

Ab Khushiyon mein no compromise.

Launching Crown Taloja:

2 BHK homes at ₹39.9 Lacs only, all-inclusive*

► **Premium homes at never-before prices:**

Air-conditioned~ homes with high quality finishes, 24x7# electricity & water, and a multi-tier security system

► **World-class amenities:**

Experience a world-class lifestyle with a grand clubhouse, SSC school%, large gardens, temple and retail plaza

► **Great connectivity:**

Walking distance from the station on the upcoming Kalyan-Taloja Metro line, just 20 mins from nearby stations and job hubs

Jiyo Toh Aise



CROWN
LODHA QUALITY HOMES



The Crown promise: No more compromise

Mumbai – the dream city. A city where every hardworking family dreams to have their own home. In the past, high property prices would discourage families from buying the home of their choosing, leaving them to accept a compromise either in the location or the quality of the development, and often, both.

Lodha, India's No.1 real estate developer[^], now presents Crown Talaja – a new brand of truly affordable homes that will ensure that every hardworking family in the Mumbai Metropolitan Region (MMR) can enjoy a life of no compromises, in a home that fills them with pride, at locations which ensure convenience and easy commutes.

Jiyo Toh Aise!

Leveraging Lodha's scale, engineering and design capabilities, along with purchasing power, Crown Talaja provides world-class living to families at prices which are unheard of. Designed with great attention to detail and learning from global techniques of creating high-quality and yet affordable homes in expensive cities like London, New York and Hong Kong, Crown Talaja provides world-class living at the most convenient locations in the MMR.



Great connectivity



Road

- ▶ Located next to the 4-lane^^ Talaja MIDC Road
- ▶ Easy connectivity to Ambarnath-Badlapur Road
- ▶ Dedicated bus service to Dombivli and Talaja stations and MIDC

Railway

- ▶ 20 mins from Dombivli station (Central Line) and Talaja station (connects Harbour Line via Panvel)
- ▶ 20 mins from Nilje station (connects Western Line via Vasai Road)

Upcoming Infrastructure which will further improve connectivity

- ▶ Walking distance from station on upcoming Kalyan-Taloja Metro line
- ▶ A new rail corridor is being built between Panvel and Virar
- ▶ Upcoming Virar-Alibaug Multi Modal Corridor
- ▶ Upcoming Airoli-Palava Freeway (via Parsik hill)

World-class amenities



GRAND CLUBHOUSE



MULTI-TIER SECURITY



GANESHA TEMPLE



WORLD-CLASS SCHOOL%



RETAIL STORES



24X7# WATER AND
ELECTRICITY



LARGE GARDENS

Why settle for a 1 BHK, when you can get a premium 2 BHK?

- ▶ **Efficiently designed homes with no wastage of space**
- ▶ **Air-conditioned homes~ with high-quality finishes**
- ▶ **Beautiful views of gardens or tree-lined streets**
- ▶ **Full-length windows~ for ample natural light and ventilation**
- ▶ **Dedicated wardrobe niche~ in bedrooms**
- ▶ **Vastu-compliant homes with Marbltal vitrified flooring**



All these at never-before prices

All-inclusive* prices | 2 BHK: ₹39.9 lacs



0 Stamp Duty



0 GST



0 Maintenance
charges



Additional
PMAY benefits^{\$}



Effective interest rates
of 5%^{\$\$}

Brought to you by Lodha, 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 livability quotient – one name is transforming the way we live with landmarks at par with the world's best: Lodha. Delivering 4 out of 5 homes before time[™].

Disclaimer: The project is funded by Indian Bank | *Doesn't include registration costs. Stamp Duty, GST charges and Maintenance charges for 2 years included in flat costs | ^^widening planned from 2-lane to 4-lane | ^With 98% reliability | **In last 2 years, for 80% of units delivered – possession offered prior to agreement due date including grace period. | ^All loans subject to norms & discretion of lending entity. Assuming PMAY benefits and tax benefits | ^If you are first-time home buyer with an annual household income between 6-18 lacs; subject to government norms | ^School management reserves the right to change curriculum; admission subject to T&C of school management. | ^by residential sales of FY 17-18 | ^Ranked India's No.1 city to live in by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017 | ^Only for 2 BHK units and select 1 BHKs. Bedroom with window AC. No AC in other areas | All distances stated in minutes are estimated travel time on 2-wheeler during normal traffic. | The plans, layout, 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. The printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient; Conditions Apply; 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. Date of printing: Jan, 20 | Conditions Apply. Maharashtra RERA Registration No:P51700022900 available at website <http://maharera.mahaonline.gov.in>