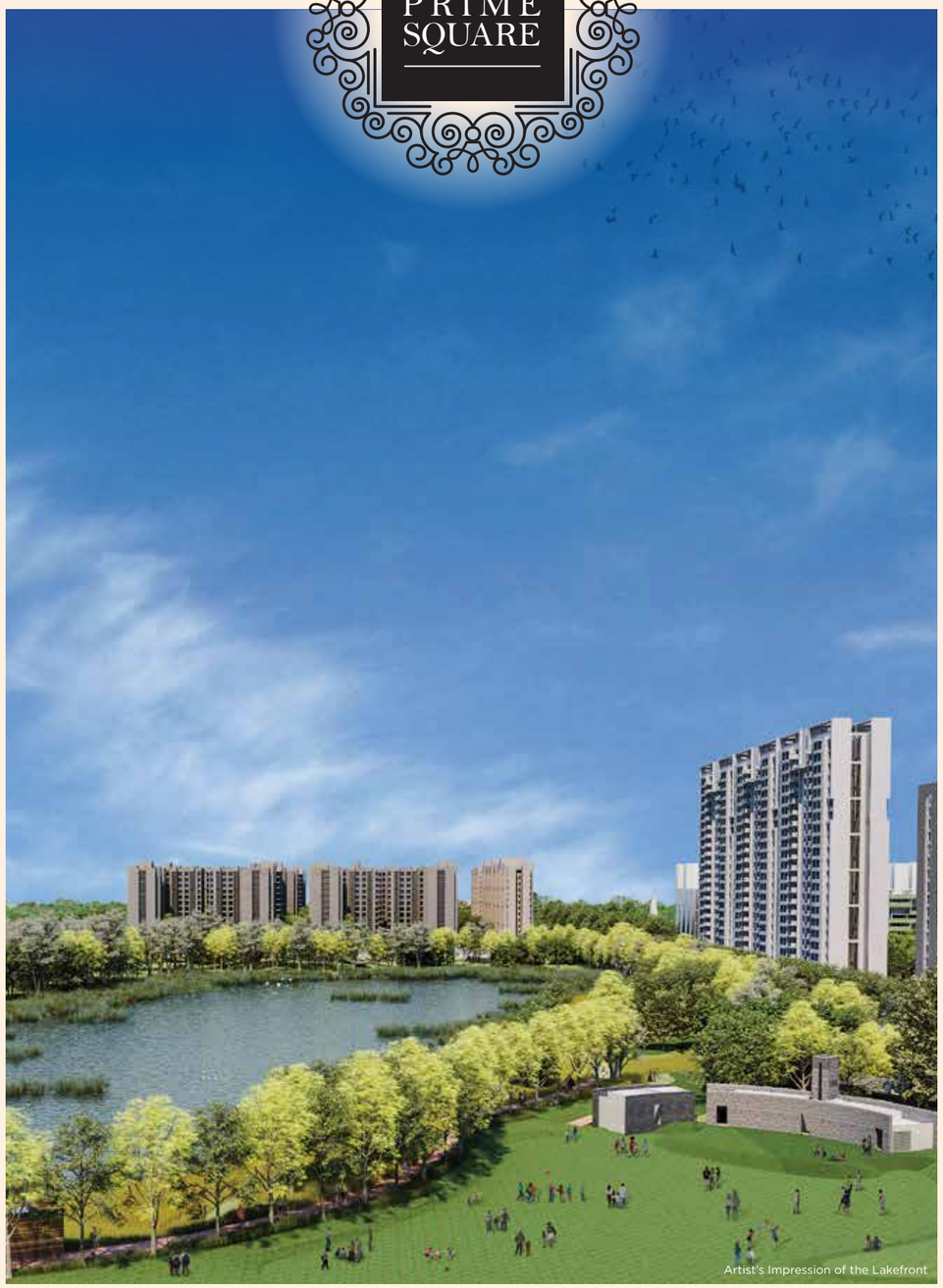
LODHA

CODENAME
PRIME
SQUARE



Artist's Impression of the Lakefront

PALAVA
CITY OF OPPORTUNITY

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

Whether it's giving India some of its most iconic addresses, or crafting one 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 distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient** - one name is transforming the way we live with landmarks at par with the world's best: Lodha

Our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of trust spanning 3 decades. Every one of our developments delivers world-class design and uncompromised quality and is benchmarked against the highest standards of service.

We have grown to become India's No. 1 real estate developer by residential sales for FY 17-18 and achieved net sales of over ₹ 8,100 crore in India. We have completed more than 11,000 high-quality homes and offices the same year. Our team of over 3,500 associates (including over 2,000 highly trained technicians) has a passion for delivering the finest homes, offices, and retail spaces. We work relentlessly to create developments of exceptional quality.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments across residential, retail and office spaces, time and again.

Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai, Singapore and Shanghai, Lodha is now a multinational corporation.

SOME OF OUR RENOWNED LANDMARKS ARE:



The World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
London's most desirable address



Palava
India's No.1 smart city**– planned
for over 2 million residents



Trump Tower Mumbai
Mumbai's glittering jewel
with a striking gold façade



Lodha Altamount
India's finest residences on Mumbai's Billionaires' Row



Lodha Excelus
Head offices to India's leading corporations

THE LODHA FOUNDATION

Our vision – 'Building a Better Life' – extends to our commitment to society. We make significant efforts to improve and uplift the areas we work in, and the communities we work with, by dedicating a portion of our annual profits to social initiatives. The Lodha Foundation was established in 2007, to implement developmental initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. Our Corporate Social Responsibility initiatives include educating children from low income families, vocational training for disadvantaged youth and other community welfare measures.

LEADERS IN SUSTAINABLE DEVELOPMENT

Guided by the principles of responsible luxury, we ensure every development is conceived and designed with an abiding respect for nature, and a commitment to giveback to the environment.

- All developments benchmarked against LEED standards
- Working with global experts to set new benchmarks in sustainability
- Use of solar power through solar power farms at various locations
- Rainwater harvesting and recycling of fresh water at all developments
- Large-scale landscaping and tree plantation at all developments
- Recycling of waste materials to ensure conservation of resources
- Commercial developments with water-efficient landscaping, wastewater treatment reuse mechanisms and increased ventilation

AWARDS AND RECOGNITION

2017

- 'Most Respected Real Estate Brand – India' by Grohe Hurun
- Scroll of Honour award for 'Marketing Firm of the Year – India' by CREDAI
- 'Highest Liveability Quotient' for Palava, by JLL's liveability quotient
- Best Residential Project under Ultra-Luxury Segment' in the West Zone of India for Lodha Altamount, CNBC Awaaz Real Estate Awards 2017

2016

- 45th Most Respected Company in India, 2016 by Business World magazine
- 'Best Private Township' at the Business World Smart Cities Awards
- Certificate of Recognition as the Times Realty Icon 2016, for 'Iconic Upcoming Project – World One Worli' by Optimal Media Solutions

2015

- 'Special Recognition Award' at the ET Best Realty Brands (BRB) Awards
- Ranked as one of 'India's Best Companies to Work for, 2015' by Great Places to Work

2014

- 'The Global Leadership in Real Estate Award' at the NDTV Property Awards
- 'The Most Trusted Real Estate Brand in the Country' by the Brand Trust Report
- Ranked as one of 'India's Best Companies to Work For, 2014' by Great Places to Work

THE LODHA PROMISE: 9 COMMITMENTS FOR A WORLD-CLASS HOME BUYING EXPERIENCE.

We believe that the buying experience is as critical as the living experience, hence it is our endeavour to make the both of them equally enriching.

TIMELY DELIVERY

Or else we pay you interest @SBI MCLR + 2% from expiry of grace period to offer of possession.

HOME LOAN SUPPORT

Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time.

RENTING SUPPORT

We will help you find a tenant or lease if you decide to rent your unit any time within 12 months from possession.

NO TRANSFER FEE

Processing charges of only ₹25,000/- per unit or as permitted by authorities.



TIMELY CONVEYANCE

Within 18 months of completion of layout.

OC FIRST

Possession with Occupation Certificate.

TOP-CLASS PROPERTY MANAGEMENT

We manage your property to ensure that the value of your home continues to appreciate. And we do it for a minimum of 5 years.

WORLD-CLASSQUALITY

Homes built with passion and precision, with the knowledge that every home we build carries our name.

TIMELY UPDATES

Ongoing online updates through photographs of construction progress. We also organise physical site visits on at least 2 occasions between commencement of construction and possession.

WELCOME TO PALAVA



Actual image of Palava

PALAVA.
INDIA'S NO.1
SMART CITY[+].

Waking up to a chorus of birds, enjoying scenic views from your home, living the privileged life in a world-class city – these are no longer dreams. An unparalleled living experience awaits you in Palava – Mumbai's sister city and home to over 1 lac residents. Spread over 4,500 acres and located a short drive away from the upcoming Navi Mumbai International Airport (via Taloja Bypass), Palava lies at the heart of the economic activity in the Mumbai Metropolitan Region (MMR), at the junction of Thane, Navi Mumbai and Kalyan. Palava has been planned and designed by the world's smartest minds for over half a decade. The city will allow you to live, work, learn and play with equal ease due to the supreme quality of life it offers.

PALAVA – THE CITY OF OPPORTUNITY

Life offers its very best at Palava. Here, the air is cleaner, the views panoramic, and the experiences endless. With a myriad of opportunities to live, work, learn and play, it's no wonder that 30,000+ homes have been sold here. This is only the beginning. Palava, after its completion, has been envisioned to house 20 lac residents and create over 5,00,000 jobs, making it a vibrant and well-run sister city to Mumbai. So come, give your family the life they've always desired.



Actual image of Palava

LIVE

With 60% of Palava dedicated to open spaces and over thousands of trees that provide world-class air quality, living here is a sheer pleasure in more ways than one. Besides 24x7 water and power supply**, the city provides multiple avenues to engage your spiritual side, like Ganesha and Shiva temples as well as an upcoming Jain temple and Gurudwara. From leisure avenues like the 2.5 km retail high-street as well as avenues to explore various forms of art and culture, this city has it all. The best thing about Palava is there is an active social ecosystem waiting for you here with a vibrant community life.

WORK

We weren't just intent on building a city but top-class careers too, a testament to which is the HDFC Bank back office - ready to commence soon at Palava's first commercial tower, making walk-to-work a reality. Palava is well on its way to achieving its planned status of a $10 billion economy by 2025, with a 2nd business district that's set to create 30,000 high-end jobs and a 120-acre non-polluting manufacturing and logistics hub already under development.



LEARN

When it comes to providing the best education for your children, look no further than your very own vicinity. Palava is already home to 3 world-class ICSE schools, including one of India's top schools, The Shri Ram Universal School and a CBSE school that is set to open soon. There is also the planned Palava Institute, which will offer advanced skill-building learning programs.



Actual image of Palava


Actual image of Palava

PLAY

Created for the young and the young at heart, Palava is home to amenities that are a sports person's dream, including cricket and FIFA-standard football fields, a 9-hole golf course and a world-class Olympic Sports Complex. Entertainment options are available in abundance too in the form of Xperia Mall, which has its own PVR cinema as well as world-class brands like H&M and Hamleys. The upcoming New-Age Mall is set to host numerous world-class attractions too. And if you're looking to unwind amidst nature, you can head to the international-standard waterfront or the 5-acre Lakeside park, or choose to live it up with your children at the water play area.

PCMA

Palava functions at the same high standards as a privately-run organisation, after all it's run by one. Consisting of expert city administrators, the citizens of Palava, and urban planners, the Palava City Management Association (PCMA) is responsible for everything; from ensuring uninterrupted and stable power and water supply, to the formulation of city policies and providing high-quality but cost-effective services. The presence of citizens in this body will create an inclusive ecosystem of end-users and experts. The result: an organisation that offers the efficiency of the private sector with the commitment of a not-for-profit organisation.

Additional features:

- Online portal for city administration
- Smart identity cards for citizens' access to public facilities and cashless living
- My Palava mobile app





POSITIONED AT THE CENTRE OF CONVENIENCE

When we put India's No.1 smart city[+] on the map, we made sure it was close to every major location on one too. Palava's well planned topography conveniently places it close to many of Mumbai's integral destinations.

- Just 1 hour from South Mumbai via the Eastern Freeway
- ~ 30 min from Navi Mumbai airport and ~45 min from JNPT, India's largest port
- Planned metro from Taloja to Kalyan with stop in/near Palava
- Increase in frequency on Diva-Panvel line providing connection to all 3 suburban railway lines – Diva (Central), Panvel (Harbour), Vasai Road (Western)
- Upcoming Airoli-Palava Freeway (via planned tunnel under Parsik Hill) to reduce commute time to Airoli to just 15 mins (work commenced)
- In close proximity to the expanding 6-laned Kalyan-Shil road (work commenced)
- Adjacent to the 4-lane MIDC road[s]
- Road Widening and flyover along Mumbai-Shilphata to reduce travel time to Thane
- Upcoming 7.5 km bridge from Vikhroli to Koparkhairane to cut travel time between Palava and Mumbai


Actual image of Palava







CONSUMER SPEAK

"After my retirement, I was clueless about how I would spend my days. Moving to Palava was a blessing in disguise!
Along with other senior citizens, what started as a daily meet up in the nearby garden turned into a Senior Citizens Foundation. Thus began our journey to a fun-filled second innings for all us seniors. Lodha Group's extended support made it easy for us to enjoy some excursions close by. This kept us healthy and active, even at this age."

- Naresh Bhatnagar,
Resident of Palava.

"Palava Accelerator gave us the right platform at the right time to start building our vision. It always pushed us to perform more and helped us to achieve milestones. Within 3 months, we networked with several companies and got an opportunity to validate our product. All the workshops that we participated in during this programme helped us define our roadmap and validate our situation at every stage."

- Vijaychandra Tanneeru,
Co-founder of Neuronet Bots Pvt Ltd

"Conventionally every school follows a specific curriculum for their academic activities, which are more towards learning the subject rather than understanding the specifics. Lodha World School differentiates from other by correlating the activities with practical and logical understanding through series of activities which help the students not only gain the knowledge but also develop their skills in communication, command on language, logical thinking, interpersonal and social skills."

- Shobha Chamoli,
Resident of Palava

"For me, this place is perfect. It has given me so much encouragement. The residents here are more like family and the facilities available make sure that I'm training with best. At Palava, I have space, I feel safe and I can run without worrying about traffic."

- Vandana Tandon,
Resident of Palava

ONE OF THE WORLD'S GREATEST CITIES

CREATED BY ITS MOST GIFTED PLANNERS.

SASAKI

Founded 60 years ago, Sasaki pioneered interdisciplinary planning and design. Today, their services include architecture, interior design, planning, urban design, landscape architecture, strategic planning, civil engineering, and graphic design.

IBM

Headquartered in Armonk, New York (USA), the International Business Machines Corporation (IBM) is an American multinational technology and consulting corporation. IBM manufactures computer hardware and software, and offers infrastructure, hosting and consulting services. From the inception of its Smarter Cities programin 2009, IBM has led the way and is a leading provider of smart city solutions worldwide.

Buro Happold

This professional services firm is respected for its expertise in the fields of engineering consultancy, design, planning, project management, and infrastructure amongst others. While most of its early projects were based in the Middle East, the firm now operates across the globe, with offices in 7 different countries.

GE

GE's Water & Process technologies aligns the best people globally with the most advanced technology, products and services to solve the toughest water, wastewater and process treatment challenges of customers. With more than 650 installations globally in wastewater treatment and reuse, ranging from compact packaged systems, to 50+ MLD industrial effluent reuse facilities, to 100+ MLD large municipal installations, GE has demonstrated global leadership in reuse technologies.

Schneider Electric

Schneider Electric SA (Euronext: SU) is a France-based multinational corporation that specalizes in electricity distribution, automation management and produces installation componenets for energy management.

M+ SOLAR AMPLUS SOLAR WITH YOU AT THE CORE

Amplus Energy Solutions is a leader in providing distributed solar and energy solutions to industrial and commercial customers in India. Amplus owns and manages a portfolio of operational and under-construction plants of approx. 300MWp+ serving more than 100 customers at over 200 locations under its brand 'Amplus Solar'.

TATA CONSULTING ENGINEERS LIMITED

An Indian engineering consulting firm, TCE offers a wide range of multidisciplinary services in project engineering across several sectors. The firm has completed more than 5,000 assignments.

PRABHAKAR BHAGWAT

Arguably the most influential landscape design firm in India, Prabhakar Bhagwat has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined 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.

KAPADIA ASSOCIATES
architecture • urban design

KAPL is an architectural design firm with work ranging from architecture and interior designing, to creating retail identities. This firm has worked with the Lodha Group on a number of projects, including Ashoka Towers (Mumbai), Lodha Bellissimo (Mumbai) and Kensville Golf Living (Ahmedabad).

Mott MacDonald

This employee-owned multidisciplinary consultancy is engaged in public and private sector developments across a wide range of markets; including: buildings, communications, and education. Some of its historical projects include Kuala Lepar Bridge, Malaysia, Hong Kong, and the UK.

RSP

RSP boasts extensive knowledge of experience in almost all types of residential and commercial properties. One of the most famous properties developed is the Pinnacle at Duxton, Singapore, in association with Arc Studio Architecture + Urbanism, Singapore.

INTRODUCING
CODENAME
PRIME SQUARE



Artist's Impression of the Lakefront

WELCOME TO PALAVA'S MOST PREMIUM NEIGHBOURHOOD.

The pride of owning a home in India's No.1 smart city[†] is second to none. More so if your abode is situated in Palava's most exquisite neighbourhood, where the lush greenery is complemented by the plushest of homes and amenities. Located adjacent to a stunning lakefront, a majestic Lakeside Park, the Palava Nature Centre and a new age mall, the posh neighbourhood of Codename Prime Square is just minutes away from the 4-lane MIDC road[^] and the Central Business District.

Revel amidst the rich greenery by spending some quality time with your family by the lake or choose to take in the tranquillity at the massive Lakeside Park. And if you feel like living it up a bit more, head to the new age mall, where you can shop, dine or have fun to your heart's content.

Codename Prime Square's treasure trove of amenities are complimented by its magnificent homes, all of which come with a touch of nature as well as splendour, with each residence's lavish English-style courtyard linked to the grand central green promenade, forming an integrated green network.

This posh neighbourhood also boasts of a world-class school, a grand clubhouse and a Gurudwara, all of which add to its allure.

Globally, neighbourhoods located adjacent to expansive greenery and prominent shopping areas attract the city's crème-de-la-crème and are known to appreciate in value over time. London's Mayfair and New York's Upper East Side are prime examples. As you can see, Codename Prime Square doesn't just promise you a finer slice of life, it delivers the whole pie.

A NEW-AGE MALL.
A STONE'S
THROW AWAY FROM YOU

Codename Prime Square boasts of an multitude of amazing neighbours, one of which is the New-Age mall, where attractive opportunities to learn, build skills, eat, play, shop and have fun surround you.

It is set to have an indoor activity centre with a kids play area and a light and sound show to mesmerize one and all. There is no end to the fun here with various outdoor activities for adventure sports and play zones also available. You can hop, skip and jump into a ride or simply choose to unwind at the nearest cinema. What's more, retail therapy awaits you with globally acclaimed brands to shop at and the finest restaurants to dine at with your family and friends.





SOAK IN THE BLISS AT A 5-ACRE LAKESIDE PARK

The Lakeside Park is a rich, green belt built around a natural lake. A place where people can relax, walk, play sports and appreciate the mesmerizing flora and fauna. Or perhaps enjoy a picnic while gazing at the numerous species of birds that flock to the area.

Also located in the vicinity is the Palava Nature Centre, a large space which is set to be reserved for exhibitions on nature and ecology, workshops, reading, and film screenings. It also has its own café which serves healthy organic food. The centre will also host tours for children and residents as well as offer courses of ecology, environment and sustainability. It will be manned and run by the prestigious Bombay Natural History Society^.



Artist's Impression of the Lakeside Park and the Nature Centre

A LIFESTYLE DESIGNED AROUND GREEN. BECAUSE NATURE IS THE ULTIMATE LUXURY

Grandeur comes naturally to Codename Prime Square. Largely because greenery comes naturally to it too - with a massive central green promenade as the star attraction of the neighbourhood. A dedicated no-car zone, it comes adorned with a trellised entrance, water fountains and a huge children's play area. This 60,000 sq. ft. + central green promenade is connected to a series of unique courtyards with rare trees and mazes which contain their own seating areas. Enjoy the liberty to enjoy everything from sports to celebrations within this well-designed space.



Artist's Impression of the Greens



Artist's impression of the English-style court



Artist's impression of the central children's play area



Artist's impression of the central green promenade

A NEIGHBOURHOOD WITH A COMPLETE ECOSYSTEM

Codename Prime Square is a true amalgamation of natural finesse coupled with the finest of amenities. Whether it's securing the best of education for your child or unwinding after a long day in absolute style, Codename Prime Square offers you a wealth of options. Here, everyday life is a walk in the park, with every basic amenity at your beck and call. All because we believe that you deserve the very best.



WORLD-CLASS EDUCATION BEGINS AT HOME

Your child's education lies within your very own vicinity with a world-class ICSE school^.



NUMEROUS PLACES OF WORSHIP

Your spiritual needs will be well tended to at Codename Prime Square, which will house a Gurudwara. There is also an upcoming Jain temple in the vicinity.



THE FINEST OF ENTERTAINMENT

Unwind in style at the grand clubhouse, which features elite facilities like a gym, separate swimming pools for children and adults, a private cinema and many other such luxuries.



ABSOLUTE SAFETY

Live comfortably and securely at Codename Prime Square, which has its very own police and fire station.



COVERED CAR PARKING THAT'S ADVANCED ON MANY LEVELS

Car-littered streets will be a thing of the past in Codename Prime Square, courtesy of its well planned car parking facility spread over 12 levels. Besides steering clear of parking hassles, you're sure to find the reduced number of cars on the streets a welcome sight.



WHERE LUSH GREENS MEET PLUSH RESIDENCES.

At Codename Prime Square, you're not just in the lap of luxury but nature too, with every home boasting of magnificent garden or tree-lined avenue views. Select residences also come with a huge sundeck that offers a panoramic view of the neighbourhood's rich greenery. It's finesse in every sense.

LUXURY HOMES WITH THE FINEST FINISHES

Each exquisitely furnished home in Codename Prime Square comes equipped with air-conditioned bedrooms, so that you can recline in an oasis of comfort after a long day. Space is something that will never be a hassle, with the smartly designed layout of every home making way for ample wardrobe space as well as a separate utility area#. To top it all, your grand living area is furnished with the finest Marbltal® flooring, making your living space an abode of awe. All in all, every home's finishing touch comes with a touch of class.





WORLD-CLASS FINISHES

Bathrooms with high-quality Isenberg/Jaquar* fittings and premium Kohler* sanitary ware ensure that even a routine shower feels like a leisurely experience.

RESIDENCES THAT ARE SECURE AND FUTURE-READY

Advanced technology and trained personnel monitor each tower at Palava around the clock. Access to your tower is controlled through automated swipe cards or a biometric access system as well as CCTVs that rigorously monitor public areas. This advanced multi-tier security system ensures that you and your family enjoy your dream lifestyle in utmost safety.

Advanced four-tier security:

- Automated swipe card system access to the tower
- CCTV monitoring of entrance lobby and other select areas
- Intercom
- Controlled entry to multi-level car park



PLANS

THE LAYOUT PLAN



TYPICAL
FLOOR PLAN



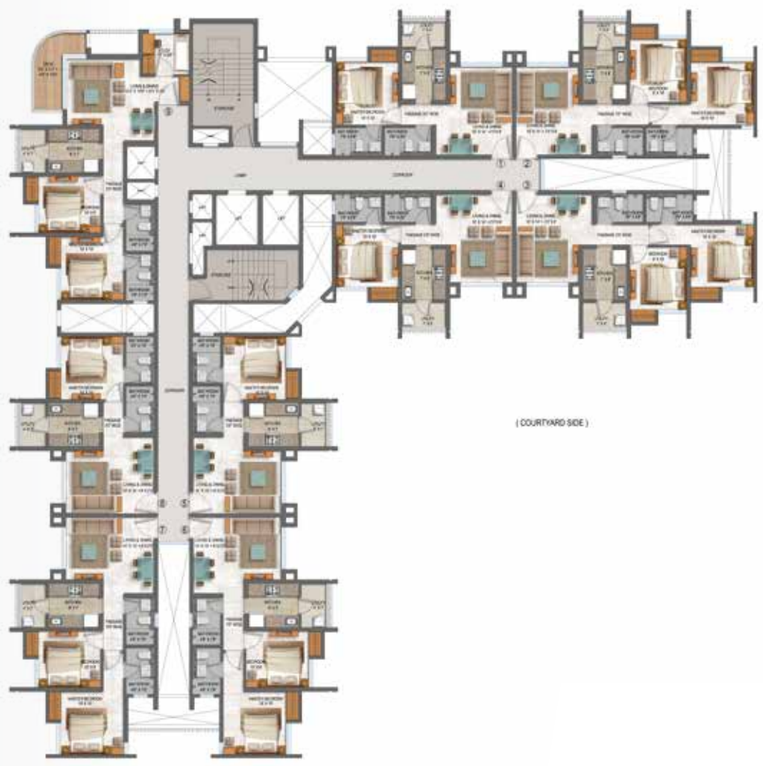
1 BHK & 2 BHK & 2.5 BHK TYPE
3RD TO 7TH & 9TH TO 12TH FLOOR PLAN



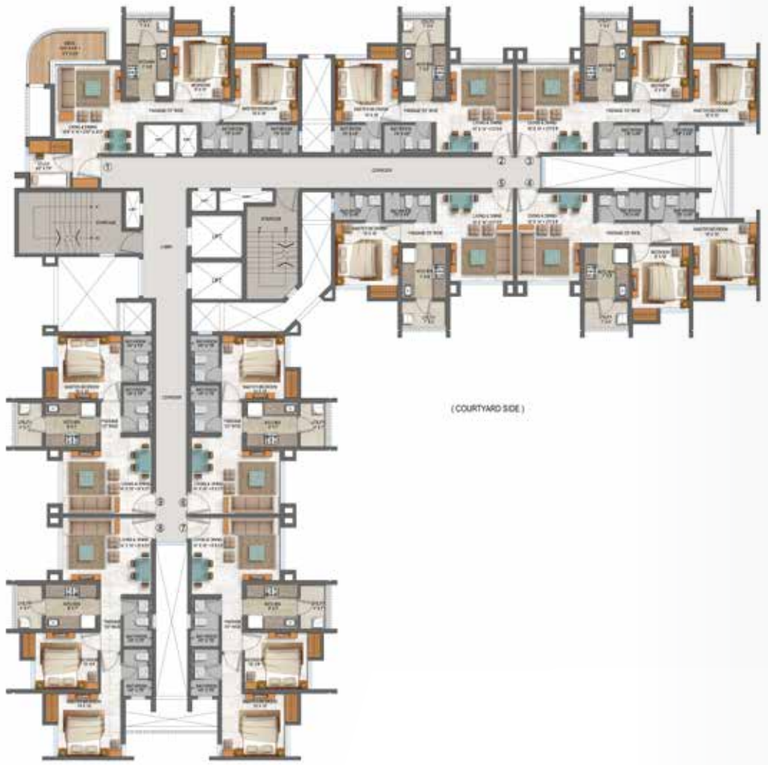
2 BHK & 2.5 BHK TYPE
1ST TO 7TH & 9TH TO 12TH FLOOR PLAN



1 BHK & 2 BHK & 2.5 BHK TYPE
2ND TO 7TH & 9TH TO 12TH FLOOR PLAN



2 BHK & 2.5 BHK TYPE
3RD TO 7TH & 9TH TO 12TH FLOOR PLAN



1 BHK & 2 BHK & 2.5 BHK TYPE
2ND TO 7TH & 9TH TO 12TH FLOOR PLAN



3 BHK TYPE
3RD TO 7TH & 9TH TO 12TH FLOOR PLAN

City office: Palava Sales Pavilion, Kalyan-Shil Road, Palava.

Corporate Office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400 011.

Disclaimer: **With 95% reliability; *By residential sales for FY 17-18; †Ranked by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017; §Proposed 27 m wide road, currently 2-lane with expansion approved; ^Located adjacent to Palava; #Not available in all apartments, exceptions apply; ^Or Equivalent; ¨Operated by 3rd party on chargeable basis and with access for external members/guests; operational continuity dependent on market conditions & operator performance.; Conditions apply. 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 may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be 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. The plans contained herein are typical unit/floor plans – please verify exact plan and orientation of your unit before purchase. The garden units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization.

MahaRERA Registeration No.: P51700017487, P51700017506, P51700017590.

Available at website: http://maharera.mahaonline.gov.in

Date of Printing: September, 2018