Majiwada, Lodha Stella is right at the heart of Thane. The development is surrounded by everything from prestigious schools and hospitals to magnetic retail destinations. It also enjoys seamless access to key locations in the region. So well-connected, it would fill a socialite with envy.

- On Godbunder Road, and 2 min. from the Eastern Express Highway: offering swift access to BKC, South Bombay, and Powai.
- Business landmarks including the TCS IT Park and Lodha iThink are less than 1 min. away. Mindspace Airoli is just 30 min. away.
- Renowned schools including Lodha World School, C. P. Goenka International School and Sulochanadevi Singhania School are within a 10 min. radius.
- Trusted hospitals including Bethany and Jupiter are 5 and 10 minutes away.
- Retail hubs including Viviana Mall and Decathlon Sports are just 10 min. away.







THE FINEST AMENITIES.

# For the crème de la crème de la crème.

Within the gates, just past the retail boulevard, you'll find a lush landscape dappled with circular gardens and a selection of private amenities. All those things that let you enjoy the finer things on a grander scale.

## ~2.2 acres of landscaped greens with:

- A series of circular gardens, including a lotus pavilion with a trellis and an organic kitchen garden.
- A private sports arena with a gymnasium, jogging track, two indoor courts each for badminton and squash, and outdoor spaces for cricket, basketball, futsal and more.
- All fresco social zones: including the banquet lawns and the central green.
- An enchanting children's play area with a tree house.
- Tranquil spaces including garden pathways, seating pods and co-working spaces.
- A serene Ganesha temple.
- Pet zone at the ground level.





Artist's impression of the ~1.1-acre central green with circular gardens.





Artist's impression of the kids' village.





Artist's impression of the ~25,000 sq. ft. sports arena.





Artist's impression of the private and peaceful Ganesha temple.





## THE BOULEVARD. Your very own Rodeo Drive.

Between the towers and the sports arena is a boulevard bejewelled with restaurants and retail spaces. A tree-lined avenue bordered by everything from grocery stores to fashionable boutiques, cafés and bookstores. It's the place for everything from daily needs to indulgent retail therapy.





THE PRIVATE CLUB.

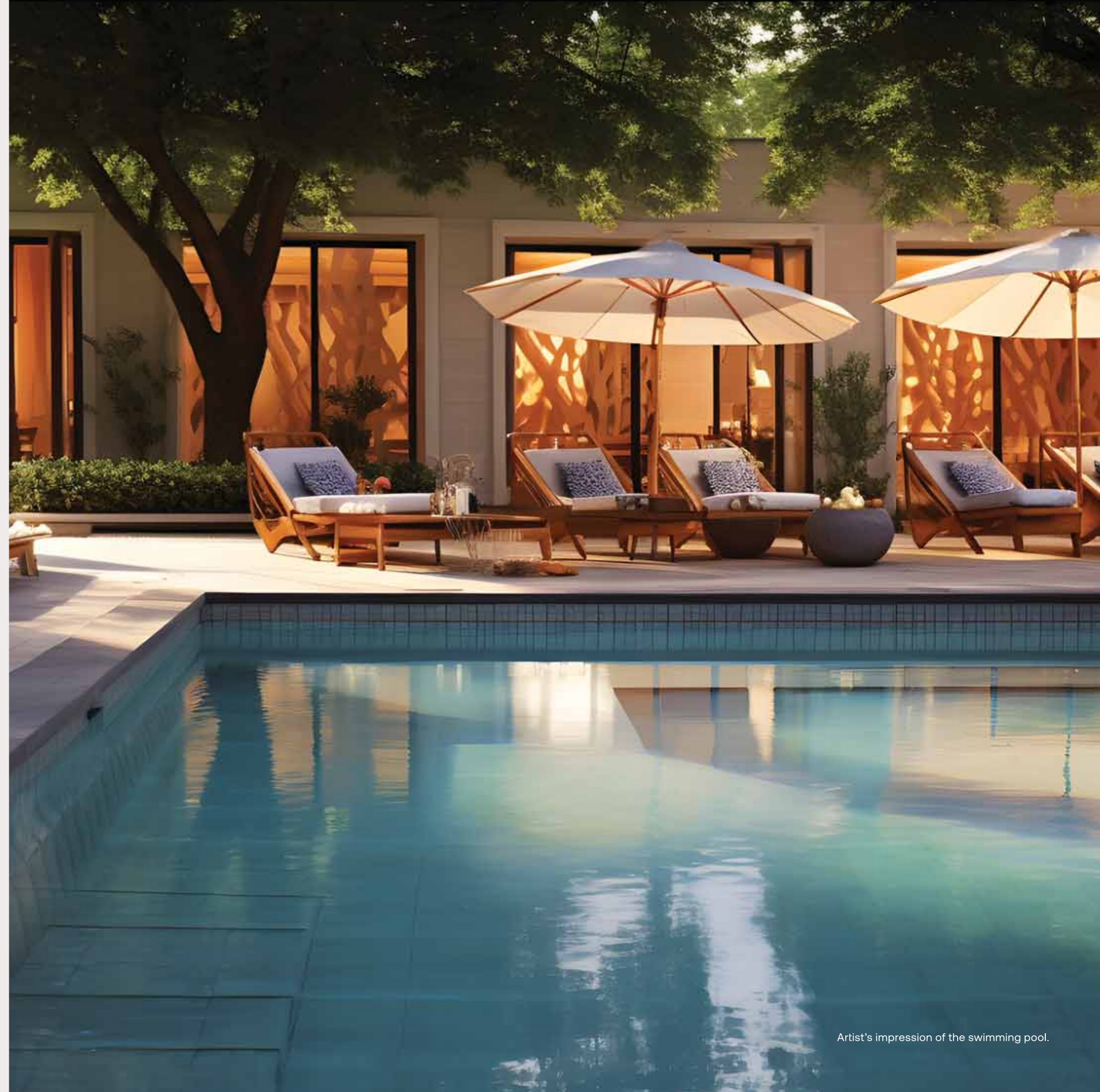
# Welcome to the inner circle of the inner circle.

Starting your mornings with a dip in the private pool. Friendly games of squash with your neighbours. Frequenting exclusive exhibitions and events at the multipurpose hall. Sparkling with society and brimming with activity, the club at Lodha Stella is where you can bask in the company of your peers.

#### A ~14,000 sq. ft. clubhouse with:

- Pools and changing rooms: Including a 25 mtr. pool and a dedicated pool for the little ones.
- A library with work-from-home spaces.
- 2 multipurpose halls for everything from parties to art exhibitions.
- A café and lounge perfect for conversations over coffee.
- Indoor games and sports: including table tennis, chess, and carrom.





Artist's impression of the swimming pool.









SERVICES BY SAINT AMAND.

For everything  
from the  
mundane to  
the magical.

Breakfast, just like the one you had in Paris, impeccably recreated at the club. A personal trainer who will break you out of that workout slump. And housekeeping services that leave no stone unturned, undusted or unpolished. At Lodha Stella, Saint Amand will look after your every need with deft efficiency and discretion.

- Exquisite food and beverage experiences\* at the café.
- Personal coaches\* for sports and wellness.
- Expert housekeeping and property management services.







THE RESIDENCES





Artist's impression of wings A and B.

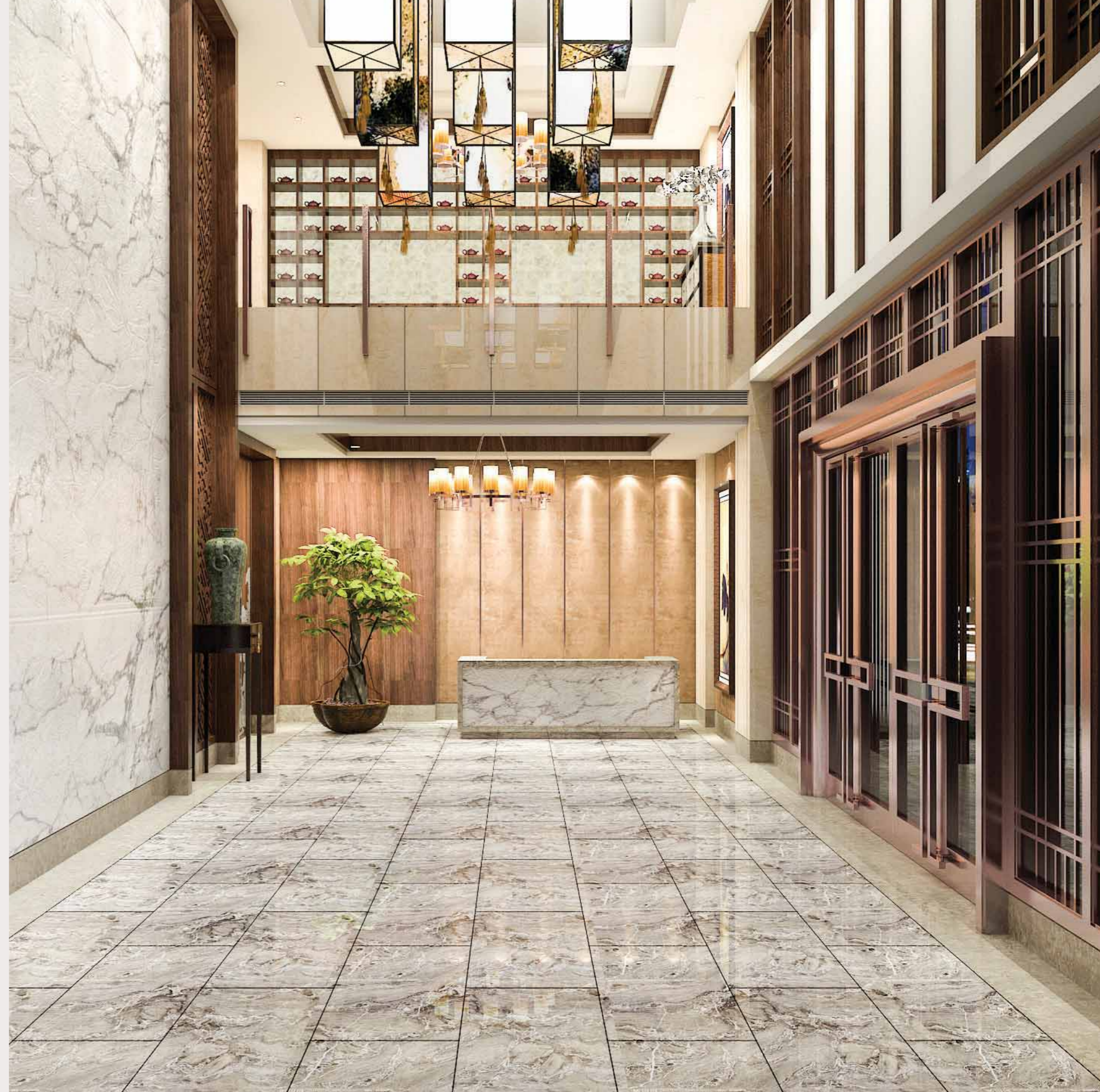
## THE RESIDENTIAL WINGS.

As impressive and impeccably designed as your handcrafted watch.

With lofty ceilings, gleaming floors and the who's who of Thane striding in and out of its elevators, the lobbies at Lodha Stella never fail to make an impression. But the true marvels are the ones hidden behind the building's stately façade. A series of clever and discreet features that make life here safer, simpler, and ever smoother.

- Double-height, air-conditioned entrance lobbies with designer finishes.
- Each 4-bed residence will share a lobby with just one neighbour.
- 2 elevators that stop near the 4-bed residences.
- 3 elevators that lead to the 3-bed residences.
- Dedicated space for household staff on each floor.\*\*\*
- High-speed elevators by Otis/Schindler/Kone.®
- A separate service and fire-safety elevator.
- 5-tier security: with swipe card access, video door phones, CCTV monitoring of common areas, gas detectors in each kitchen and an emergency alarm in each unit.









Residences  
almost as large  
as the  
personalities  
who live here.  
  
Almost.

Unabashedly expansive spaces perfect for unbridled soirées. Large sun decks that let you enjoy your morning coffee alfresco. And bedrooms thoughtfully designed to give you all the space you need. These residences are made for a luxuriously uncrowded existence. After all if there's anything worth doing, it's best done on a grand scale.





## MARQUEE RESIDENCES:

Expansive 3 and 4 bed residences with grand sundecks.

### LIVING AND DINING

- Living room with a large sundeck overlooking the eastern panorama.
- Imported marble flooring in living room, dining area, and passage.

### BEDROOMS

- A spacious master bedroom.
- Marble flooring in all bedrooms.
- Wardrobe niches to maximise usable space in bedrooms.

### DEDICATED SPACES

- An area for household staff.
- 3 bed residences will also have a study or work-from-home space.

### BATHROOMS

- Imported marble flooring in the master bathroom. Designer vitrified tiles in other bathrooms.
- Duravit®/Kohler® sanitary ware.
- Grohe®/Isenberg® CP fittings.
- 4 bed residences will have a 4-fixture master bathroom complete with a bathtub.

### KITCHEN AND UTILITY ROOM

- A large kitchen with a utility space.
- Kitchen with vitrified tile flooring and a stainless steel sink.
- Utility room with antiskid flooring and provision for a washing machine.

### OTHER FEATURES

- Fully-air-conditioned.^^
- Full-height windows\* in every room to allow an abundance of fresh air and natural light.
- Provision for cable, telephone and internet connectivity.
- Provision for direct-to-home TV connectivity by select service providers.\*\*









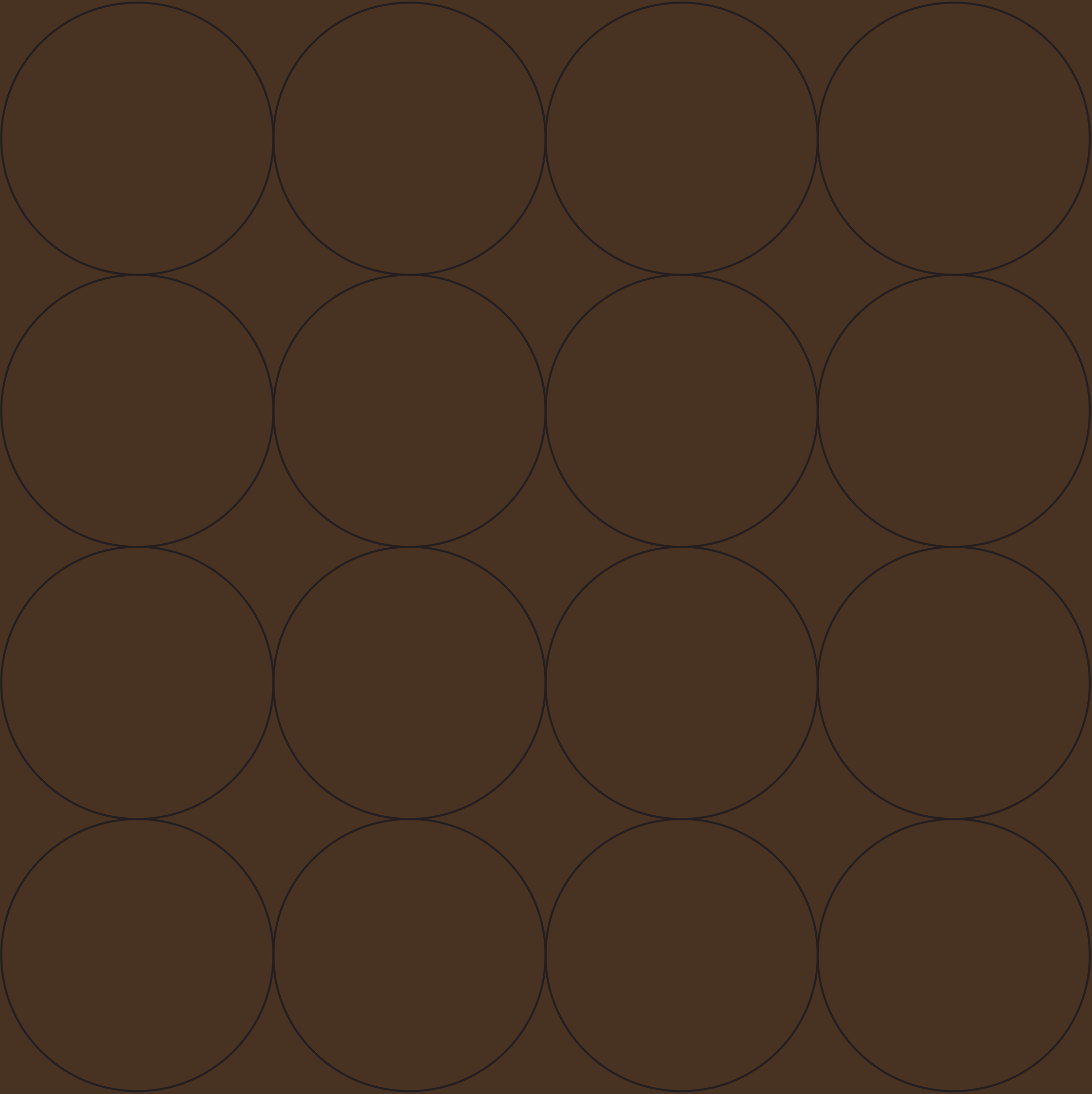


THE VISTAS.

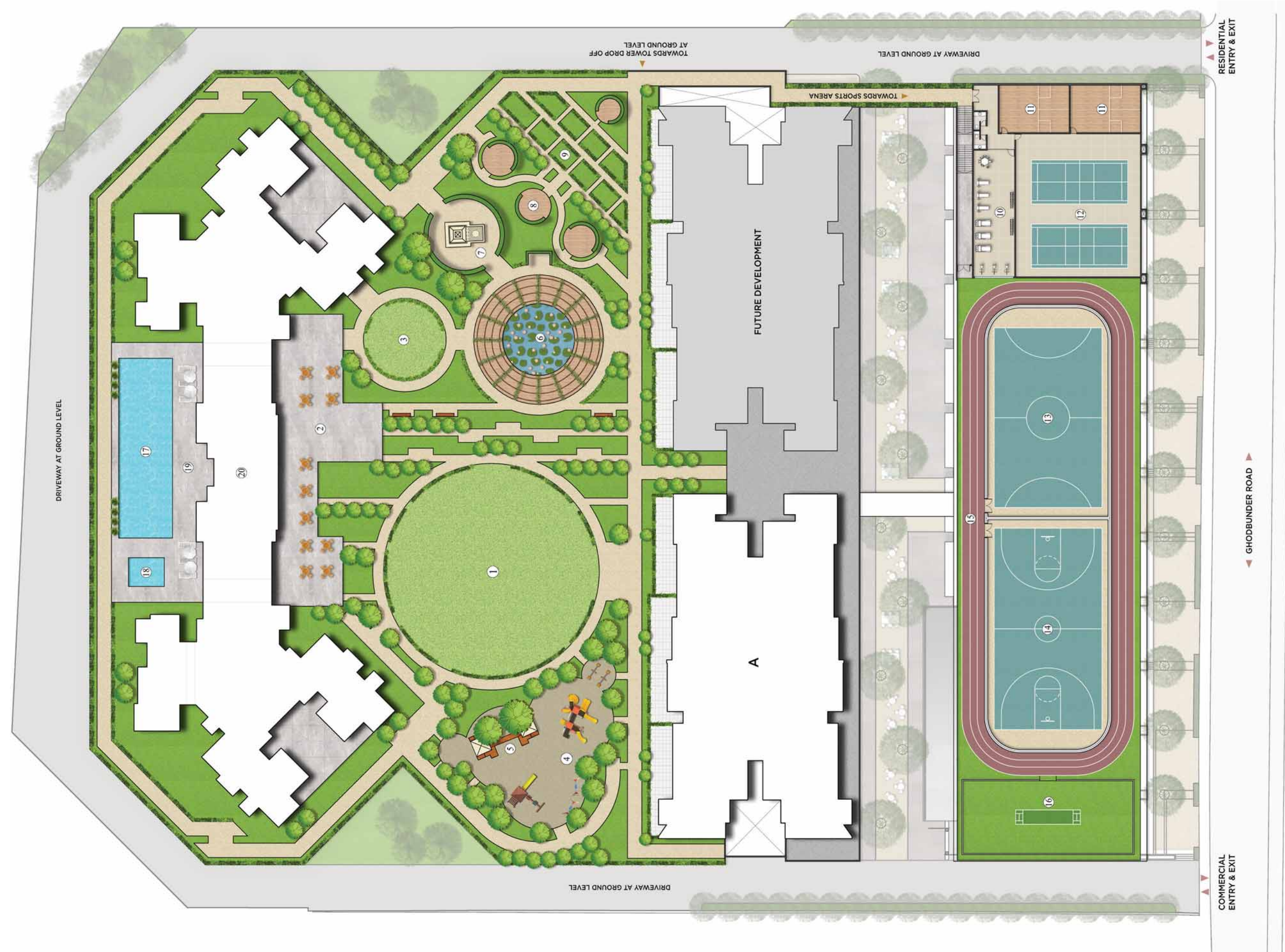
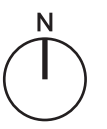
You've made  
it to the top,  
now enjoy  
the view.

The residences at Lodha Stella start at the sixth storey. Which means every resident will have the pleasure of unimpeded views. While on the west, you will face the manicured gardens of your private landscape, the east oversees the eastern panorama – a canopy of treetops spanning ~23 acres stretching out towards the glittering city.





THE PLANS



**PODIUM LEVEL PLAN**

**LEGEND**

- 1. Central lawn
- 2. Cafe outdoor lounge
- 3. Party lawn
- 4. Kids village
- 5. Tree house
- 6. Lotus pavilion
- 7. Temple
- 8. Co-working pods
- 9. Organic garden
  
- Sports Arena**
- 10. Gymnasium
- 11. Indoor squash court
- 12. Indoor badminton court
- 13. Futsal court
- 14. Basketball court
- 15. Jogging track
- 16. Box cricket
- 17. Swimming pool 25 mt.
- 18. Kid's pool
- 19. Pool deck
- 20. Club
  - Party hall
  - Indoor games
  - Cafe lounge
  - Work-from-home space / library



WING A  
TYPICAL FLOOR PLAN



Central green

Central green



Eastern panorama/Multipurpose court

Eastern panorama/Multipurpose court

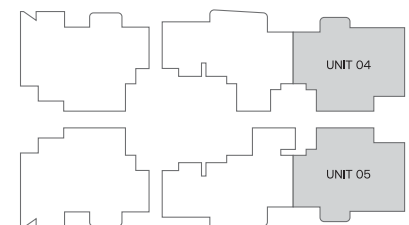


UNIT PLAN: 3 BHK WITH STUDY | Wing A | Units 04 & 05



LEGEND

1. Living / Dining	11'0" X 22'8" + 4'2" X 12'0"	9. Bathroom 3	5'0" X 8'0"
2. Foyer	5'10" X 8'9"	10. Study	5'6" X 8'0"
3. Deck	11'0" X 5'3"	11. Kitchen	10'0" X 8'2"
4. Master bedroom	10'6" X 18'0"	12. Utility	5'0" X 7'9"
5. Master bathroom	8'0" X 5'0"	13. Corridor	3'6" Wide
6. Bedroom 2	10'10" X 12'0" + 4'8" X 2'0"	14. Staff room	6'0" X 6'3"
7. Bathroom 2	5'0" X 8'0"	15. Staff bathroom	6'0" X 4'0"
8. Bedroom 3	10'6" X 12'0"		



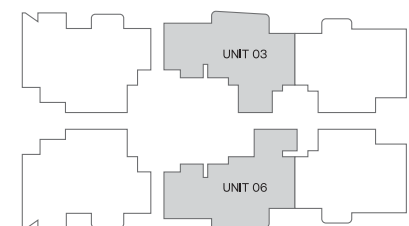


UNIT PLAN: 3 BHK WITH STUDY | Wing A | Units 03 & 06



LEGEND

1. Living / Dining	11'0" X 22'3" + 4'0" X 12'0"	9. Bathroom 3	8'0" X 5'0"
2. Foyer	5'10" X 8'0" + 4'6" X 3'4"	10. Study	5'6" X 8'0"
3. Deck	11'2" X 5'3"	11. Kitchen	8'0" X 10'0"
4. Master bedroom	10'6" X 16'0" + 6'0" X 2'0"	12. Utility	7'3" X 5'0"
5. Master bathroom	8'0" X 5'0"	13. Corridor	3'6" Wide
6. Bedroom 2	10'10" X 12'0" + 4'8" X 2'0"	14. Staff room	6'0" X 6'3"
7. Bathroom 2	5'0" X 8'0"	15. Staff bathroom	6'0" X 4'0"
8. Bedroom 3	10'6" X 12'0"		



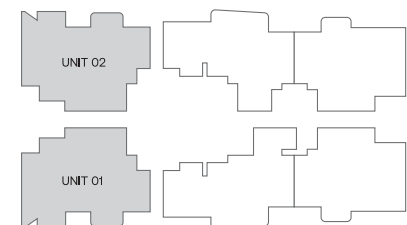


UNIT PLAN: 4 BHK | Wing A | Units 01 & 02



LEGEND

1. Living / Dining	12'0" X 24'2" + 4'0" X 12'0"	9. Bathroom 3	5'0" X 8'0"
2. Foyer	5'10" X 9'0"	10. Bedroom 4	10'6" X 12'0"
3. Deck	12'0" X 5'3"	11. Bathroom 4	5'0" X 8'0"
4. Master bedroom	10'6" X 17'10"	12. Kitchen	12'0" X 8'6"
5. Master bathroom	6'0" X 11'0"	13. Utility	5'0" X 8'0"
6. Bedroom 2	11'0" X 13'7" + 4'8" X 2'0"	14. Corridor	3'6" Wide
7. Bathroom 2	5'0" X 8'0"	15. Staff room	6'0" X 6'3"
8. Bedroom 3	12'10" X 10'6" + 4'10" X 2'0"	16. Staff bathroom	6'0" X 4'0"





# 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 optimised 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 (PBA)**

Arguably the most influential landscape design firm in India, PBA 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.





@ All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers. | \*\*\* Part of the RERA carpet area. | \*\* Operated by third party; applicable charges apply. | ~ Actual floor plan shall be referred to for the individual bedroom layout. | % Fixed till 1.2 m and sliding above. | ^ Vitrified tiles with marble effect. | ^^ Excluding kitchen, store, toilets, staff / domestic help room and service areas. | \*On chargeable basis | ^Views may vary basis unit and floor selection.

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 and terrace units are entitled to exclusively use the area earmarked for private garden / terrace. The community hall(s) / temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust / its non-profit nominee and managed by them at their sole discretion and Ultimate Organisation / Federation shall have no involvement in this regard. MahaRERA Registration Number P51700053017 is available on the website "<https://maharera.mahaonline.gov.in>" under registered projects. Date of Printing: 10/2023





The inner circle

**Sales gallery:** Lodha Stella, Kapurbawdi Jn, GB Road, Thane - 400 607.

**Corporate office:** Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.