



CROWN
LODHA QUALITY HOMES

Tipu Toh Aisa



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DOMBIVLI



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DOMBIVLI

WORLD FINEST DEVELOPMENTS.

BROUGHT TO YOU BY

INDIA'S NO.1 REAL ESTATE DEVELOPER.

Whether it's giving India some of its most iconic addresses, or making some of the world's most coveted residences in London, adding a glittering icon to Mumbai's skyline or creating exclusive residences for Mumbai's glitterati, delivering meticulously designed offices for a distinguished clientele across the world's most vibrant city with the highest real estate quality quotient – one name is transforming the way we live with Landmarks, as part of the world's best Lodha.

Our passion is to create landmarks that benchmark the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. In keeping with our belief that we would only deliver a high quality home, and our vision to build a better India, every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's best.

Today, Lodha's India's No.1 real estate developer. The company has clocked sales of over ₹35,000 crore in last 7 years. We have delivered an area of 8.3 crore sq. ft.¹ and have 48 ongoing projects, and 30 planned projects². Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, joint-ventures and consumer segments. By forging the finest global partnerships, deploying the best people and processes, being nimble to the needs of our customers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – with self-contained ecosystems, great outdoor spaces, and robust infrastructure, bringing every facility and convenience to the doorstep.

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.

More importantly, we have the scale, capability, and resolve to create a living and positive impact on our planet and our society. We are committed to being a national urban mission company by 2045. Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are building a better life in more ways than one.

¹ As of 31st March 2023, Lodha's total sales area is 8.3 crore sq. ft. ² As of 31st March 2023, Lodha's total planned area is 1.5 crore sq. ft.



Lodha Wilton Mount
India's finest residence in Mumbai's Billionaire's Row



The Windmill Towers
One of India's most iconic address



No.1 Grosvenor Square
The world's most desirable address



NET POSITIVE.
BECAUSE TOMORROW
SHOULD BE
BETTER THAN TODAY.

[illegible]

Sanjour is scheduled to deliver his paper, "Tandem and Serial Processing in the Left Hemisphere," at the July 30th Meeting of the Society for Neuroscience in Washington, DC. He will also be presenting a paper, "The Role of the Left Hemisphere in the Control of Speech," at the 1990 Annual Meeting of the American Psychological Association in New Orleans, LA. He will also be presenting a paper, "The Role of the Left Hemisphere in the Control of Speech," at the 1990 Annual Meeting of the American Psychological Association in New Orleans, LA.

The degree for Master of Leadership is a terminal and lay offering given QUALITY EDUCATION with funding in cooperation with the American Baptist Churches of the United States.

The World's 500 Great Places are built by individuals who had to know that every small effort counts. To us, our highest priority is our customers' health and well-being, our efforts to create a safe environment in which to learn, work and live, and the positive impact of our products on the world.

THE JOYOUS LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE

Our passion is to understand where design meets a full living, and to deliver the balance in an effortless, seamless, and room-for-growth manner. We ensure your lifestyle, happiness, and productivity, in a location with facilities connected by, or thoughtfully planned and designed roadways. Every aspect of the experience you spend your time living in, the overall joyous moments in the company of your loved ones.



SERVICES THAT RENOVEE AROUND YOU

Lodha Homes provides a rich and joyful experience starting from the very beginning. We ensure your life and your new home, being the best of both worlds. We ensure that every move is taken with care for your family's well-being. We provide a thoughtfully planned and designed environment, enriched with services and amenities.



BADGE OF PRESTIGE

When you live at a Lodha, you'll never be a stranger. You'll be a part of a community that is designed to the highest standards of quality and service. You'll be a part of a thoughtfully designed and managed community, a place where you'll be a part of a community that is designed to the highest standards of quality and service. You'll be a part of a community that is designed to the highest standards of quality and service.

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, presents Crown – a 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 toh 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, offering amenities and the international lifestyle every hardworking family deserves. Designed with great attention to detail, every sq. inch of your dream home is efficiently used. 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.

With timely delivery, and the highest standards of quality, Crown is now trusted by over 5000 families. Sealing the truth that buying a Crown home is a gift of happiness; a step towards a secure future with your family.

The Crown Promise: No more compromise

HIGH QUALITY, TRULY AFFORDABLE HOMES

- Homes between ₹35 L – 90 L, perfect for families who earn ₹50,000+ pm
- World-class lifestyle with global design, amenities and finishes
- Designed with great attention to detail – every inch counts

WORLD-CLASS LIVING

- Gated developments with world-class amenities
- Environmentally sustainable development with waste water recycling, rain water harvesting and solar panels**
- Reasonable maintenance charges

CONVENIENT LOCATIONS

- Locations with good road and rail connectivity enabling you to minimize commute time
- Complete eco-system including shopping, schools, and medical facilities within walking distance
- Bus service to nearby railway stations and job hubs

Jiyo Toh Aise!

Countless amenities.
Zero compromises.

LOWRIS

ARCHITECTURAL

Intelligently
designed residences
with virtually zero space
wastage.



Your home is thoughtfully designed, making every sq.ft. usable with virtually no passage, allowing you and your family to pack your world in effortlessly. Embedded with the finest fixtures, every corner of your residence holds premium fitments at par with global standards.

Your intelligently planned you with full-height windows² inviting the gentle cool breeze and golden rays to fill up your abode.



Well-Designed Homes. Premium Global Fitments.

Thoughtful & efficient unit planning making every space usable with virtually no passage.

Full-height windows² in all rooms allowing maximum light and ventilation.

Living room with separate dining area.

Premium vitrified flooring in Living/dining, passage and bedrooms.

Kitchen finished with Granite Platform, stainless steel sink and vitrified flooring.

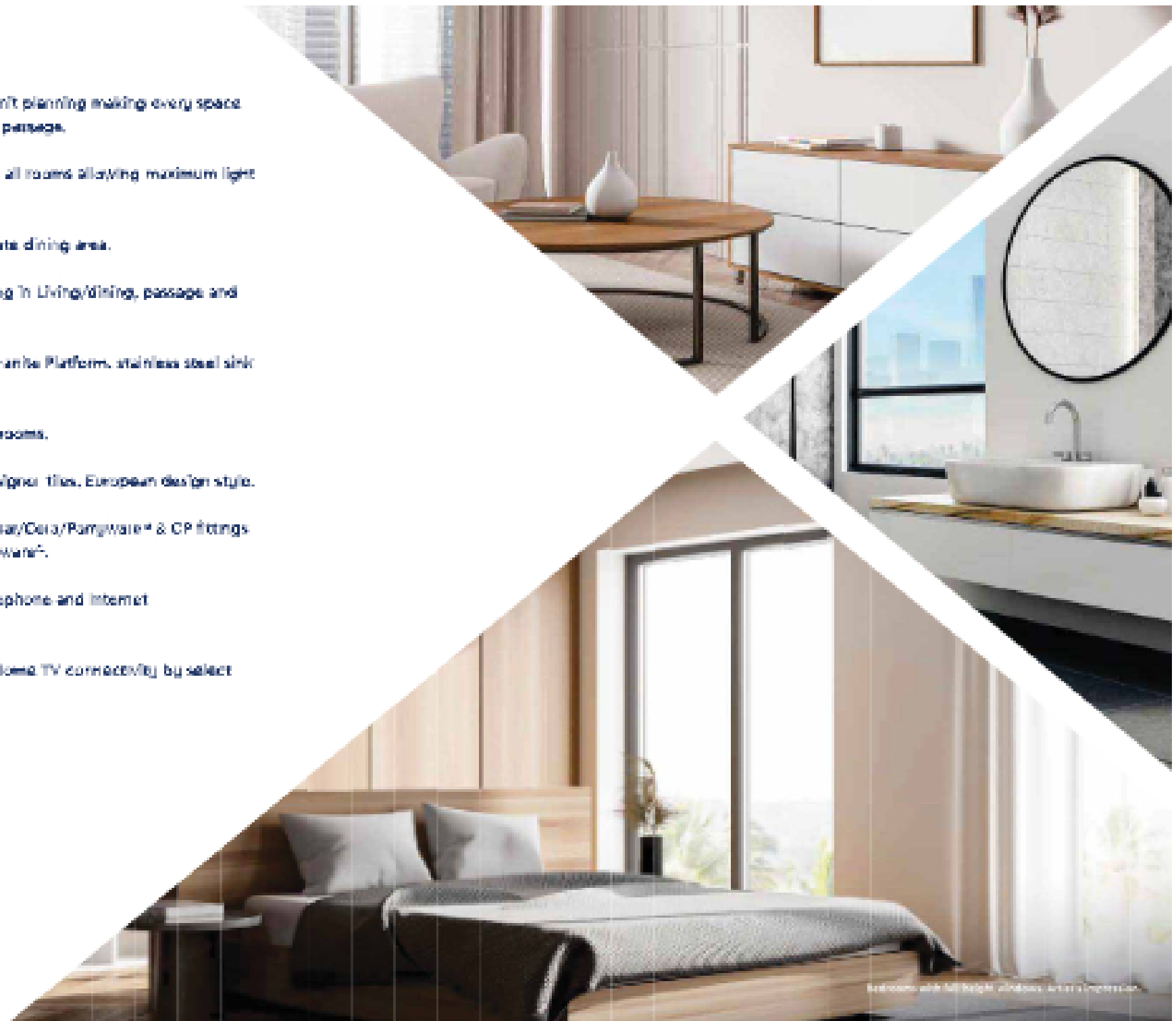
Provision of A/C³ in bedrooms.

Toilets finished with designer tiles, European design style.

Sanitary ware from Jaguar/Cera/Panigware⁴ & CP fittings from Jaguar/Cera/Panigware⁵.

Provision for Cable, Telephone and Internet connectivity⁶.

Provision for Direct to Home TV connectivity by select service providers⁷.

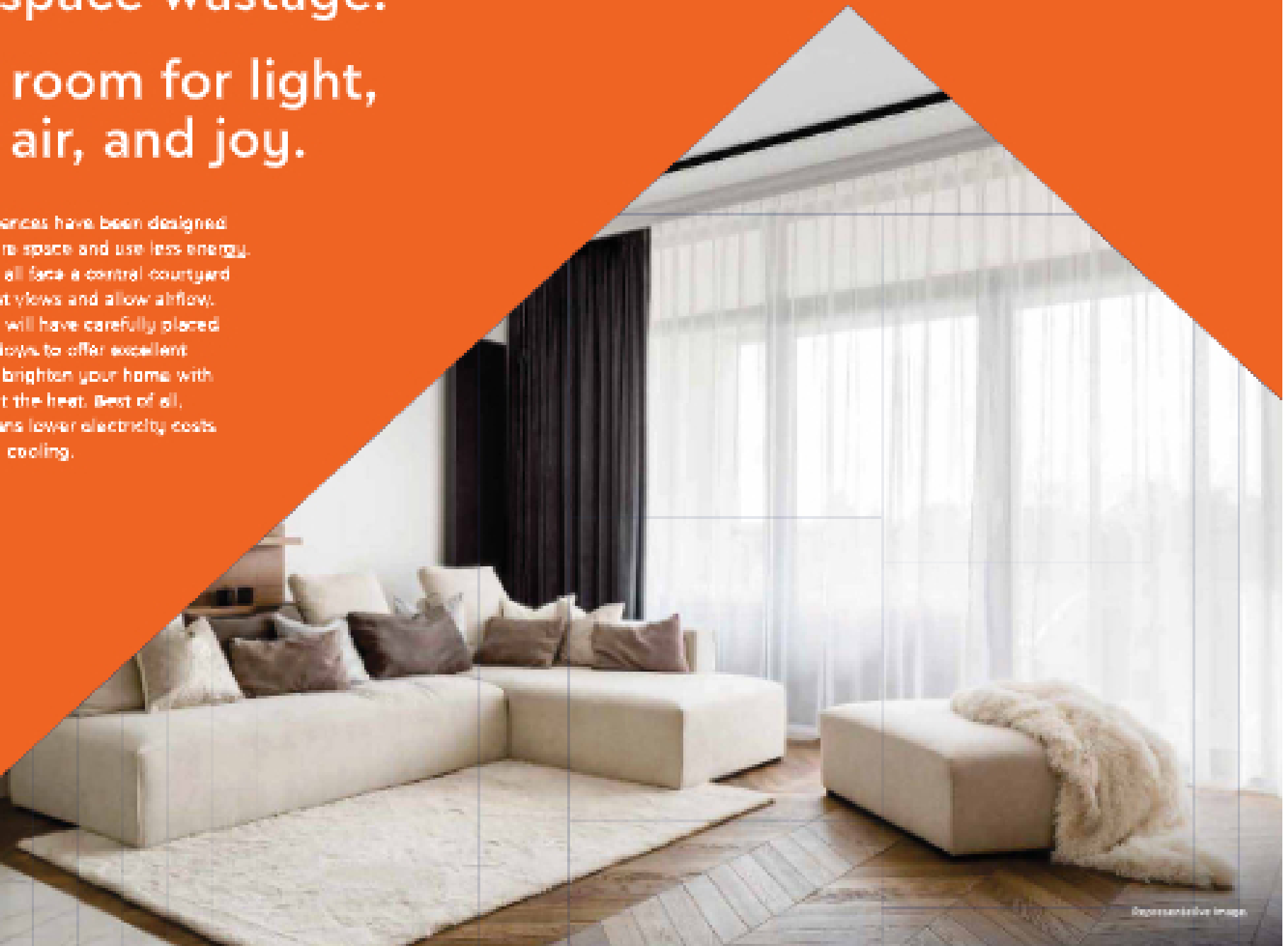


Bedrooms with full height windows, better illumination

Zero space wastage.

More room for light, fresh air, and joy.

All Crown residences have been designed to give you more space and use less energy. The towers will all face a central courtyard to provide great views and allow airflow. Each residence will have carefully placed full-height windows to offer excellent ventilation and brighten your home with sunlight without the heat. Best of all, this design means lower electricity costs for lighting and cooling.



Representative image.

Welcome to a place that turns neighbours into lifelong friends.

Crown properties are designed to give people a place to come together, socialise and collaborate. At Crown Dombivill, you will have a community farm where you can grow fresh herbs and vegetables for your kitchen. Various training classes where you can learn anything from yoga to dancing. And indoor game rooms where you can rediscover the joys of playing with friends. Here you won't just move into a home, you'll move into a thriving community.

Community farm.

Activity rooms and training classes.

Indoor game room with chess, carom, table tennis and more.



Representative image.

Grand amenities.
There's something
for everyone.





Starting your mornings with a swim in your own pool. Catching up with your friends at the café. Teaching your kids your favourite sport at the grounds. And lively dinner parties at the clubhouse. Crown Dombivli is designed to inspire you to live big.

Clubhouse.

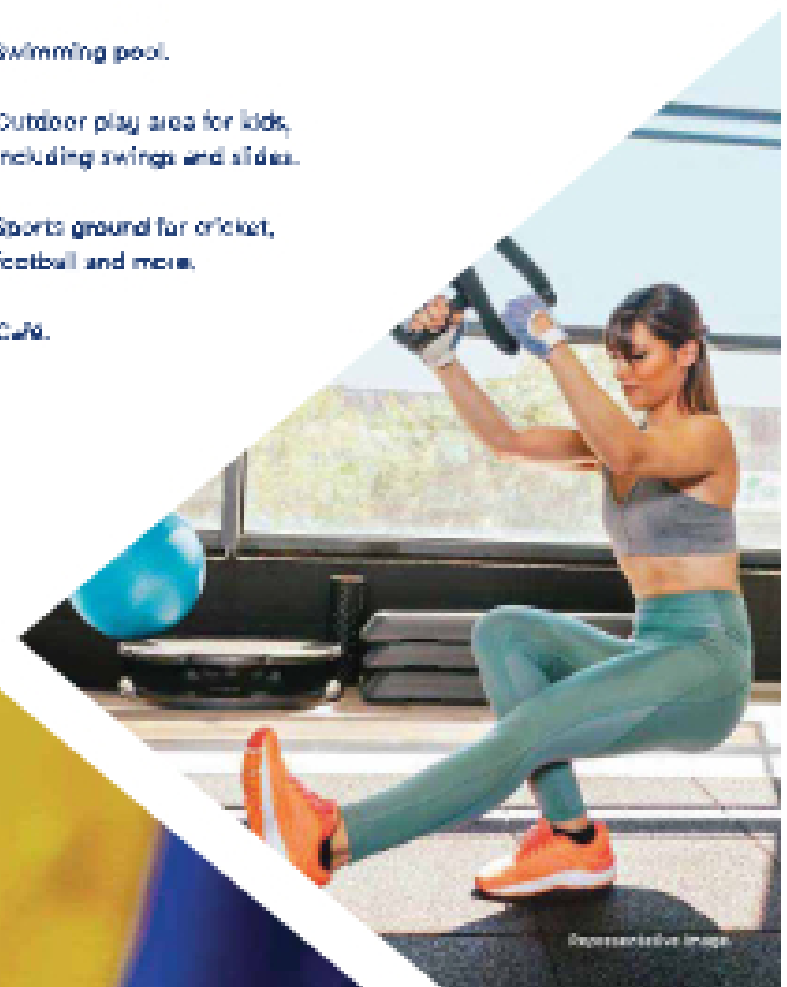
World class gym.

Swimming pool.

Outdoor play area for kids,
including swings and slides.

Sports ground for cricket,
football and more.

Café.



Representative image

Every convenience
right at your doorstep.
Zero commute time.



From stores for your daily needs, to a temple for your spiritual needs. From modern work from home zones, to spaces where you can start your own business. At Crown Dambivil, you will find everything you need right at home, so you can spend less time commuting, and more time doing what you love.

General stores.

Work from home and study spaces.

Laundromat.

Spaces for small businesses.

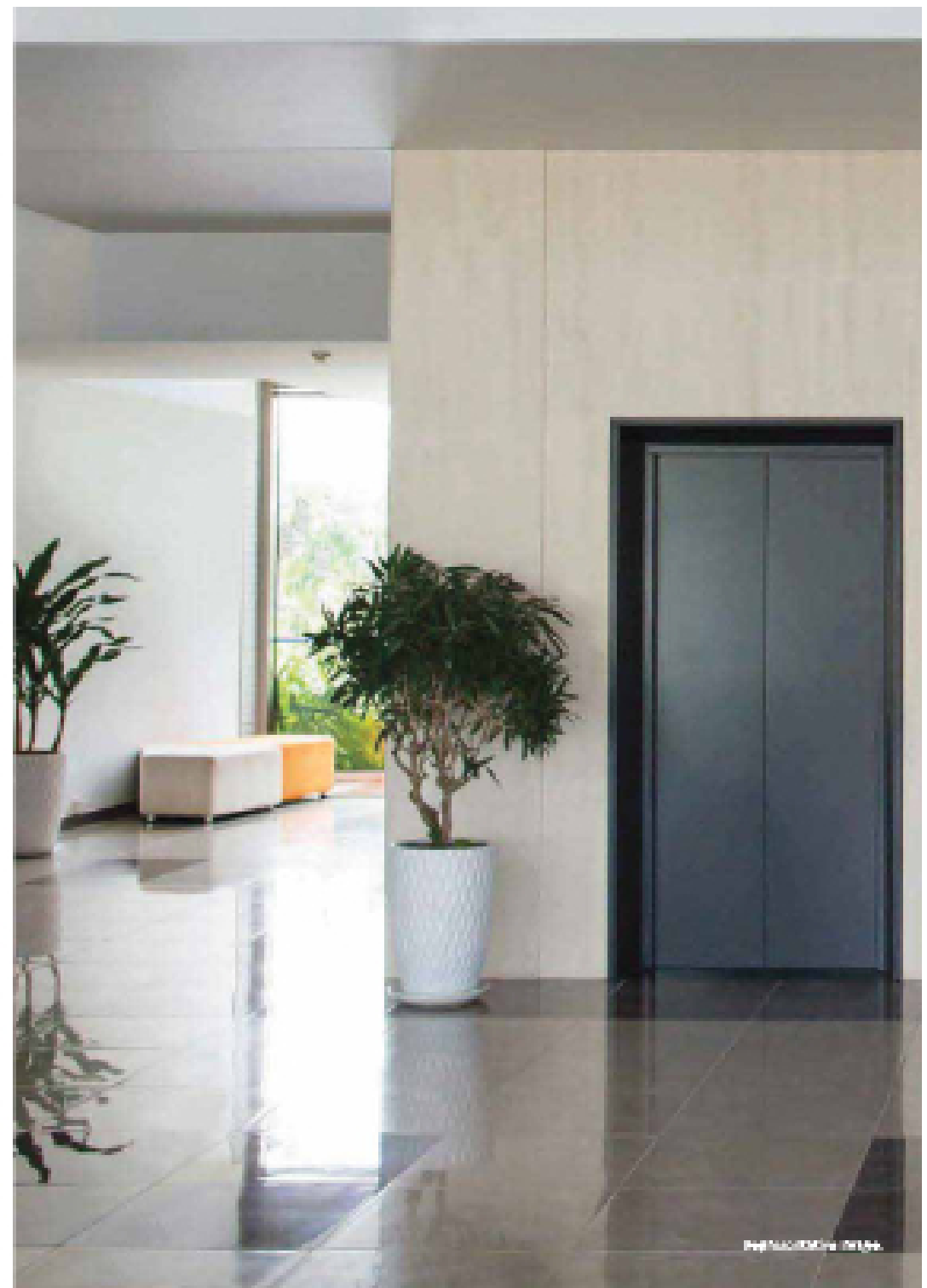
Ganesha temple.



Towers of
excellence.



The towers at Crown Dombivli are thoughtfully designed and excellently planned around. Each tower greets you with its own stately entrance lobby, where whisper-soft elevators whisk you up to your residence floor. With state-of-the-art security and firefighting systems in place, your family is guaranteed the safest haven possible.



Ground floor entrance lobby with designer finishes.

Well-designed floor lobby on all floors.

DG Power back up for common area lighting, and fire elevator.

High speed elevators.

Advanced best-in-class multi-tier security:

- Secured Entry to Entrance lobby at ground floor.
- CCTV monitoring for key common areas.

State-of-the-art firefighting system.

Environmentally sustainable development with waste water recycling, rain water harvesting and solar panels.¹¹²





Well-connected.
Well-equipped.

Halls

- Xperia mall

Supermarkets

- Smart Bazaar, hyper markets

Schools

- Lodha World School
- Pawar Public school
- Shri Ram Universal school

Transport nodes

- On Kalga-Shil road
- Close to Dombivli Station
- Near upcoming metro station

Hospitals

- Upcoming Jupiter hospital
- AIMS medical centre



Master Plan



FLOOR PLAN - 2 BHK



2 BHK



RERA Carpet Area: 487 Sq.ft

Partners

ARCHITECTURE - KAMUDA ASSOCIATES

Since its inception in 1991, Kapsada Associates has consistently 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 realising of projects from design to execution. The firm has won a number of prestigious awards.

LANDSCAPE DESIGN - PLANTING AND HEDGECUT ASSOCIATES

Arguably the most influential landscape design firm in India, the firm has been designing some of the nation's most remarkable landscapes for over a decade. It has well used 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.

[illegible]

^d *Wasserschlamm* = water sludge; *Wasserschlammschlamm* = water sludge sludge; *Wasserschlammschlamm* = water sludge sludge; *Wasserschlammschlamm* = water sludge sludge.

[†] Here, $\mathbf{A}$ is the 2×2 matrix $\mathbf{A} = \begin{pmatrix} \mathbf{A}_{11} & \mathbf{A}_{12} \\ \mathbf{A}_{21} & \mathbf{A}_{22} \end{pmatrix}$ with $\mathbf{A}_{11} = \mathbf{A}_{22} = \mathbf{A}^{\text{ext}}$ and $\mathbf{A}_{12} = \mathbf{A}_{21} = \mathbf{A}^{\text{int}}$.