

*Jeena issi ko
kehte hain!*

THIS FESTIVE SEASON

FULFIL THE PROMISE YOU MADE TO
YOURSELF AND YOUR FAMILY

A home *large enough*
for all your family's needs

A home with the
finest finishes and design

A home with big *green spaces*
and decks overlooking a forest reserve in
Thane's finest neighborhood

A home complete with high-quality
maintenance and service

A home where everything –
shopping, temples, sports, medical facilities,
even work – is a *short walk away*

A LODHA HOME AT AMĀRA

Great Festive Offers:

Start living the Amāra life now, with no rent till possession*

Pay just ₹1.98L to buy your dream home^s | 50% stamp duty off[^]



A M Ā R A

Do more. Live more.

WHY BUY A HOME?

As the old adage goes - there's no place like home! Its sanctuary for your loved ones and you to live life to the fullest, nurturing your dreams and hopes. This year has made us realise that a home is the only real necessity, as in it are the people who matter to us the most in our life and it holds our reservoir of memories. Today, if we want to do anything for our families then it's to provide a home – a safe haven for them forever.

And if you are looking to buy a home, then there is no better time than today.

- Lowest rate of interest on home loan in 15 years
- Reduced stamp duty of 2%^

HELP BUILD OUR NATION

When you buy a home, apart from generating crucial revenue for the government, you also provide direct and indirect employment opportunities to several people. For every home that you buy, you generate income for 10 families. You also support small and big businesses that are working together to build this home for you. You contribute to reviving your first home, your nation.

So, this festive season, when you buy a home along with your loved ones, you bring happiness, hope and prosperity for your fellow families.

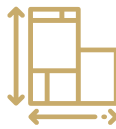


WHY LODHA?

We are India's largest real estate developer and have created some of the world's finest developments. 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 on par with the world's best: Lodha. Delivering 4 out of 5 homes before time[®].



Largest developer in India for the past 7 years with ~50,000 crores of sales



57.0 Mn.Sq.Ft of real estate development (35,000+ homes and offices) in last 7 years



7,000+ homes and offices handed over last year

We are guided by our vision of "Building a Better Life". And with our meticulous planning, attention to minutest detail, focus on quality & great craftsmanship we have delivered some of the "World's Finest Developments" which you can proudly call "home".

When you buy a home with us, what you get is a well-planned ecosystem that caters to all the desires that you may have as a home owner. You will experience a holistic lifestyle with spacious homes, well-crafted open green spaces, avenues to lead an active life, world-class service, access to basic conveniences and the comfort of community living.



LODHA ALTAMOUNT

India's finest residences on Mumbai's Billionaires' Row.



THE WORLD TOWERS

One of India's most iconic addresses.



TRUMP TOWER MUMBAI

Mumbai's glittering jewel with a striking gold facade.

LAUNCHING CASA GREENWOOD : RESIDENCES WITH SUNDECKS OVERLOOKING A FOREST RESERVE



These days, you need a residence where you can indulge in the joys of the outdoors, without leaving the safety and comfort of your home. At Casa Greenwood, nature isn't just something you find outside, it's what you live with.

These residences come with large decks^ that invite the outdoors in. Your private outdoor space and safe cocoon to enjoy the fresh air and sunshine, work outdoor when indoors become boring, grow plants that are aesthetically pleasing or use it as your hangout haven right from alfresco dining to BBQ night with friends and family.

Nestled in Amāra - Thane's greenest development with 30+ acres of open spaces, 1000+ trees, a 2-acre private forest and Mumbai's best air quality, these homes bring you back to nature.

A NEIGHBOURHOOD THAT LETS YOU DO MORE, LIVE MORE.

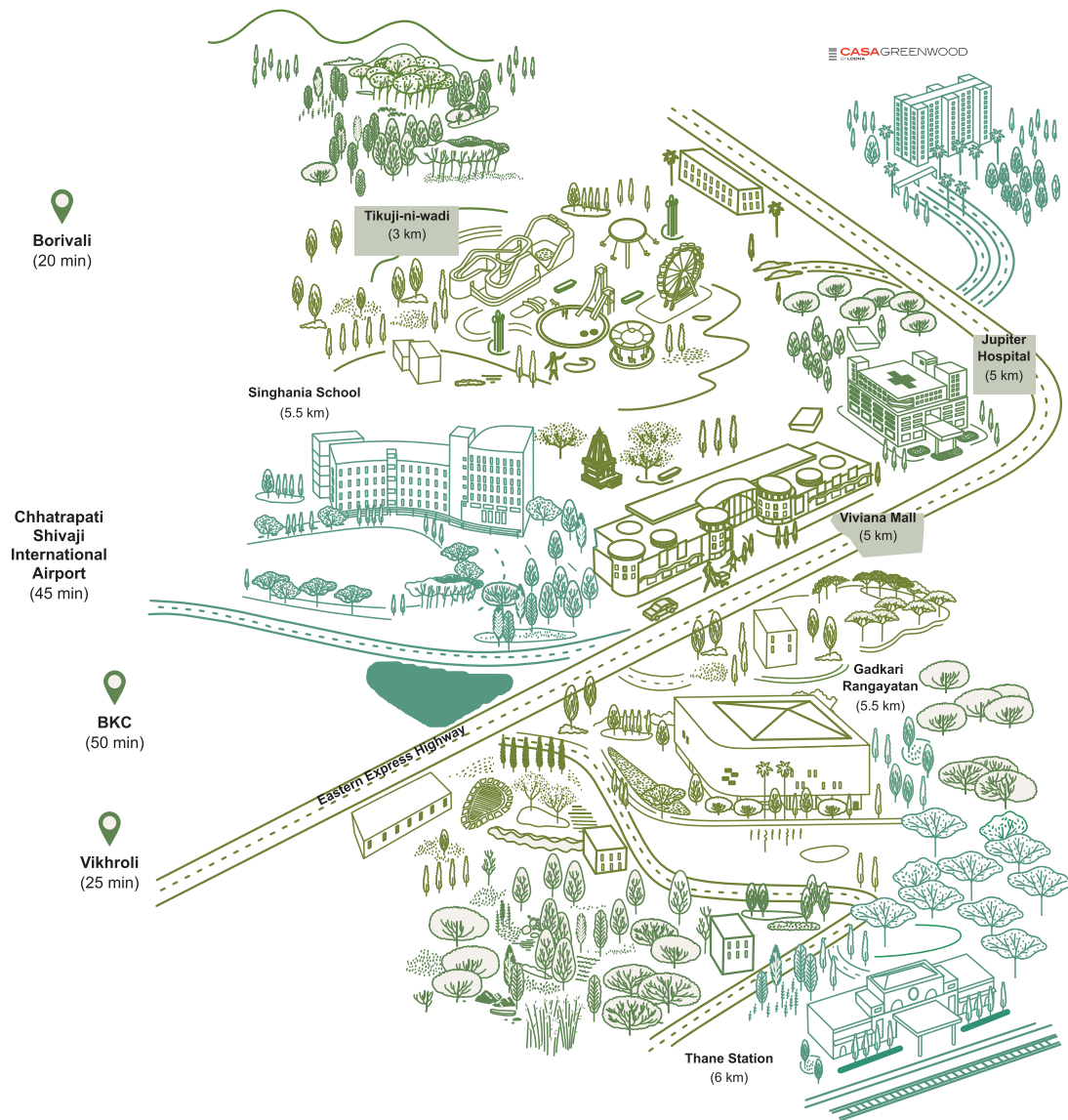


Its name, drawn from the Sanskrit 'Amar', meaning eternal, signifies everything that Amāra stands for – the eternal dream of a perfectly balanced life, that's now a vivid, wonderful reality.

A 40-acre estate with world-class amenities and acres of greens, where you'll find spaces and facilities to pursue every possible interest and hobby and enjoy life with friends and family.

No wonder, this is Thane's finest lifestyle.

THE HEART OF THANE



Approximate time and distances.

INFINITE EXPERIENCES IN THE LAP OF NATURE



Shot at Amāra

LIVE NATURAL

2-acre private forest | Woodland machan
Delightful walking trails: boardwalk, canopy
walk and forest walk | Shaded pavilions
Seasonal waterbodies and a lawn to play in
Wetland gardens

LIVE ACTIVE

Grand sports arena | Car-free central green
with a cricket pitch and sports ground
5000 sq.ft. Gym | lap pool | Covered badminton
courts | Rock climbing wall International
standard football ground



Shot at Amāra



Shot at Amāra

LIVE SPIRITUAL

Meditation deck | Tai chi pavilion
Yoga and Pilates deck | Ganesha temple
Jain temple | Sacred garden

LIVE SPONTANEOUS

Outdoor dining enclaves | Barbeque areas
Picnic niches with hammocks and
outdoor seating | Theatre-cum-auditorium



LIVE PLAYFUL

Play village | Splash pad | Tree house | Jungle
gym and tire swings | Mini-amphitheatre |
Library lounge and quiet outdoor reading
spaces



LIVE SOCIAL

6 clubhouses, including the sprawling 25,000
sq. ft. main clubhouse | Poolside party decks
Multiple party halls, and outdoor party lawn |
Pools, including family pool | Jacuzzi



THE FINEST RETAIL: A SHORT TROLLEY RIDE AWAY



OPERATIONAL


PHARMACY


SALON


SUPERMARKET


CAFE


ATM

COMING SOON

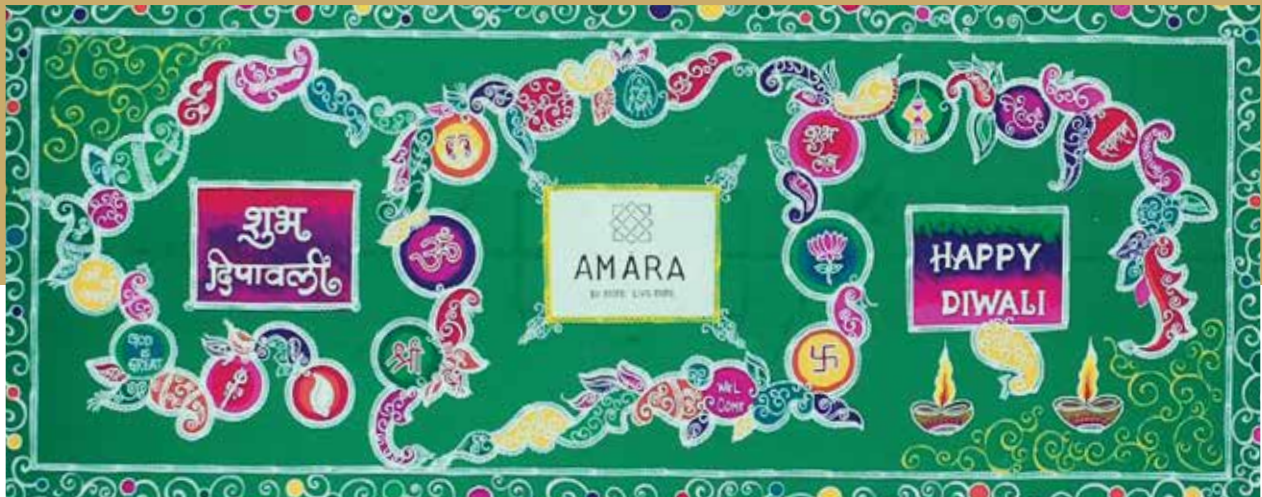

RESTAURANT

WALK TO EVERYTHING: THE BEST OF BUSINESS & DINING IS AT YOUR DOORSTEP



Amara is designed to bring every comfort and convenience to you, within the lush boundaries of your own neighbourhood. The upcoming Lodha Business District - home to top corporates like Deloitte and DST Global and an international style F&B hub - is just a 2-minute walk away. So walk to work, or a well-stocked store, or even a chic café, the world is at your doorstep.

**PURSUE YOUR PASSIONS, ENJOY TIME
WITH FRIENDS, BOND WITH COMMUNITY.**



Grand 2300 sq.ft. Rangoli made during Diwali at Amara



Amāra utsav



Sanskriti-garba night



Master Chef



Amāra utsav - rock band performance



BBQ night at Amāra



Amāra Football Challenge

Home to a vibrant community of 2,500+ resident families, living in Amāra provides opportunities to celebrate every festival with grandeur and fervour. The budding community, already beaming with joy of owning their dream home, enriches every event with their wholehearted participation.

AS RIVETING THE OUTDOORS ARE,
THE INDOORS WILL HOLD YOU BACK.



Choose between a **GRAND DECK*** or 2 separate decks* in living room and master bedroom



Dedicated wardrobe niches, **SEPARATE STORE ROOM***, puja room*, and utility area.



MARBITAL® flooring# in the living room, dining room, passage areas and bedrooms.



Modern, fully **AIR-CONDITIONED RESIDENCE.****



Superior apartment design that ensures **MORE PRIVACY.**



HIGH-QUALITY bath fittings by Roca, Kohler and Jaquar.#



SPACE-EFFICIENT kitchen.



FULL LENGTH WINDOWS for natural light and ventilation.

MASTER PLAN

Legends

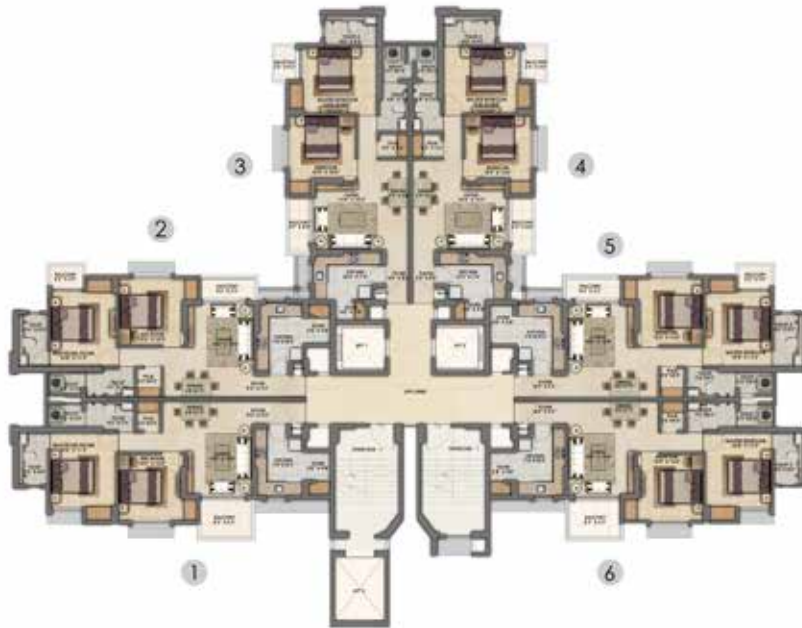
1. 6-Lane Kolshet Road
2. Grand Entrance
3. Multilevel Car Park
4. Pavilion
5. Central Green
6. Project Clubhouse & Outdoor Children's Play Area
7. Cricket Pitch
8. Play Village
9. Grand Club
10. Sports Courts
11. Football Field
12. Forest Zone
13. Temples (Jain & Ganesh)
14. Future Development
15. Retail
16. Casa Greenwood



FLOOR PLANS

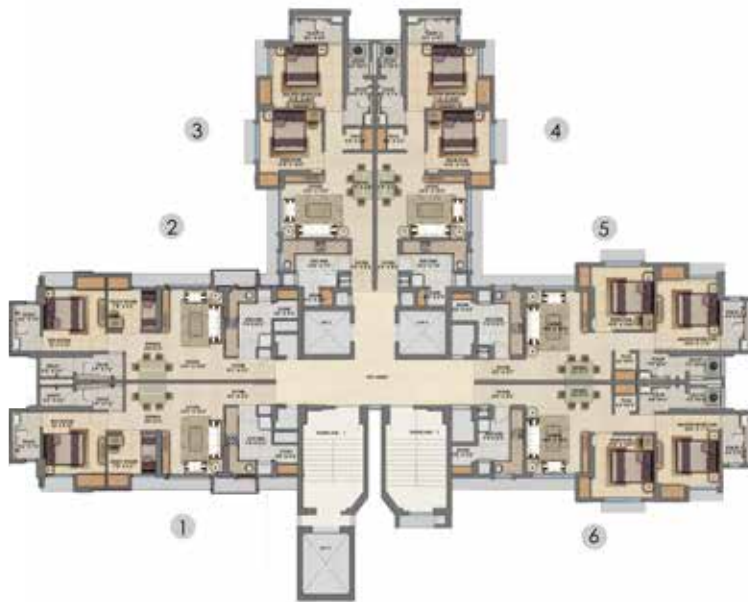
A large, solid gold rectangle occupies the bottom half of the page. A white square is positioned in the upper-left corner of this gold rectangle. The words "FLOOR" and "PLANS" are stacked vertically within this white square. A thin white horizontal line is located at the very bottom of the page, just above the footer area.

TYPICAL FLOOR PLAN - 2BHK ULTIMA WITH DECKS



PLEASE REFER FOR WINGS: W6  W22 

TYPICAL FLOOR PLAN - 2BHK ULTIMA



PLEASE REFER FOR WINGS: W20  W21 

UNIT PLANS

UNIT PLAN - 2BHK ULTIMA



Please refer for wings: W20, W21

UNIT PLAN - 2BHK ULTIMA WITH DECKS (TYPE A)



Please refer for wings: W6, W22

UNIT PLAN - 2BHK ULTIMA WITH DECK (TYPE B)



Please refer for wings: W6, W22

NEVER BEFORE OFFER: DREAM DEAL

- Start living the Amāra life now, with no rent till possession*
- Pay just ₹1.98 lakh[§], nothing more
- Only 5% GST / Pay only 50% stamp duty[^]

TPOLOGY	CV (IN ₹ LACS)	MONTHLY EMI [~] (₹)	MONTHLY CASHBACK (₹)
1 Bed	67.0	39200	17000
2 Bed	96.3	56400	22000
2 Bed Ultima	103.5	60600	22000
2 Bed Ultima with Deck	108.0	63300	24000
3 Bed	156.6	91700	30000



Sales Gallery: Amāra, Clariant Compound, Kolshet Road, Thane (W) - 400 607
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011

INDIA'S NO.1 REAL ESTATE DEVELOPER: DELIVERING 4 OUT OF 5 HOMES BEFORE TIME®

*Conditions apply. [§]Interest rate is subject to eligibility & market by bank. | ^{^^}The reduced stamp duty till 31st Dec, 2020 as directed by Maharashtra government. | [†]Ranked India's No.1 smart city to live in JLL in its 'Livability Quotient - A Paradigm Shift in India's Emerging Report 2017 | [@]In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period. | ^{**}Except kitchen, passage and bathrooms. [#]Or equivalent, ^{††}In select residences only. | [~]50% stamp duty to be paid by developer and 50% by purchaser. | [§]Valid for loans up to ₹75 L, pay only 5% of unit cost for loans above ₹75 L. | [^]Loan tenure 30 years, loan value 85% of CV, interest rate of 7.35% | Disclaimer: *Developer will provide discount by way of cashback (up to ₹ 30 k / month, depending on unit purchased) starting receipt of 25% of CV till OC of your home at Amāra | The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and /or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions 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 transactions. MahaRERA registration number: P51700014760, P51700016961, P51700020093, P51700018393 available on the website <https://maharera.mahaonline.gov.in>. Date of Printing - September 2020.