

LODHA

WORLD-CLASS
OFFICES IN
THANE'S FINEST
BUSINESS
DISTRICT



LODHA
SUPREMUS

KOLSHET ROAD, THANE

Artist's impression

BEST OPPORTUNITY TO EARN OC BENEFITS



FUTURE-READY OFFICES

Grade - A offices designed for
well-being & collaboration



LARGE CAMPUS

8 acre green campus designed
for 15,000 employees



UNPARALLELED RETURNS

Rental yield up to 8-10%* &
high capital appreciation*



OC READY

25% better value than under-
construction Grade A properties

Sales Office Address: Lodha Business District, Clariant Compound (Plot B), Kolshet Road, Thane - 400 607

AN OFFICE THAT MARKS YOUR ARRIVAL IN THE ELITE LEAGUE



Drop Off Area

Artist's impression

Lodha Supremus gives you an opportunity to own an office space that will leave your clients and visitors in awe with its futuristic design and world-class infrastructure. These offices, designed to promote well-being and collaboration, are sure to show that yours is a forward looking company which will settle for nothing but the best



Entrance Lobby

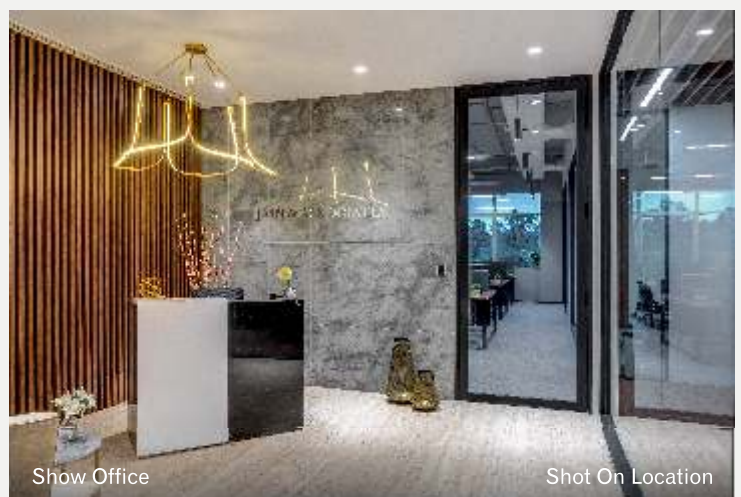
Shot On Location

KEY HIGHLIGHTS

- Gold LEED certified development
- Collaborative double-height lobby with informal spaces
- Ample car parking
- Advanced 5-tier security system
- Architecture by India's finest architects, Kapadia Associates

OFFICE UNIT OF YOUR DREAMS

- Vaastu compliant units
- Expansive floor-to-floor height of 13+ feet
- Provision of pantry and executive washroom in every unit
- Professional facilities management service
- Virtually column free units to optimize space utilization



Show Office

Shot On Location

LODHA BUSINESS DISTRICT: MMR'S GREENEST OFFICE CAMPUS



- An 8-acre green campus with plenty of trees and manicured maze lawns
- Landscape designed by Prabhakar B. Bhagwat, India's premier design firm
- Outdoor meeting spaces to promote collaboration and wellbeing
- Home to an international audit firm and several other MNCs

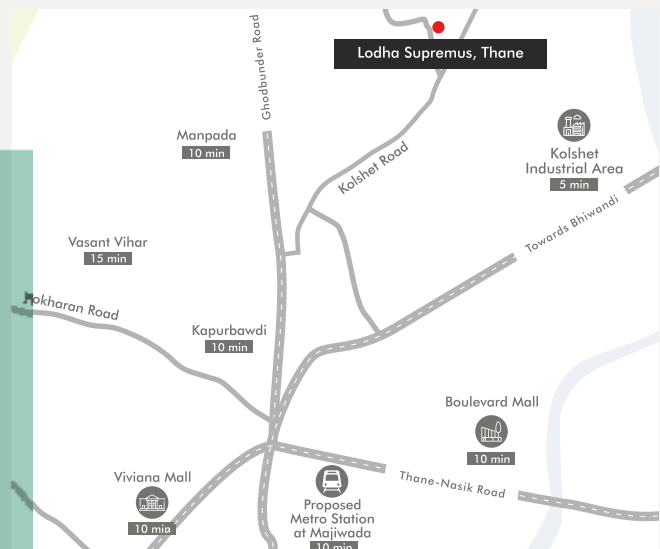


A WORKPLACE THAT KEEPS YOUR EMPLOYEES HAPPY

- F&B & convenience retail spread across 24000 sq.ft. Leased with Eden Supermarket, Shivsagar, KFC, Pizza Hut, D Crepes café
- International style F&B destination spread across 38000 sq.ft. with ~30 premium F&B options designed by Shanghai based, Benwood Studio
- Premium retail destination spread across 50000 sq.ft. with large format departmental stores, food court and 3 screen cinema spread across 2 floors

LOCATED IN MMR'S THRIVING BUSINESS HUB - THANE

- Close to Manpada and Kapurbawdi office clusters
- Easy access to Eastern Express Highway and Ghodbunder road
- Bus shuttle service ^ to Thane station and office, exclusively for employees to enjoy hassle free commute



LODHA SUPREMUS: THE BENCHMARK OFFICES FOR GROWING COMPANIES ACROSS MUMBAI

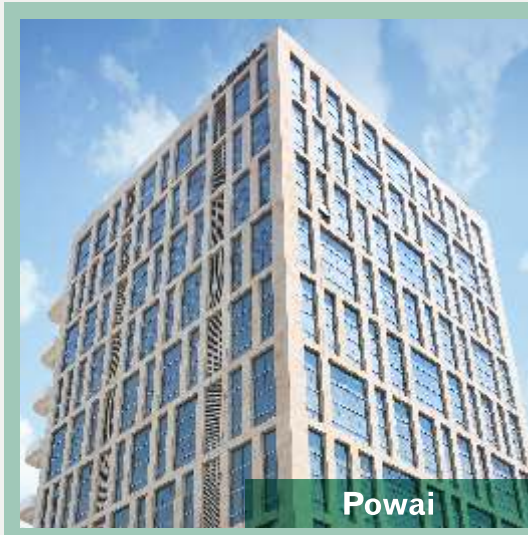
15 LAKH SQ.FT. DELIVERED. 100% SOLD OUT.



Worli Naka



Kanjurmarg



Powai



Upper Worli

Given the strong market rentals and value appreciation, offices are the most attractive investment class today. With Lodha Supremus, Thane you can invest in office units for your own company, or third party rental.

LIMITED INVENTORY WITH SPECIAL OC BENEFITS

TYPOLOGY	EMPLOYEE SIZE	PRICE (₹CR.) [§]
Growth	11-20	1.98+
Expansion	21-30	2.39+
Large	30+	3.33+

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