

Say no to compromise.
Say yes to world-class living.



CROWN
LODHA QUALITY HOMES

THANE

A LIFETIME OF PRIDE.

BROUGHT TO YOU BY
INDIA'S NO. 1* REAL ESTATE
DEVELOPER.

WITH 4 OUT OF 5 HOMES
DELIVERED BEFORE TIME.##



AMĀRA

A 40-acre urban oasis
in the heart of Thane

THE WORLD TOWERS

One of India's most
iconic addresses

TRUMP TOWER MUMBAI

Mumbai's glittering jewel
with a striking gold façade

PALAVA

India's No.1 smart city**



Jiyo Toh Aise!

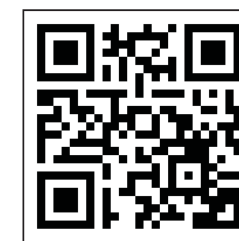
The Crown Promise: No more compromise

Mumbai – the dream city. A city where every hardworking family dreams to have their own home. In the past, this dream has been spoilt by high property prices forcing middle class families 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 – a new brand of truly affordable homes that will ensure that every hardworking family in the Mumbai Metropolitan Region (MMR) can live the life of their dreams, in a home that fills them with pride at locations which ensure convenience and easy commutes. *Jiyo to Aise!*

Leveraging Lodha's scale, engineering and design capabilities and purchasing power, Crown is able to provide world-class living to families at prices which are unheard of. With great attention to detail to ensure that every sq. inch of your dream home is efficiently used and learning from global techniques of creating high quality and yet affordable homes in expensive cities like London, New York and Hong Kong, Crown provides world-class living at unheard of prices at the most convenient locations in the MMR.

A REVOLUTION THAT HAS CHANGED LIVES OF 1200+ MUMBAIKARS FULFILLING THEIR DREAM OF OWNING A WORLD-CLASS HOME IN MMR.



Scan the QR code to hear our customer speak

WELCOME TO THANE - MUMBAI'S FASTEST GROWING SUBURB

Thane, known as the city of lakes, among India's top 100 smart cities^{%%}, offers the right balance between nature and development. Offering superlative infrastructure, with world-class schools, hospitals, retail, entertainment and an increasing number of top corporates, Thane has acquired the status of being Mumbai's most attractive suburb today.

STAY AT THANE'S BEST-CONNECTED LOCATION

Situated in Majiwada, Thane's best-connected location, Crown puts you at the centre of everything-just minutes from Thane's best malls, hospitals and schools. With unmatched connectivity to all parts of the Mumbai Metropolitan Region through the Eastern Express Highway (Central Suburbs), Ghodbunder Road (Western Suburbs), Thane railway station and upcoming metro station, you are never too far from your destination.



LIVE AMIDST A THRIVING ECOSYSTEM

Crown Thane is part of a larger 70 acre+ neighbourhood, offering easy access to all facets of a ready social infrastructure.

- Lodha World School
- State Bank of India
- McDonald's
- Multiple Supermarkets
- Bus and auto stands
- Upcoming nearest Metro station ~1Km

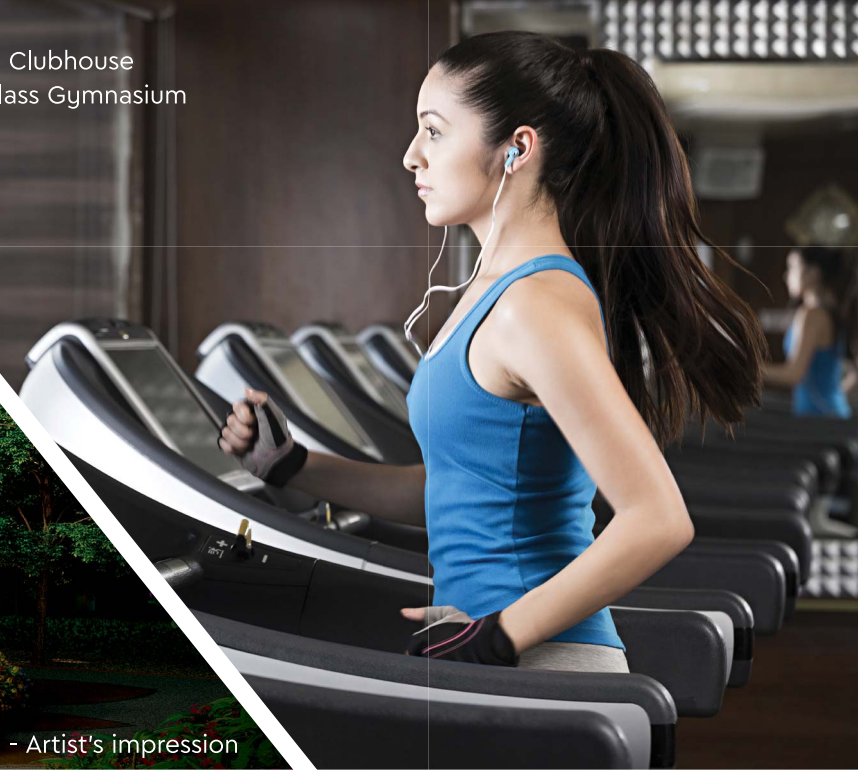


Kids' Play Area



Grand Trimurti Temple - Artist's impression

20,000 sq. ft. Clubhouse with world-class Gymnasium



3-tier security



Multipurpose Sports Ground

Badminton Court

Swimming Pool

YOUR TICKET TO A WORLD-CLASS LIFESTYLE

Spread over 10^{@@} beautiful acres, with a grand 20,000 sq. ft. clubhouse, open green spaces and many world-class amenities for sports and recreation, Crown Thane invites you to upgrade to a superior lifestyle with absolutely no compromises.



Shot on location



Shot on location



Shot on location

Scan the QR code to get a glimpse of your dream home.



NO COMPROMISE RESIDENCES, DESIGNED TO FULFILL ALL YOUR NEEDS.

At Crown Thane, homes have been intelligently designed, ensuring zero wastage of space. These homes boasts of quality fixtures, fittings and finishes. Offering you and your loved ones modern day comfort, convenience and safety.



FULL LENGTH WINDOWS**
for ample natural light & ventilation



Premium Marbltal®
FLOORING%



DEDICATED wardrobe
niche in bedrooms



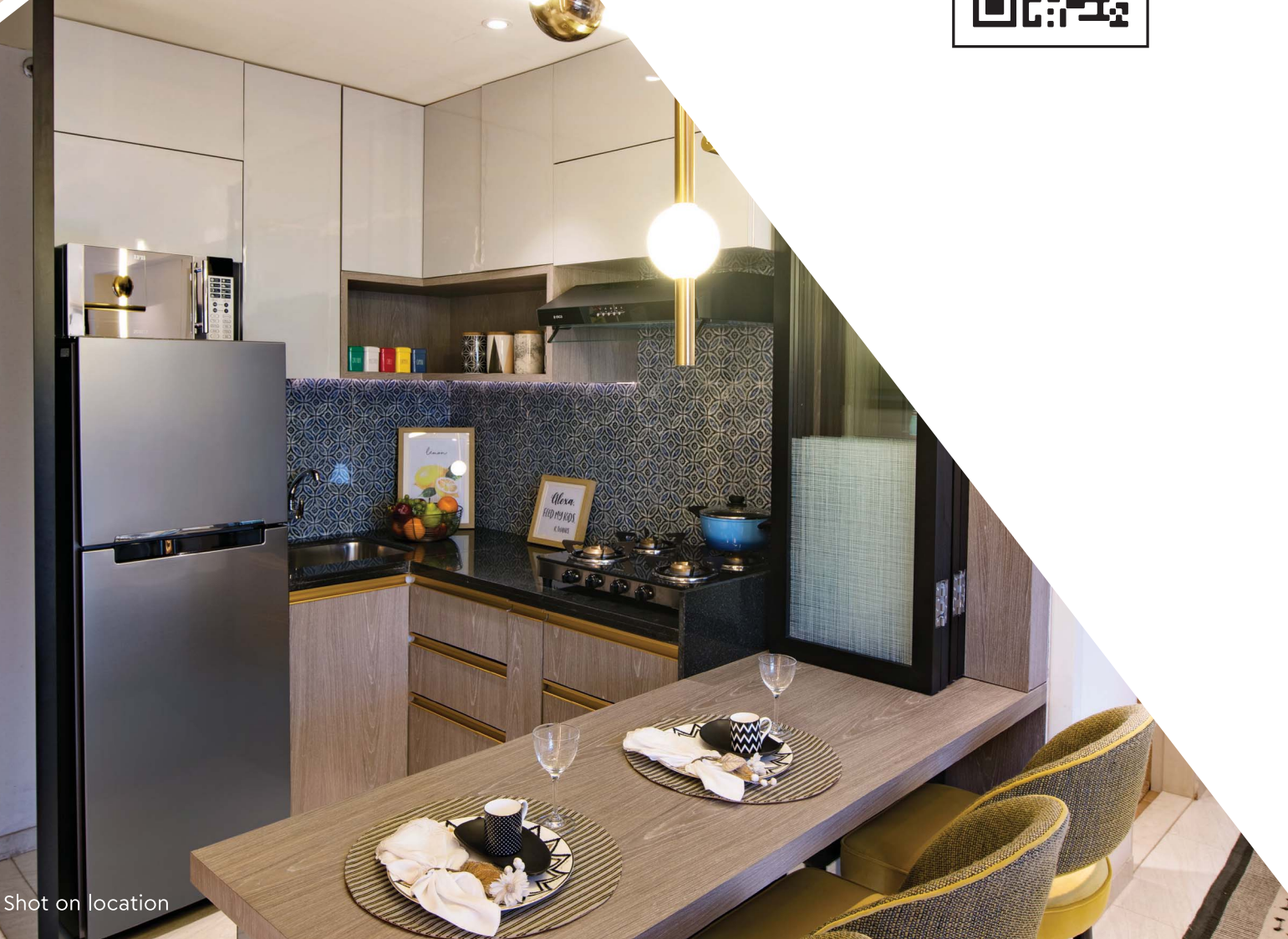
Efficient space
planning that ensures
MAXIMUM SPACE UTILISATION



AIR-CONDITIONED
Homes^



HIGH-QUALITY
bath fittings#



Shot on location

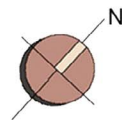
MASTER PLAN



LEGEND

1. MAIN ENTRANCE
2. DRIVEWAY
3. DROP OFF
4. CUL-DE-SAC
5. ACCESS ROAD TO MLCP
6. PEDESTRIAN WALKWAY
7. SPORTS PLAY GROUND FOR CRICKET / FOOTBALL / VOLLEYBALL

* Proposed plan as on 20-07-2020
* Individual Activities maybe relocated as per evaluation of design.



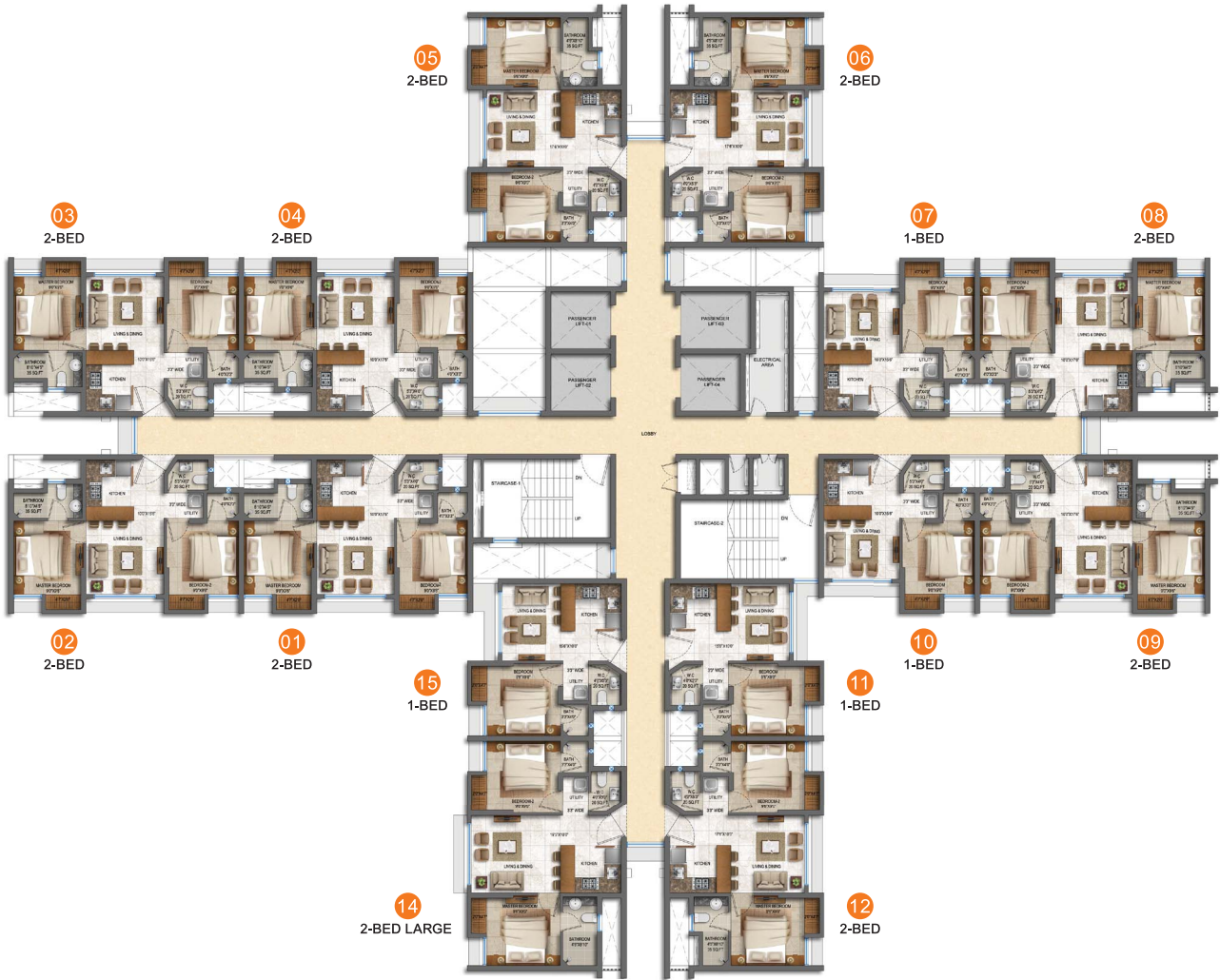
FLOOR PLANS



Tower 1



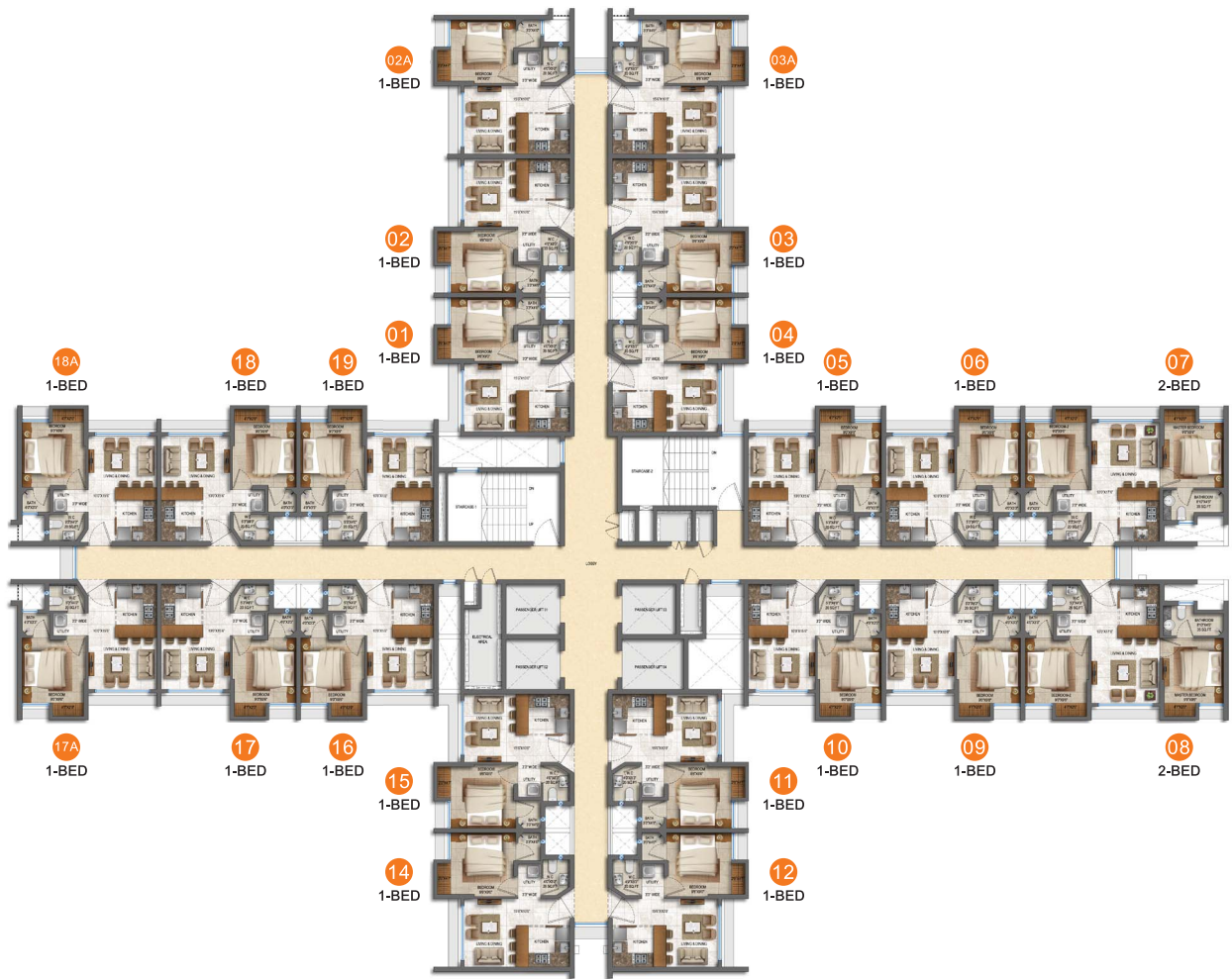
FLOOR PLANS



Tower 2



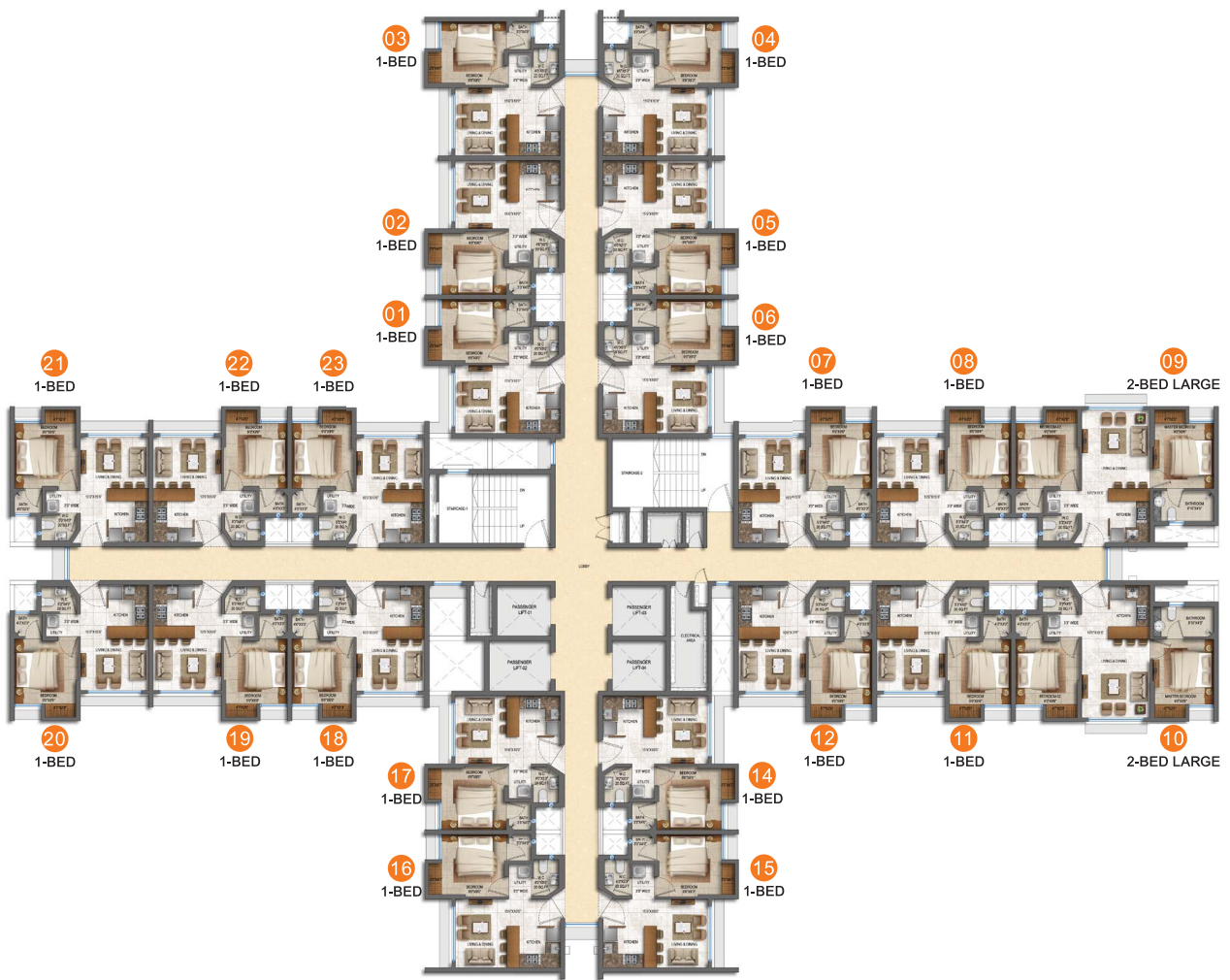
FLOOR PLANS



Tower 3



FLOOR PLANS



Tower 4 and Tower 5



UNIT PLANS



1 Bed



2 Bed

UNIT PLANS



2 Bed Large

BUYING A LODHA HOME HAS NEVER BEEN EASIER!

Typology	Price (₹)	Savings (₹)	Special all-in price ^{!!} (₹)
1 Bed	52.51 lacs	2.52 lacs	49.99 lacs
2 Bed	81.97 lacs	1.98 lacs	79.99 lacs
2 Bed Large	88.97 lacs	1.98 lacs	86.99 lacs

All-in prices¹ including GST & Stamp Duty

ADDITIONAL OFFERS



Special 6 month Pre-EMI waiver only for first 25 units^{!!!}



Attractive loan scheme (7:87:3:3)[@]



Additional PMAY benefits of up to ₹2.35 lacs^{\$\$}

PAY JUST A LITTLE MORE THAN RENT

Typology	Approx. Monthly Take Home Income (₹)	Effective EMI ^{^^}	Rental (₹) [!]	Effective Rate of Interest
1 Bed	59,000	17,500	15,000	5%
2 Bed	82,000	35,000	25,000	6.5%
2 Bed Large	91,000	40,000	26,000	6.5%



CROWN
LODHA QUALITY HOMES

THANE

Sales Gallery: Crown Thane, Near Majiwada Flyover, Off Eastern Express Highway, Thane 400601.

INDIA'S NO. 1* REAL ESTATE DEVELOPER: DELIVERING 4 OUT OF 5 HOMES BEFORE TIME^{###}

Disclaimer: 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 maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe 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. | *By residential sales for FY 17-18. ^{%%}https://www.ncpedp.org/list_of_100_smartcities | [!]Registration charges and society charges (CAM, PT etc.) not included | ^{##}In last 2 years, for 80% of units delivered - possession was offered prior to agreement due date including grace period | ^{**}Based on liveability quotient ranking of JLL | [@]Total plot area, includes land to be handed over to authorities | [@]All loans are subject to eligibility and terms of the concerned lender | [!]Bedrooms with window AC. No AC in other areas | [%]For living, dining, passage and bedrooms | [#]Jaquar/Cera/Parryware or equivalent | ^{^^}above height of 150mm above finished floor level | ^{\$\$}If you are first-time home buyer with an annual income between ₹6-18 lacs; subject to Govt. norms | ^{^^^}Assumed that PMAY benefit is applied to first 3 years of servicing and taking tax benefits into account | [!]Cost of deposits, brokerage and moving not considered | [!]Inclusive of stamp duty and GST | ^{!!!}Pre-EMI reimbursement for 6 months from booking or 30th June 2021 whichever is earlier. Valid on select 1 BHK units in Tower 1 to 3. Applicable post payment of BA3 amount | Master Plan: Individual Activities maybe relocated as per evaluation of design | MahaRERA registration number: P51700022250, P51700022251, P51700022533, P51700024777, P51700027449 available on the website <https://maharera.mahaonline.gov.in> | Date of Printing - December 2020.