



THE
SELECT
at the sanctuary

ORIGIN CHAPTER

T

A COLLECTION OF LIMITED EDITION
LUXURY VILLA ESTATES

- by -

THE
HOUSE
- of -
LOKHANDWALA
KAIZER



Disclaimer: This image is a 3D representation of the actual property



SANCTUARY OF OPULENCE & TRANQUILITY

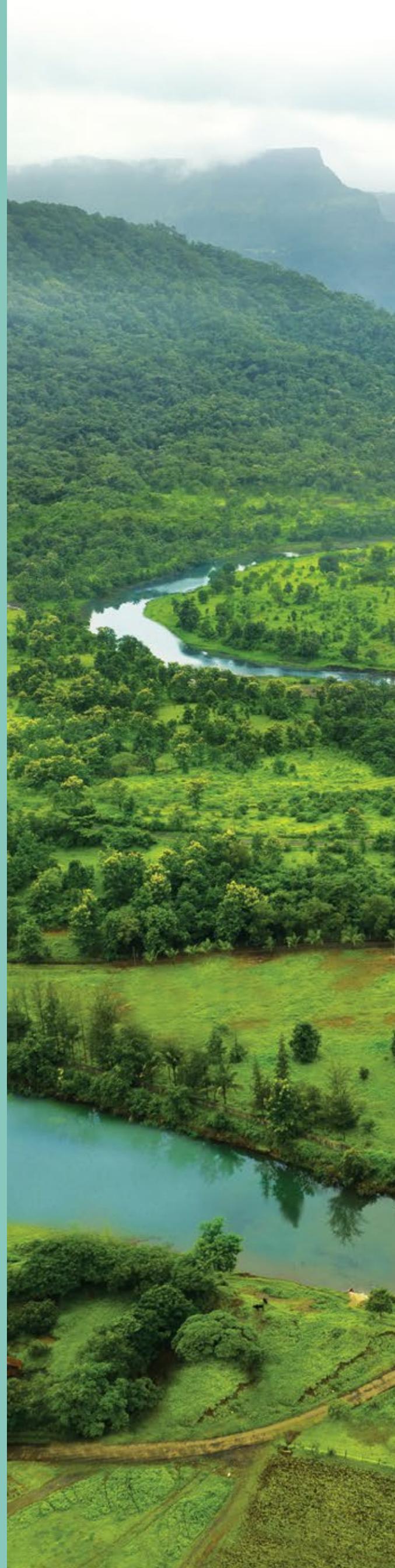


Nestled amidst the serene landscapes of Karjat, just a stone's throw from the bustling metropolis of Mumbai, the House of Lokhandwala Kaizer proudly presents an extraordinary real estate development spanning 105 acres of prime land. Our vision is to create a haven of unparalleled luxury and serenity, where distinguished individuals and their loved ones can experience the epitome of refined living. Crafted with meticulous attention to detail, our limited-edition luxury villa estates offer a harmonious blend of modern elegance and timeless charm. Immerse yourself in the breathtaking beauty of the surrounding nature while enjoying the convenience and accessibility of world-class amenities and seamless connectivity.

UNWIND,
REJUVENATE,
AND RECONNECT
WITH NATURE

At the House of Lokhandwala Kaizer, we believe that luxury is not merely about material possessions but about creating an enriching lifestyle experience. **The Select** is a sanctuary where you can unwind, rejuvenate, and reconnect with nature. Immerse yourself in the calm of a private lake, wander through the vibrant beauty of landscaped gardens, or savour the peace and privacy of your own estate.

Our commitment to excellence extends beyond the physical structures. We have meticulously curated a range of **state-of-the-art amenities** tailored to the discerning tastes of our residents. From a cutting-edge fitness centre and luxurious spa to multiple sports facilities and property management concierge, every aspect of your lifestyle is thoughtfully catered to.





LEGACY

The House of Lokhandwala Kaizer, imagined by Mr. Ammar K Lokhandwala, a third generation entrepreneur from a distinguished real estate family, is a tribute to his father, the Late Shri Kaizer Lokhandwala's vision of making land ownership a seamless and hassle free experience.



KAIZER T. LOKHANDWALA



KAIZER T. LOKHANDWALA

Our Promoter Emeritus, Late Shri Kaizer Lokhandwala, was one of the most decorated personalities in the Indian real estate industry. He pioneered new-age redevelopment & played a vital role in modelling renowned landmarks in the real estate & hospitality sector. His intellect guided Greenfield Redevelopment Projects to become the industry standard in Mumbai. He was influential in introducing modern foreign architecture & urban planning potential in large-scale developments in Mumbai. He had immense experience negotiating high-value disinvestments and incomparable liaising capabilities that helped improve housing potential in strategically located land banks. His foresight and far-sightedness placed him in a distinguished league of the Indian real estate society. His vision is the cornerstone of the values & principles that we are founded on.

AMMAR K. LOKHANDWALA

Ammar Lokhandwala, son of Late Shri Kaizer Lokhandwala, is the driving force behind **The Select** in Karjat. Inspired by his father's relentless dedication and guidance, Ammar is committed to positioning real estate as a prime investment asset. A gold medalist from the esteemed NMIMS, he combines academic excellence with hands-on expertise, bringing a fresh perspective to the industry. From a young age, Ammar's sharp design sensibility has influenced the architecture and aesthetic of notable family projects. Over the past decade, he has adeptly steered through the complexities of real estate—from land acquisition to strategic investments—while nurturing a passion for law that deepens his grasp of the sector's intricacies.

Backed by the Lacey family, a storied lineage with roots across India, and presence in UAE & Indonesia—the custodians of legacy ventures such as Soso- India's homegrown Soft drink brand, among others—The Select draws from a heritage of quiet influence to craft an address for the modern elite.

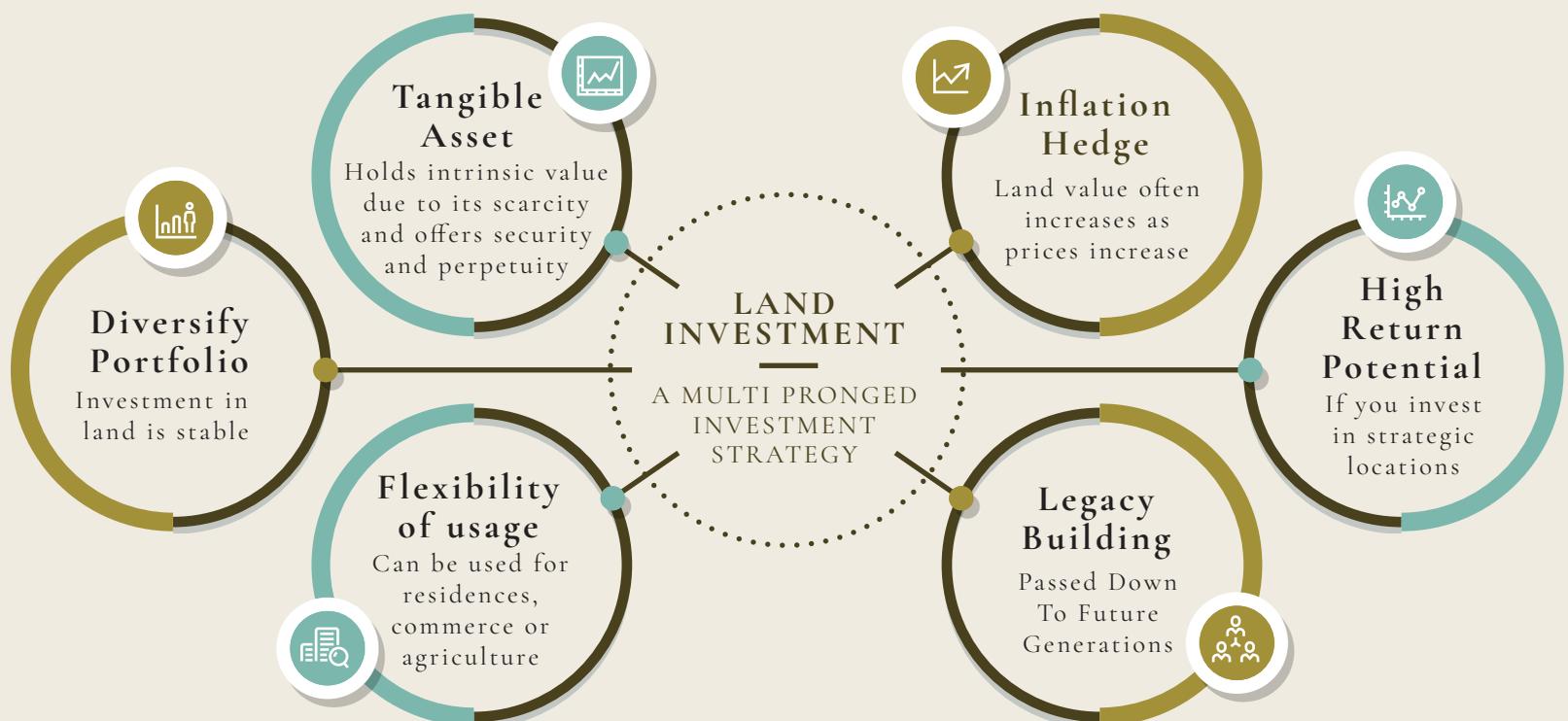


THE INVESTMENT

India's booming economy and growing urbanisation are driving a strong demand for land, making it a lucrative investment opportunity. The country's low tax rates on real estate investments introduced in the recent budget and the potential for high returns make land parcels a particularly attractive asset class. Unlike other investments, land is a tangible asset that cannot be depreciated or destroyed, ensuring its value over time. Moreover, the limited supply of land, especially in prime locations, further contributes to its appreciation potential. Plotted residential development represents a relatively new asset class in India, offering investors a more accessible entry point into land ownership with an added assurance of clean title ownership and the chance to capitalise on early-stage growth. As city limits expand and more people migrate to cities, the demand for housing increases, and plotted land parcels can be developed into valuable residential projects, generating significant returns in the long term. Additionally, the long-term nature of land investments allows for steady growth and can provide a hedge against inflation and market volatility. In this context, plotted developments offer a unique blend of accessibility, safety, and long-term value. They allow investors to tap into the generational returns of land ownership while providing the flexibility to develop according to personal needs and the opportunity to make passive high rental yield income in the form of vacation/ short stay rentals and the ability to maximise absolute gains as the area urbanises and becomes a part of the larger aggregate metropolitan region. As urbanisation becomes more deliberate and the availability of developable land decreases, plotted developments are emerging as a key asset class for those looking to secure lasting wealth in a sustainable manner.

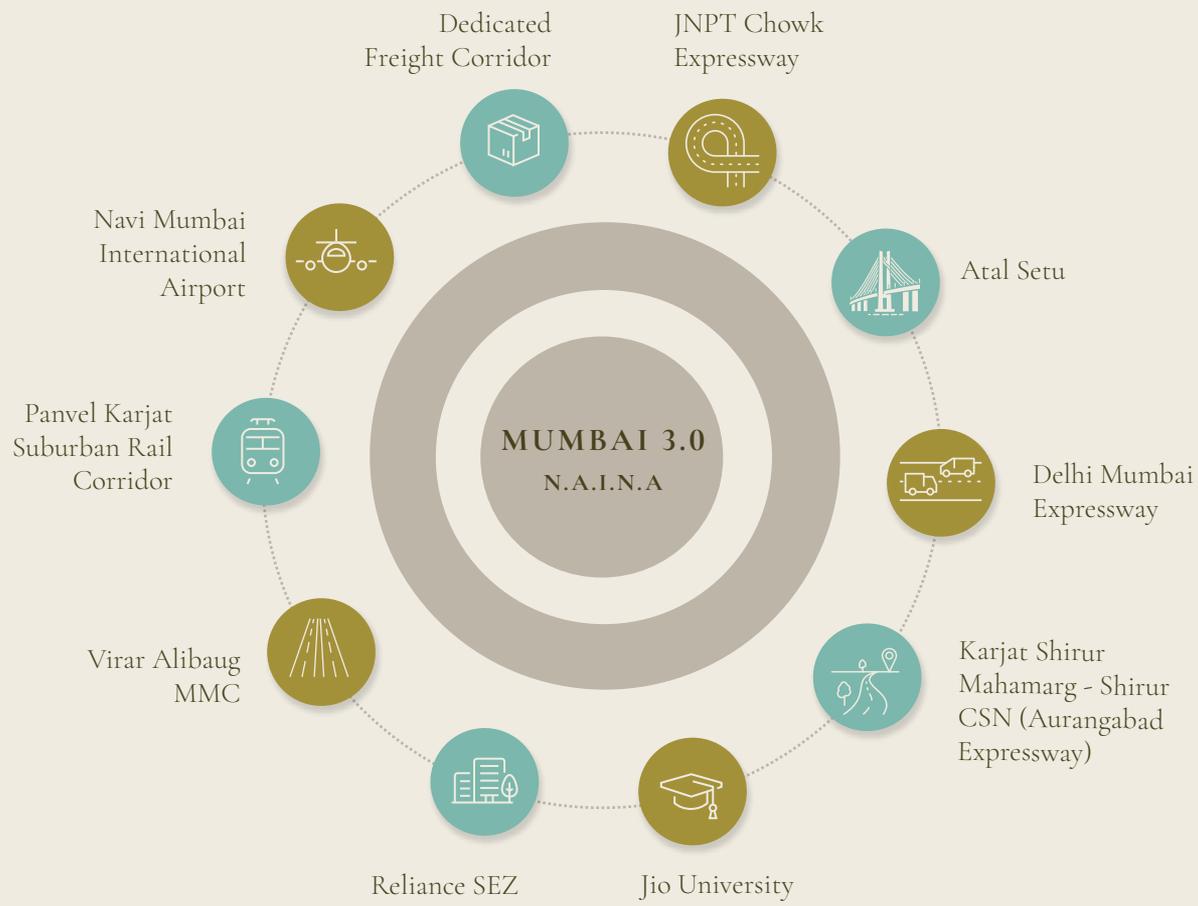
At The Select, we offer estates upwards of 5,000 sqft. at competitive prices strategically located, on the edge of MMR & Mumbai 3.0 in Karjat with high potential for return on your investment

Why Invest in Land?

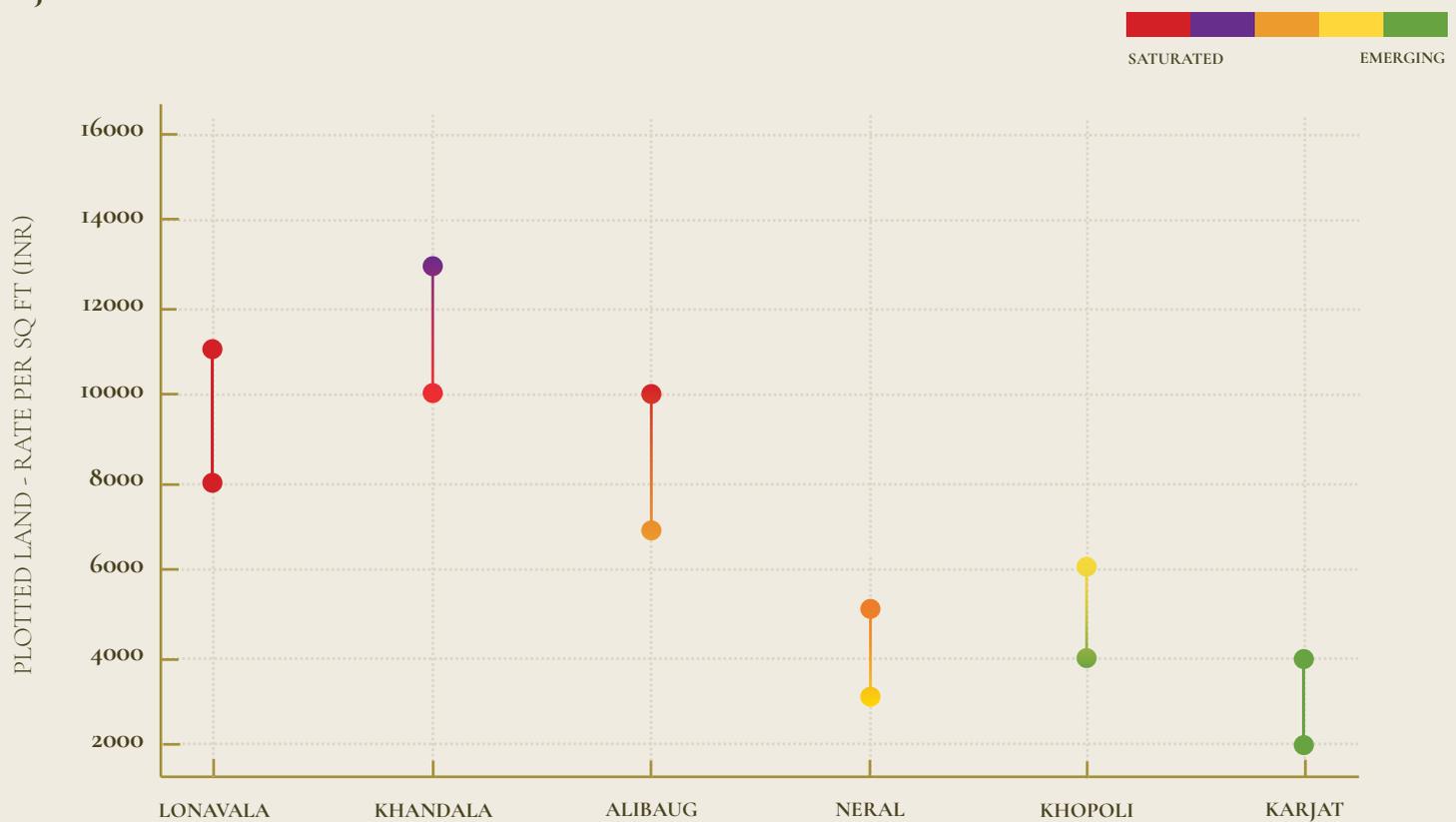


The Importance of Mumbai 3.0?

The development of a new satellite city, Mumbai 3.0, is planned in the region around Panvel and Karjat. The Navi Mumbai Airport influence notified area (NAINA) is being developed as a mixed-use township, including residential, commercial, and industrial zones.



Why Karjat?



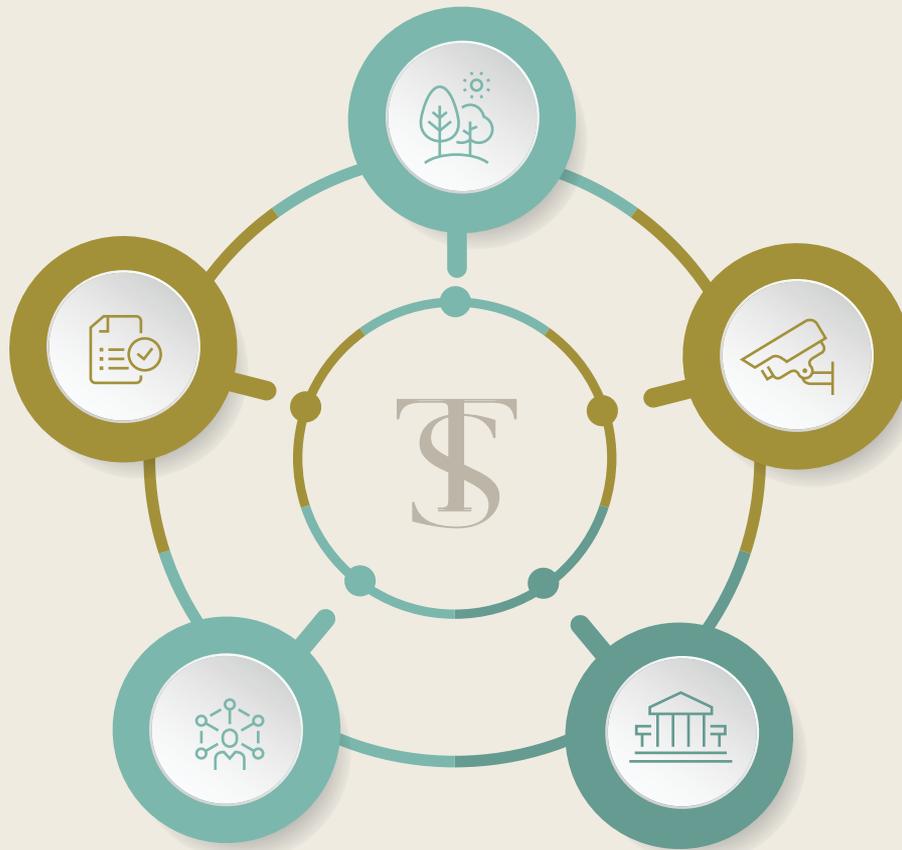
Why do larger plot sizes matter?

Large Plots at Modest Rates

The Select offers large plot sizes at modest rates per sq ft rather than offering small plot sizes at higher rates per sqft. We sell estates, not extras.

No Planning Constraints

Large plot sizes allow efficient planning in terms of height, FSI utilisation and open spaces



Build Sizeable Inventory

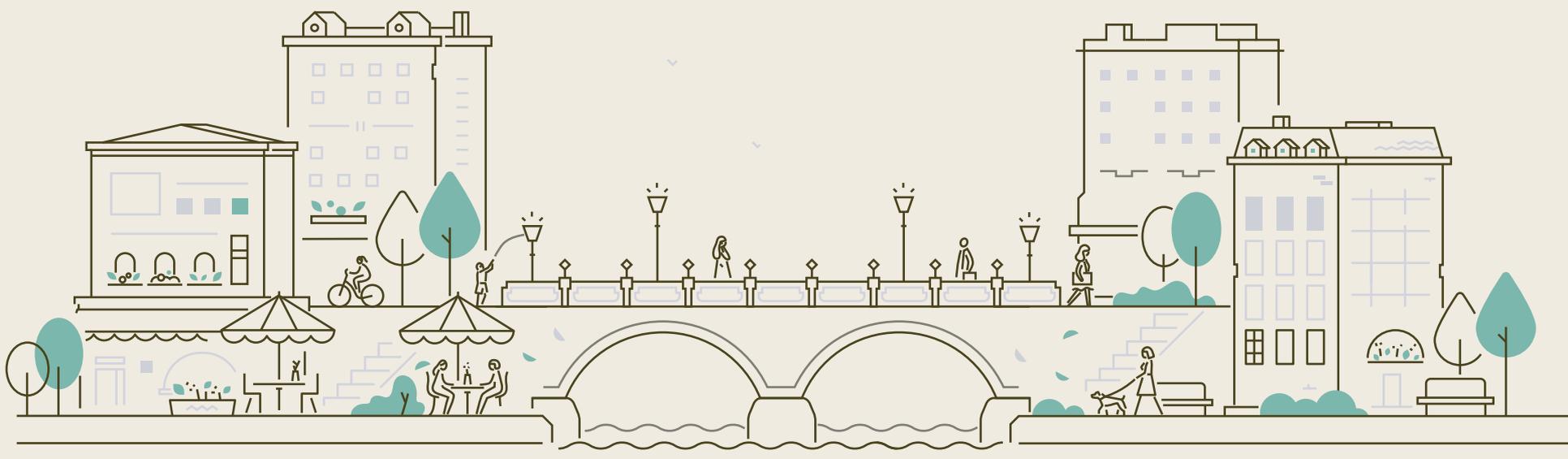
Larger plot sizes provide freedom and opportunity to build sizeable inventory with amenities & services

Branded Partnerships

A branded developer generally looks for larger plot sizes and higher FSI potential to partner with

Multiple Purposes

Large plot sizes can be utilised for institutional / commercial purposes once city limits expand and relevant permissions are achieved



How can you enhance your investment at The Select?

	<i>Action</i>	<i>Investment</i>	<i>Return Potential</i>
YEAR ONE			
Buy A Plot	Purchase a plot at "The Select at the Sanctuary"	40% of Land Value	Land value appreciates based on market trends and development progress
YEAR TWO TO THREE			
Build A Villa	Finalise your investment, conclude the possession of the plot and beautify it in tandem with the Project Management Office at The Select	Clear the remainder of Land value paid quarterly and take the possession of the Plot	By the end of Year Three, most of the Development outlined for Mumbai 3.0 and it's adjoining areas is ready which must add significant value to the property, enhancing it's market worth
YEAR SEVEN TO TEN			
Build A Structure For Maximum Returns	In tandem with The House of Lokhandwala Kaizer or any other developer, construct a larger structure targeted at the Real Estate (Residential), Education or Hospitality (Resort) sectors	Maximise returns by leveraging the increased property value and fsi	Sale of the enhanced property could yield a substantial return, our estimates show Us 5x to 9x returns if the structure is targeted at the Real Estate (Residential), Education or Hospitality (Resort) sectors

INVESTMENT PROJECT SUMMARY

By following this 10-year plan, you position yourself for:

1. **Early investment growth:** through plot appreciation and villa construction.
2. **Income generation:** via villa rentals, offsetting initial investments.
3. **Maximised long-term return:** with a strategic redevelopment, leveraging FSI for a high-value resale.

This plan provides a comprehensive approach to enhancing your investment with increasing returns at each phase, culminating in a high-value exit.



KARJAT

Karjat, a picturesque town in Maharashtra, has emerged as Mumbai Metropolitan Regions most promising destination for real estate investment. The location of 'The Select' offers a unique blend of pristine landscape and quick accessibility to the City.

LOCATION



Perched at an elevation of 150-210 meters



Dramatic 270° view of the **Bhimashankar mountain range**



Spectacular sights such as reverse waterfalls during the monsoon



The **Bhimashankar Wildlife Sanctuary** is nearby

INFRASTRUCTURE & CONNECTIVITY



On the periphery of the newly defined **Mumbai Metropolitan Region**



Quick access to Mumbai via Atul Setu, Old Mumbai Pune Highway, and NH 548A
Upcoming: Karjat Shirur 4-lane Highway, Delhi Mumbai Expressway-JNPT spur, JNPT Chowk Expressway, Samruddhi Mahamarg, Virar Alibaug Multimodal Corridor, and Kalyan Latur Expressway

Chhatrapati Shivaji Maharaj Terminus (CSMT)
1 hour 45 mins

Upcoming: Navi Mumbai International Airport
1 hour 15 mins

Pune Maharashtra
2 Hours

DEVELOPMENT BOOM



Quickly transforming into a bustling suburb, thanks to the **rapid infrastructure development** driven by the completion of the Panvel-Karjat Suburban Rail corridor



Becoming a **notable educational hub**, with proximity to the upcoming JIO Institute and other prestigious universities and schools

TOURIST & RELIGIOUS ATTRACTIONS



Trekking & Adventure
 Bhimashankar Jyotirling, Kothaligad Fort, Rafting of River Pej



Natural Attractions
 Watching the Giant Indian Squirrel, exotic birds & the other wildlife along with Bioluminescent forests at the Bhimashankar Wildlife Reserve, Solanpada Waterfall & Dam, Ambivali Buddhist Caves



Dining
 Saltt, Namak, The Plate, Satvik, Royal Garden, The Village, Art Cafe Roots, Cafe Earth, Vanvihar.



Accommodation
 Radisson Blu, Oleander Farms, Forest Club Resort, U River Gate, Lords, Paramount Riverfront, and the upcoming Ananta Karjat, Saffronstays/ Stayvista/ Tulipstays

LOCATION





MMR BOUNDARY
SHAHPUR

SAMRUDDHI MAHAMARG
 - MUMBAI-NAGPUR
 EXPRESSWAY

MURBAD

TO LATURI/
 MARATHWADA

Barvi Lake

AMBERNATH

PROPOSED KALYAN LATUR
 EXPRESSWAY

PROPOSED KANJUMARG
 BADLAPUR METRO

CONSTRUCTION
 KATAI NAKA
 RAIL CORRIDOR

NATIONAL HIGHWAY 548 A

PROPOSED ACCESS CONTROLLED
 NATIONAL HIGHWAY 3

UNDER CONSTRUCTION DELHI
 MUMBAI EXPRESSWAY
 JNPT SPUR

BHIMASHANKAR
 WILDLIFE SANCTUARY

BADLAPUR

VIJAYBHOOMI
 UNIVERSITY

THE SELECT

PETH FORT

PROPOSED VIRAR
 ALIBAUG MULTI MODAL
 CORRIDOR

Chilar river

TO PUNE NORTH/
 SHIRURI/
 AHMEDNAGARI/
 AURANGABAD

KASHELE
 GROWTH CENTRE

NERAL

Pej river

NH 548A

UNDER CONSTRUCTION
 PANVEL KARJAT RAIL
 CORRIDOR

PANVEL

MATHERAN
 ECO-SENSITIVE ZONE

KARJAT

JIO
 UNIVERSITY
 (PROPOSED)

Thokarwadi Dam

PROPOSED KARJAT
 SHIRUR MAHAMARG

MUMBAI 3.0

Morbe Dam

CHOWK

SALT RESTAURANT
 & BAR

ND STUDIO

MSRDC

OLD MUMBAI PUNE HIGHWAY

MUMBAI PUNE EXPRESSWAY

NATIONAL HIGHWAY 66
 MUMBAI - GOA

KHOPOLI

LONAVALA

TO PUNE

PROPOSED JNPT CHOWK
 EXPRESSWAY



LARGE
LAND PARCELS
at MODEST
PRICES.





THE PROJECT

PRIME LAND PARCELS

Discover the perfect canvas for your dream home at **The Select**. Nestled amidst the picturesque Bhimashankar Wildlife Reserve and the Sahyadri mountain ranges, these limited-edition villa estates offer expansive plots starting at 5000 square feet onwards. Each estate is thoughtfully designed to provide ample space for your villa, ensuring privacy and tranquillity. The meticulous planning behind **The Select** ensures optimal land utilisation. The estates are strategically laid out to maximise natural light, ventilation, and scenic views.

WORLD-CLASS AMENITIES

The Select is more than just a land parcel project. It is a community designed to enhance your lifestyle. Experience the convenience of world-class amenities, including:



State-of-the-Art Infrastructure

Enjoy modern amenities like well-maintained roads, reliable power supply, and efficient water management



Community Facilities

Relax and socialise at the community clubhouse, swimming pool, and landscaped gardens



Security and Surveillance

Rest assured knowing your property is protected by advanced security measures.

DEDICATED PROPERTY MANAGEMENT OFFICE

The Select goes beyond offering land parcels. We provide comprehensive support through our dedicated property management office. Our team of experts is available to assist you with:



Construction Guidance

Get expert advice on selecting architects, designers and contractors



Maintenance Services

Ensure your villa is well-maintained and in excellent condition



Property Management

Let us handle the day-to-day tasks of managing your property, including rental management if desired

With **The Select**, you're not just buying land; you're investing in a lifestyle that is truly exceptional. Experience the freedom to create your dream home in a serene and picturesque setting, backed by the support of our dedicated property management office.



Disclaimer: These images are for representation purposes

Some amenities referenced herein may form part of a separate service offering (including but not limited to a separate hospitality vertical) within or adjoining the project, accessible to you on payment of applicable charges and subject to the terms and conditions recorded in such separate offering.



THE LIFESTYLE

INTRODUCING CLUB KAIZER

Nestled amid the stunning landscapes of Karjat, Club Kaizer embodies sophistication and refinement. This prestigious establishment offers a haven for discerning individuals who cherish a lifestyle defined by luxurious elegance. Membership to Club Kaizer is highly sought after, reserved for those who value the very best in life.

Imagine waking up to panoramic views of the Bhimashankar wildlife reserve and Sahyadri mountain ranges, breathing in the crisp air, and indulging in the serenity of nature. Club Kaizer offers a peaceful retreat where you can escape the hustle and bustle of city life and reconnect with yourself.

The club's extensive facilities cater to every conceivable desire, from world-class dining experiences to state-of-the-art fitness centres. Members can unwind in the serene spa, enjoy a game of tennis on meticulously maintained courts, or simply relax by the infinity pool with its breathtaking views. With an unwavering commitment to excellence, Club Kaizer ensures that every guest is treated with the highest level of personalised care and attention.

AMENITIES



UTILITIES & INFRASTRUCTURE

- **Uninterrupted power and water supply** with backup generators
- **Dedicated EV charging stations**



EXCLUSIVE SERVICES

Private Estate Management

- Bespoke **concierge services**
- On Demand **maintenance and repairs**
- Architectural and **design consultancy** for customisations
- Luggage and **transit assistance**
- On-demand **car wash and tyre repair** services
- Tailored **grocery delivery** and shopping assistance



LIFESTYLE & LEISURE

Entertainment

- **Private mini-theatre** for exclusive screenings
- **Grand banquet hall** for hosting lavish events
- **Executive business centre** with state-of-the-art conference facilities
- Elaborate **mini-golf course** and **multi-sport complex** (cricket pitch, tennis court, mini-football, paddle and pickle ball turf)
- High-adrenaline **adventure sports zone**



PRESTIGE & EXCLUSIVITY

Signature Amenities

- Sacred Banaras Ghat with an estate temple for **spiritual retreats**
- **Premium chalet stays** for guests and family

Wellness & Healthcare

- **Health club** with gym, spa, sauna, and steam rooms
- Expansive **swimming pool** and **jacuzzi**
- **Holistic wellness centre** for yoga, meditation, and therapeutic treatments
- On-call private physician, **in-house clinic** and dedicated **ambulance service**

Recreation & Relaxation

- **Tranquil gardens** with a bird-watching tower
- **Joggers track** with scenic views
- **Barbecue pavilions** and **cozy fireplaces** for intimate gatherings
- **Treehouse retreats** and a charming **amphitheater** for cultural events

Shopping & Convenience

- **On-site salon** for personal grooming and spa services
- **Pet-friendly park** with a dedicated grooming area





Disclaimer: These images are for representation purposes

Some amenities referenced herein may form part of a separate service offering (including but not limited to a separate hospitality vertical) within or adjoining the project, accessible to you on payment of applicable charges and subject to the terms and conditions recorded in such separate offering.



THE
SELECT
AT THE SANCTUARY

LIMITED EDITION LUXURY VILLA ESTATES



The entrance gate of 'Select by The Sanctuary,' conceptualized by renowned architect Sanjay N Bhoite of SNG Consultants, encapsulates the project's vision of merging grandeur with cultural and natural harmony. With over 35 years of experience working with prominent developers like Rahejas, Hiranandani, and Kolte Patil, Bhoite has created a design that blends the majestic scale of European architecture with the rich cultural traditions of Maharashtra. Elegant arches and intricate detailing exude timeless sophistication, establishing the gateway as a cornerstone of the project's thematic identity.

Celebrating the biodiversity of the Bhimashankar Wildlife Sanctuary, the project embraces nature at its core while drawing spiritual and historical inspiration from the sacred Bhimashankar Jyotirling and Ambivali Buddhist caves. This thoughtful integration of luxury, nature, and spirituality extends across its architecture and landscaping, creating a lifestyle rooted in elegance, tranquility, and reverence for the region's heritage. Every element reflects a harmonious balance between modernity and tradition, offering a living experience that feels both timeless and deeply connected to its surroundings.

PROJECT HIGHLIGHTS



Exclusive Community
of Like Minded Individuals



Dedicated **Property Management Office** for upkeep & maintenance



Contoured land located in a scenic cocoon, surrounded by the Bhimashankar and Sahyadhri mountain ranges



Spa & Wellness Centre at the lap of nature



Plethora of open spaces for a true outdoor living experience



Multi sport arena equipped for Paddle & Pickle Ball too



Segregated motor vehicle, pedestrian and cycling **tracks**



Tastefully designed Chalets for on-demand Resident Guests

KEY ATTRIBUTES



105 Acres of contiguous NA Approved Land



Each estate is spread across at least 5,000 sqft of well defined space



Sanctioned FSI of 1.1 that opens up a whole lot of possibilities for the future



Situated right at the edge of Mumbai 3.0

Invest Now.
Invest for multi-fold & multi-generational returns.
Truly, No Borders. No Boundaries.
Just Endless Possibilities!



www.theselect.in
Project Registration Number
P52000080603

info@sternon.com | +971 4 351 9070
www.sternon.com
504, Sama Tower,
Sheikh Zayed Road, Dubai, UAE

Channel Partner
STERNON
GROUP OF COMPANIES

Discussion-Only Disclaimer

No Offer, Agreement, or Binding Obligation. The contents of this communication, including any attachments and enclosures, are intended solely for preliminary discussion and evaluation purposes. Nothing stated herein shall constitute or be construed as an offer, agreement, commitment, or obligation—whether contractual, legal, or otherwise—on the part of any party, including Mr. Ammar Lokhandwala, his family, the joint holders of the property, or M/s. Lcorp Real Estate LLP. All terms remain subject to mutual negotiation, execution of definitive agreements, and fulfillment of conditions precedent as determined solely by the Landowners.

This communication is issued strictly without prejudice to the rights, title, discretion, and legal position of Mr. Ammar Lokhandwala, his family, the joint holders of the land, and M/s. Lcorp Real Estate LLP (collectively, the "Landowners"). All materials shared so far, whether in written, oral, or electronic form, are strictly for preliminary informational purposes and do not constitute any form of offer, promise, assurance, representation, or commitment, whether express or implied.

The Landowners retain sole, absolute, and exclusive discretion over all decisions related to the property, including subdivision, sale, negotiation, and final execution.

No rights, claims, or obligations shall arise unless set out in a formal agreement duly executed by all Landowners.

The documents shared herein in the current scope of discussion, is limited to a specific plot/ certain limited number of plots in the larger parcel

The sharing of any further legal, title, or proprietary documentation shall be subject to a mutual understanding of commercial terms and execution of a formal memorandum or term sheet.

The Landowners reserve all rights to vary, withhold, or withdraw from any engagement or information sharing at any time, without assigning reason.

This disclaimer supplements and reaffirms all prior disclaimers and communications issued by or on behalf of the Landowners and M/s. Lcorp Real Estate LLP and shall remain binding unless superseded in writing. This communication, including all content, attachments, enclosures, and embedded materials (hereinafter referred to as the "Material"), is issued by The House of Lokhandwala Kaizer and/or Lcorp Real Estate LLP (which expression shall, unless repugnant to the context or meaning, be deemed to include their respective proprietors, partners, associated entities, successors, assigns, agents, employees, executors, and administrators).

Confidentiality & Transmission Disclaimer

Information contained and transmitted by this email and/or its attachments is proprietary to the sender. It may contain confidential, privileged, or sensitive content intended solely for the use of the designated recipient. If you are not the intended recipient or have received this communication in error, please immediately notify the sender by reply email, and permanently delete the message and its attachments from your system. Unauthorized access, review, reproduction, dissemination, disclosure, copying, or distribution of this communication is strictly prohibited and may be unlawful.

The sender, author, and/or company accept no liability for any damage caused by any virus, malware, or other corruption arising from this email. The email transmission cannot be guaranteed to be secure, error-free, or timely, as it may be intercepted, delayed, lost, corrupted, destroyed, or incomplete. The views expressed herein are solely those of the author and do not necessarily represent those of the company or any affiliated entity. Any unauthorized commitments, statements, or opinions made in contravention of company policy or outside the scope of an individual's authority shall not bind the company in any manner. No liability is accepted for any such communication or its consequences.

Conceptual & Indicative Nature of Content (If Any)

Any proposals, visual representations, pricing, financial projections, master plans, development models, or layout plans (if any) are purely illustrative and conceptual. They are intended for informational and discussion purposes only and do not constitute a legal offer, guarantee, commitment, or assurance of any kind. All references to land use, development potential, pricing, return expectations, layouts, or structuring are indicative, based on general principles of real estate and subject to assumptions which may or may not hold true.

Role as Facilitator Only

The House of Lokhandwala Kaizer and/or Lcorp Real Estate LLP act purely as facilitators or coordinators of conceptual proposals or investment discussions. They do not act as developers unless expressly stated in a final registered document. They do not offer guarantees with respect to execution, project delivery, feasibility, approvals, profitability, timelines, or title-related matters.

Market Dependency & Third-Party Risks

All references to project viability or land appreciation (if any) are inherently uncertain, dependent on variables outside the control of the sender, including:

- Regulatory changes
- Market volatility
- Availability and cost of finance
- Construction cost escalation
- Force majeure events
- Third-party action or inaction
- Government approvals and infrastructure timelines

Visuals, Amenities & Membership (If Any)

Any visuals or depictions of buildings, amenities, or landscapes (if any) are artist's impressions or AI-generated illustrations, not final representations. They may be altered, removed, or replaced at the sole discretion of the actual developer. No ownership, tenancy, or title rights are conferred upon any party regarding depicted or proposed amenities.

If access or membership to such amenities is offered, it shall be on a revocable, non-transferable, and discretionary basis, governed exclusively by terms prescribed by the developer. Payment of membership fees or usage charges shall not constitute ownership or legal right over any amenity or facility. All admission rights are subject to the sole discretion of the developer, and any such access may be withdrawn, restricted, or refused at any time without cause or compensation.

All amenities shall remain exclusively owned and controlled by the developer, and no revenue, equity, or ownership interest arising from such amenities shall accrue to any buyer, investor, or occupant.

Indicative Pricing (If Any)

Non-Binding: Any prices stated are indicative only, subject to change without notice.

Exclusions: Prices are exclusive of taxes, levies, stamp duty, registration charges, or any other statutory or government dues unless explicitly mentioned.

Force Majeure: All prices and availability are subject to market conditions, legal changes, or force majeure.

No Commitment: No pricing shared through this Material shall be construed as a commitment or legally enforceable quotation.

Final Agreement Supersedes: Final price and terms will be as per the registered agreement for sale or executed documentation signed by authorised parties.

Limitation of Liability

Under no circumstance shall The House of Lokhandwala Kaizer, Lcorp Real Estate LLP, their directors, promoters, associates, employees, or agents be held liable for:

- Reliance on indicative or speculative information
- Delays, lapses, or cancellations of conceptual plans
- Losses due to inaccurate projections or models
- Legal, regulatory, or third-party challenges
- Any action arising from reliance on this communication prior to registration of a final agreement

Brand Disclaimer

The House of Lokhandwala Kaizer is an independently promoted brand by Mr. Ammar K Lokhandwala, son of the late Mr. Kaizer T Lokhandwala, and nephew of the late Mr. Siraj T Lokhandwala. It is not affiliated with the group concerns or activities of Mrs. Yasmin L Sharma and/or Mrs. Tasneem S Lokhandwala. Lcorp Real Estate LLP uses this brand under a limited, non-exclusive, and revocable license from the brand's IP owner. This license may be suspended or revoked without prior notice.

Final Registered Documentation Supersedes

All communication shared herein, including this Material, is without prejudice and non-binding. The only legally enforceable terms between any parties shall be those that are expressly recorded in a final, registered agreement, duly executed by authorised signatories of the relevant entities, and compliant with applicable law.

In the event of any conflict or deviation between this Material and the registered documentation, the latter shall prevail, and all prior communications, representations, projections, and discussions shall be deemed null, superseded, and legally non-binding.

Some amenities referenced herein may form part of a separate service offering (including but not limited to a separate hospitality vertical) within or adjoining the project, accessible to you on payment of applicable charges and subject to the terms and conditions recorded in such separate offering.