

PALAVA CITY
OF OPPORTUNITY

Logo Centre of the page

RESIDENCES IN
THE CITY
OF OPPORTUNITY

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Back cover

Front cover

Waking up to birdsong, enjoying scenic views from your open-air deck, living the privileged life in a world-class city – these are no longer dreams.

The living experience you've always wanted awaits you at Mumbai's sister city, Palava the city of opportunity – designed to fulfill every dream and desire. Spread over 4,500 acres and located close to the upcoming Navi Mumbai international airport, Palava lies at the heart of the economic activity in the Mumbai Metropolitan Region (MMR). Palava is a short 20 minute drive from Thane, Navi Mumbai and Kalyan – and less than an hour from South Mumbai via the Eastern Freeway.

Palava has been planned and designed by the world's smartest minds, for over half a decade – with the goal of offering the best residential, employment, business academic and sports opportunities, along with international retail and leisure facilities.

Palava is benchmarked to be amongst the top 50 most livable cities in the world by 2025, and is set out to be everything that a 21st century city ought to be.

The privileges of living at Lakeshore Greens:

Palava's premium address.

When you live in the upscale neighbourhood of Lakeshore Greens, the wonders never cease. You have a mesmerizing lakefront on one side and the grand central park on the other. The Central Business District is just across the road and you can get to the 60 m wide Dombivali Badlapur road, and the 4-lane Taloja road in a jiffy. While the most happening spots in the city – cafés and shopping on Central Avenue, and the iconic Centre for Arts and Culture – are but a short walk away.





With its own school, neighbourhood club and garden, Lakeshore Greens provides the perfect setting for a beautiful life. In addition, the optimally designed road network, wide footpaths, environmentally friendly bus service and adequate parking, ensure that traffic and commuting are never a bother for you – after all, Palava has been designed on the principle of 'walk to everything' where all key activities are no more than a 15 minute walk from your building.

Run by the Palava City Management Association (PCMA), a world-class administrative body, great emphasis is laid on creating a safe, environmentally friendly and efficiently functioning neighbourhood, backed by large investment in technology and infrastructure.

A residence that impresses.

Even before you enter it.

Style and elegance make a statement from the moment you step into your tower. An imposing lobby with designer flooring welcomes you, while high-speed elevators stand ready to whisk you up to your residence.

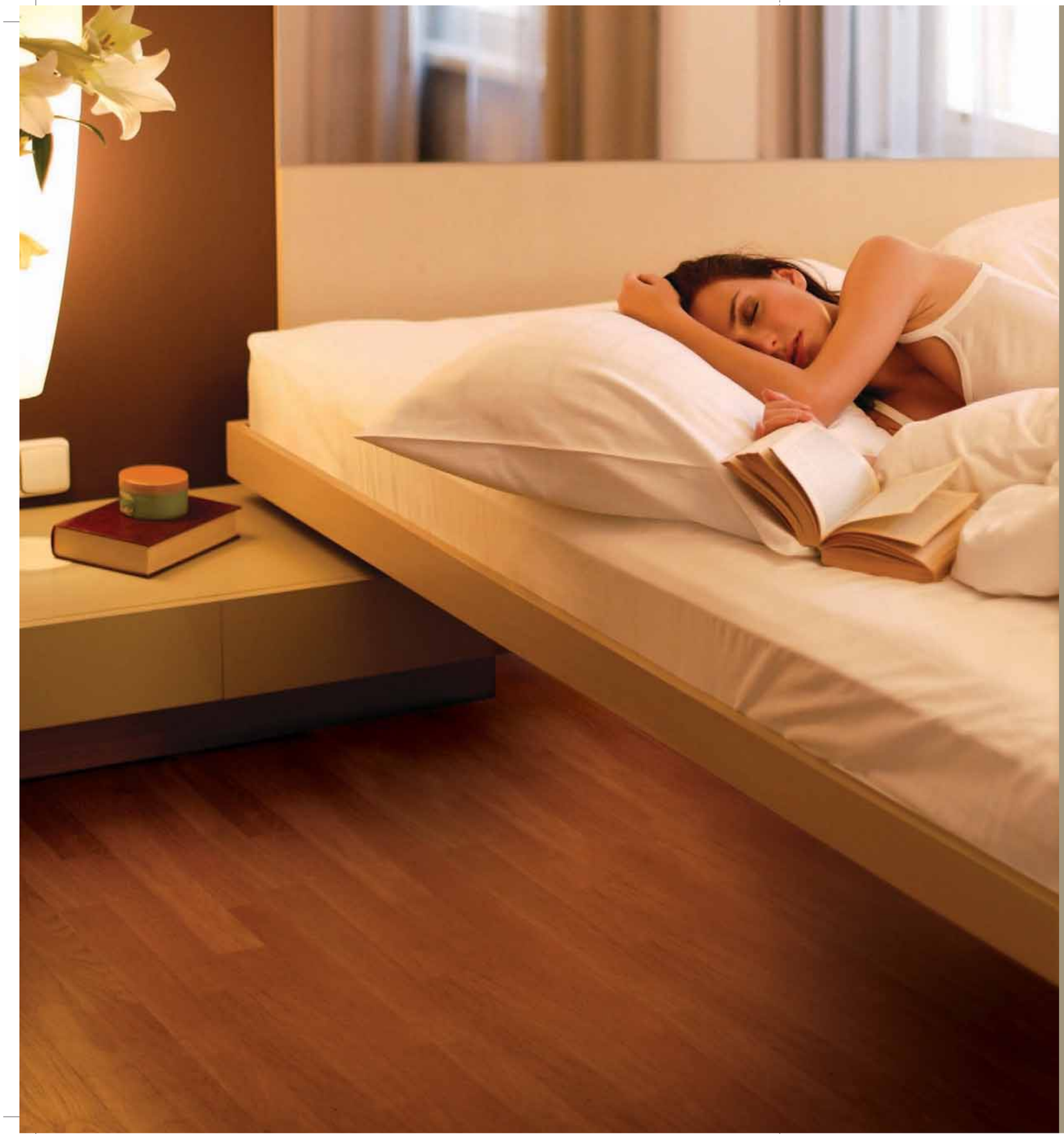
- Elegant entrance lobby with MarbItal® flooring
- Convenient drop-off for each building
- Secured access with swipe card entrance control
- High-speed automatic elevators by Schindler/Otis/ThyssenKrupp*
- Special entrance ramps for easy access for the physically challenged
- Ample covered and open parking

- Double height outdoor terrace/open-air deck, framed by gorgeous French windows
- Air-conditioned homes
- MarbItal® flooring

Every luxury you can think of.

Coming home never felt this good.

Intelligent design, elegance, and impeccable finish come together, to give you the perfect residence at Palava. Here, your day begins with a morning cuppa and stunning views from your open-air deck. Your home is air-conditioned, making it an oasis of comfort. Your grand living area is finished with the finest MarbItal® flooring, and will be the preferred choice for evening soirees amongst your friends.



Wooden flooring, thoughtful and imaginative design, grace every bedroom. You'll never feel like leaving the cozy confines of your bedroom.





Bathrooms with Jaquar fittings
and imported sanitaryware, ensure that even
a routine shower will be a pleasure.



Living in a city blessed by Nature's bounty, you command breath-taking views from the comfort of your private sundeck or a grand double height terrace. Dewdrops on leaves sparkling as the sun rises, the serene waters of the lake twinkling in the light, magical sunsets painting the skies in different hues – enjoy every facet of Nature's beauty, without leaving your home.

Spend a day by the lakeside without leaving your armchair.



It’s not just the city that’s perfectly planned.

Your home is too.

Much thought and attention to detail has gone into planning your residence at Lakeshore Greens, Palava. A grand entrance lobby with high-speed elevators welcomes you home. Inside, among the many luxuries your residence offers, you will also find the luxury of space and convenience. Each home comes with a storage area, utility area, separate puja room, and separate wardrobes for every bedroom. Quite clearly, you are at the centre of our plans.

Residences with a fiber optic network.

Your home is future-ready.

The next era of homes is here. With fiber optic connectivity, every residence will have access to high-speed internet, digital gaming, and IPTV. Your residence is home to the latest technology.

Start getting used to lawn parties and alfresco dinners.

Live in a garden residence at Palava.

A select few residences in Palava come with the unique privilege of a spacious garden and yard. Offering you a lifestyle every city dweller aspires to. Salads tossed with fresh ingredients from your own kitchen garden, lawns for the kids to romp around, and the perfect outdoor setting for a party or dinner under the stars.



Advanced technology and trained personnel monitor each tower at Palava round the clock: access to your tower is controlled through swipe cards, CCTVs rigorously watch over public areas.
A multi-tier system that ensures you and your family enjoy your dream lifestyle in total safety and security.

Your precious family will have the protection they deserve:

A multi-tier security system.



- Automated swipe card access to tower
- CCTV monitoring of entrance lobby and key public areas

The pleasure of morning walks and evening get-togethers.

Just an elevator ride away.



A beautifully landscaped park just an elevator ride down from your residence, is a joy beyond measure in today's urban environment. Your residential project has its own exclusive garden of nearly 50,000 sq. ft.





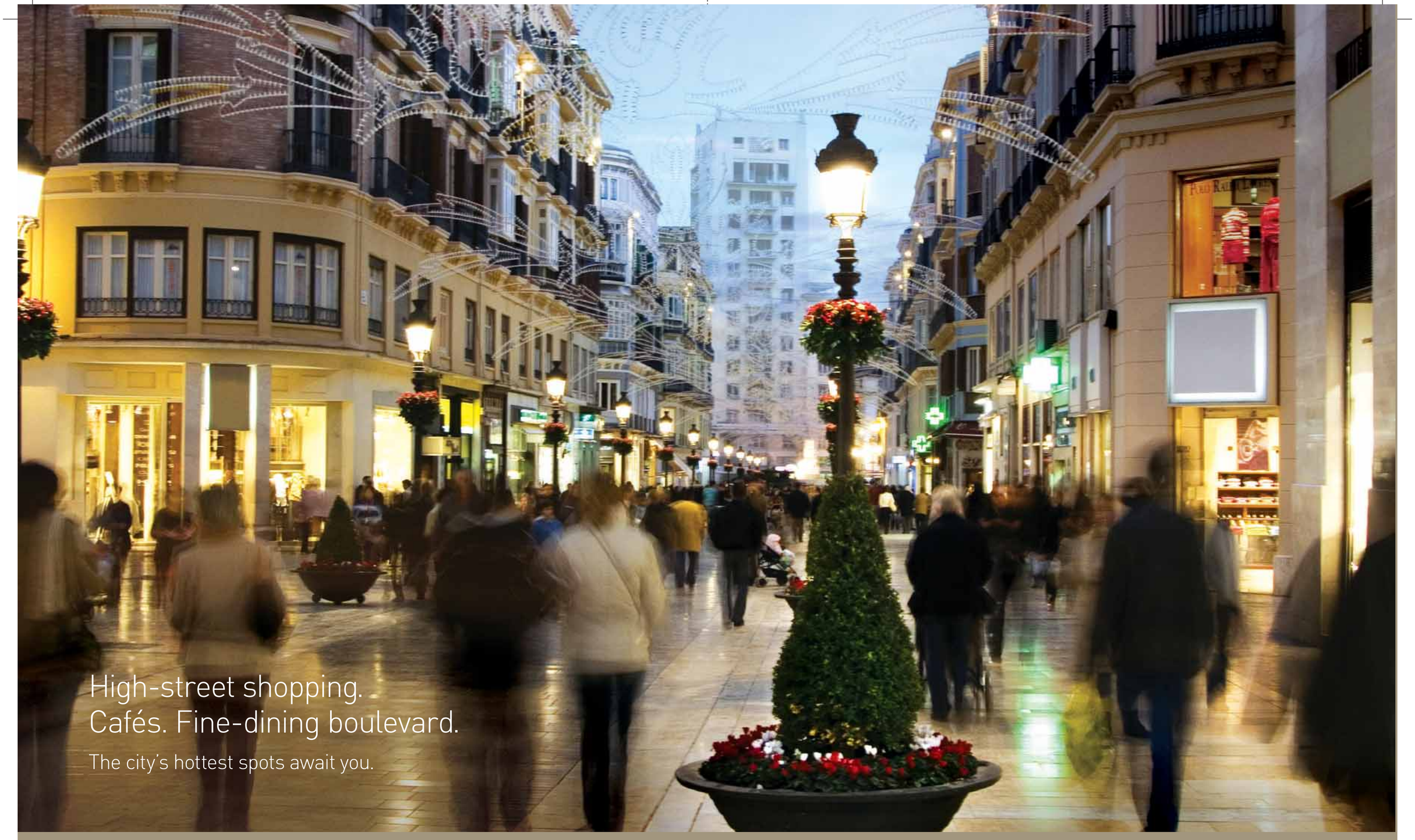
In this garden, you'll find open expanses to enjoy brisk morning walks,
a carefree playground for kids, and a delightful venue to foster friendship
and the warmth of community.

Welcome to Central Park:

The lung of this great city.

Over and above the exclusive garden for your residential project, is the pride of Palava – the 100-acre Central Park. This park will serve as the nerve centre for activity and recreation for all its residents – with vast open greens, walkways, cycling tracks, water-bodies, and much more.

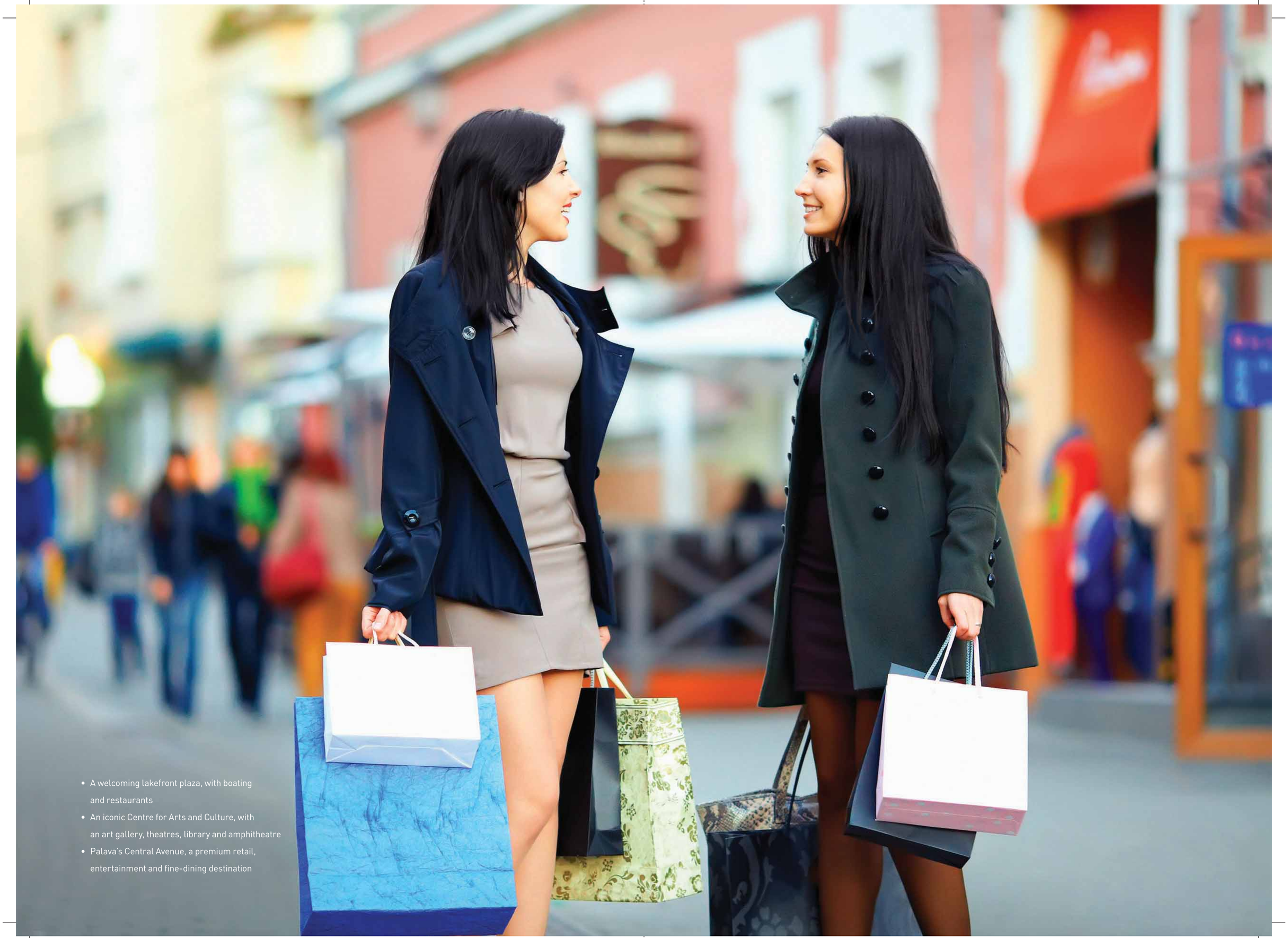




High-street shopping. Cafés. Fine-dining boulevard.

The city's hottest spots await you.

Every facility for enjoyment and recreation is located within easy reach of your residence. Indulge in some retail therapy – in the boutiques and premium retail stores of Palava's trendy Central Avenue. Stroll down to the lively lakeside plaza for a family lunch, or a leisurely boat ride. Or get a taste of the arts at the Centre for Arts and Culture – again, a stone's throw away from your home.



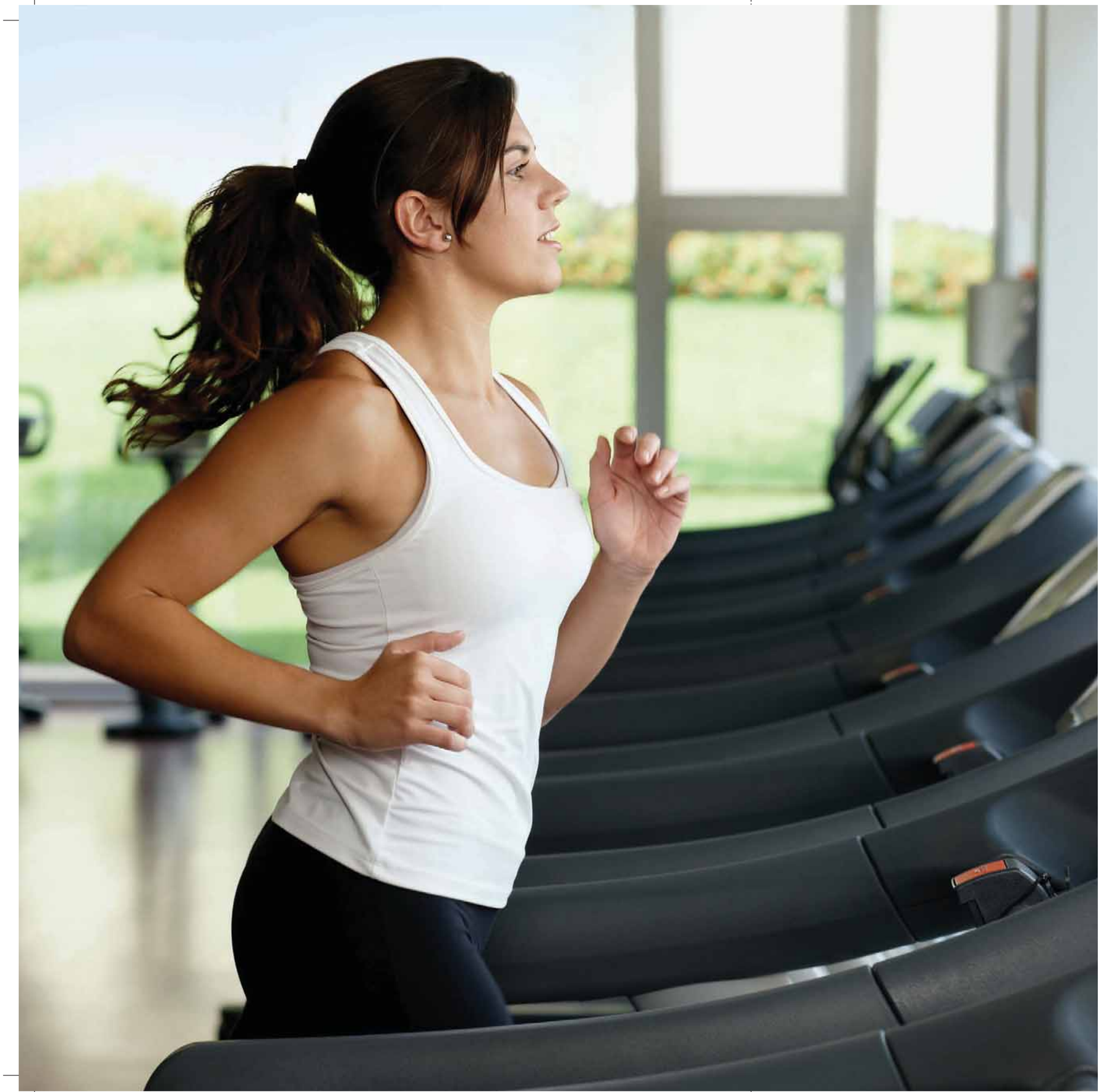
- A welcoming lakefront plaza, with boating and restaurants
- An iconic Centre for Arts and Culture, with an art gallery, theatres, library and amphitheatre
- Palava's Central Avenue, a premium retail, entertainment and fine-dining destination



The grand clubhouse:

Because a world-class city deserves world-class recreation.

Dive into a world of unmatched recreational facilities, at Palava. Lakeshore Greens, has in its midst, a world-class clubhouse with every avenue for sport and activity – swimming pool, gymnasium, sports courts, indoor games, kids' play area, cinema hall, and a party hall, amongst others.



- Gymnasium
- Party halls for up to 250 people
- Indoor kids' play area/crèche
- Lounge with library and business centre
- Indoor games – Table Tennis, Carrom, Chess, Cards, and more
- Theatre that accommodates 100 people
- 2 Activity rooms with at least one on ground floor for classes and activities
- Steam facility
- Two swimming pools including a special one for the young ones
- Outdoor kids play areas
- Sports area along with basketball hoop





Quality education
for your children is just
a short walk away.

With world-class schools at your doorstep, you can rest assured that your children will get the education they deserve. Begin your day by dropping the kids off at one of our world-class schools. Then, unwind at the spa or stop by the well-stocked convenience store for all your household requirements. At Palava, everything is within easy reach of your residence.

Key Amenities for the 1 & 2 bedroom Gold Residences

- Air-conditioned residences* with high quality split air-conditioner
- Charming garden, driveway and lake views
- MarbItal® flooring in living room, dining area and passage
- Bedrooms with stylish imported wooden flooring, separate wardrobe areas
- Sundecks with French Windows
- Kitchen with high-grade granite platform, stainless steel sink, piped gas connection** and premium vitrified tiling
- Bathrooms with Jaquar fittings, imported sanitaryware and designer vitrified tiles
- Provision for telephone, high-speed internet access and digital gaming in each residence
- Separate utility area in each residence
- Select residences with spacious double-height terraces
- Select residences with personal garden and kitchen yard
- Select residences with store area

List of Gold projects at Lakeshore Greens, Palava.

CASA PORTO BY LODHA

CASA PRIMIA BY LODHA

CASA ELITE BY LODHA

CASA PASEO BY LODHA

CASA REGALIA BY LODHA

THE PLANS

Codename Milestone



GARDEN VIEW



DRIVEWAY VIEW

1 BHK: Floors (1, 3, 5, 7, 9, 11, 14, 16)

GARDEN VIEW



DRIVEWAY VIEW

1 BHK: Floors (2, 4, 6, 8, 10, 12, 15)

GARDEN VIEW



DRIVEWAY VIEW

2 BHK Optima: Floors (1, 3, 5, 7, 9, 11, 14, 16)

GARDEN VIEW



DRIVEWAY VIEW

2 BHK Optima: Floors (2, 4, 6, 8, 10, 12, 15)

GARDEN VIEW



DRIVEWAY VIEW

1 BHK Garden Floor Plan

GARDEN VIEW



DRIVEWAY VIEW

2 BHK Optima Garden Floor Plan

India's most livable city.

From its most respected real estate developer.

Established in 1980, the Lodha Group is India's No. 1 real estate developer. The Group is currently developing in excess of 35 million sq. ft. of prime real estate, with over 30 projects in and around Mumbai, from Nepean Sea Road to Dombivali. The Group has further extended its promise of luxury living with successful projects in Hyderabad and Pune. The Lodha Group has several landmark developments to its credit, including World One – the world's tallest residential tower, Lodha Bellissimo – the only Indian residential development to feature amongst the top 1000 landscapes in the world, and Palava – India's most livable city, spread over 4,500 acres and located close to the upcoming Navi Mumbai international airport. The Group has made history by achieving the world's first billion dollar pre-launch for a prime South Mumbai project that received IPO style applications exceeding ₹ 5,400 cr.

The Group has also recorded the biggest land deal in India till date, buying a plot for ₹ 4,053 crore, from the Mumbai Metropolitan Region Development Authority (MMRDA), where it is developing New Cuffe Parade, a world-class mixed use development set to become the new city centre of Mumbai. Continuing to set new benchmarks, the Group completed acquisition of a 17-acre prime land parcel in Worli for ₹ 2,725 cr., the largest realty deal in 2012.

In November 2013, Lodha Group made its entry overseas with the stellar purchase of MacDonald House at 1 Grosvenor Square from Canadian Government, the Canadian high commission's building in central London, for ₹ 3,100 cr. (£306 million). With this first deal outside of India, Lodha set a new benchmark for Indian real estate, now becoming a contender in the global property market. With the set up of business in UK, Lodha has a planned investment forecast of GBP 3 billion over the next 5 years. Lodha currently has offices in London, Dubai and Shanghai, with planned openings in USA and Singapore, making Lodha a truly international brand.

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices to large-scale office campuses to signature boutique offices for growing businesses. The Group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures. The Group currently employs over 3200, associates and provides site-based employment to over 25,000 workers. And going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

Other Accomplishments

- CNBC's emerging residential brand 2013
- Winner of Emerging Business of the Year – HELLO! Magazine 'Hall of Fame' 2013 Awards
- Mumbai's most preferred Real Estate Brand – Morgan Stanley Report, 2012.
- Winner of Green Good Design Award 2012 for World One
- Winner of International Property Awards, 2012^ in association with Bloomberg.
  - Lodha Fiorenza, Mumbai for 'Best high-rise development'.
  - Lodha Bellezza, Hyderabad for 'Best high-rise architecture'.
  - Lodha Golflinks, Palava for 'Best residential golf development'.
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava.
- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
- Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH

Recent Completed Projects

Lodha Costiera, Nepean Sea Road | Lodha's Château Paradis, Worli Seaface | Lodha Aria, East Parel | Lodha Grandeur, Prabhadevi

Lodha Palazzo, JVPD Scheme, Juhu | Lodha One, JVPD Scheme, Juhu | Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup

Lodha Paradise, Thane | Lodha Aristo, Thane | Lodha Goldcrest, Lonavala

Casa Ultima, Thane | Casa Essenza, Dahisar

Lodha Excelus, Mahalaxmi | Lodha Supremus, Worli | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane

Boulevard Shopping, Thane

Ongoing Projects: Office Spaces

Lodha Supremus, Upper Worli | Lodha Supremus, Kanjurmarg | Lodha Supremus, Thane

Ongoing Projects: Residences

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Venezia, Parel | Lodha Elisium,

New Cuffe Parade | Lodha Dioro, New Cuffe Parade | Lodha Evoq, New Cuffe Parade | Lodha Fiorenza, Goregaon

Lodha Aurum Grandé, Kanjurmarg | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Aqua, Dahisar | Lodha Golflinks, Palava

Lodha Belmondo, Pune | Lodha Bellezza, Hyderabad | Lodha Meridian, Hyderabad

Casa Ultima, Thane | Casa Royale, Thane Casa Bella, Palava | Casa Bella Gold, Palava | Casa Rio, Palava | Casa Rio Gold, Palava

Casa Paradiso, Hyderabad

Projects To Come

Residences at Altamount Road, Walkeshwar, Prabhadevi, Andheri and Thane | Bungalows at Palava and Pune

All details valid as on the date of printing (23.12.2013)

Commitment to our Communities

Lodha is a committed & responsible corporate citizen of our society and makes significant efforts for the improvement and upliftment of the areas and communities that it works in. Over 2% of our annual profits are dedicated to social programs.

Lodha Foundation

The foundation focuses on ensuring that every family is made self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation has a special focus on education and vocational training.

Education:

- **Chandresh Lodha Memorial School –** Over 5000 students from low income families receive high quality, subsidized education through the two branches of the Chandresh Lodha Memorial School in Dombivali and Nalasopara. Highest quality education is provided at fee of less than Rs. 500 per month, ensuring that every child is able to access a brighter future without regard for the current financial ability of his/her family.

- **Lodha Foundation Scholarships –** Each year, the Foundation offers scholarships to over 1000 students from economically disadvantaged backgrounds. The scholarships provide up to 75% of the school fees and other education related costs for students who exhibit good academic performance.

Vocation Training:

- The Foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, mehendi application, etc. Over 2000 people take advantage of these courses each year, giving them life skills to ensure long-term employment.

Religious Activities

- **ShriSaiDham –** Specially catering to devotees who walk on foot from Mumbai to Shirdi, a grand temple and resting place for all devotees of Shirdi Sai Baba. Opening shortly on the Mumbai-Nasik Highway, near Thane

- **Lodha Dham –** Catering to Jain saints who travel on foot from Mumbai to rest of India. Includes a temple, library, food facilities and gathering place for devotees.

Other Social Activities

Lodha Foundation's Mumbai Ganpati – Celebrating the 10-day festival of the Elephant God. Voted by Times of India as 'Best Ganpati Mandal' (1st runner-up) in 2012

- Lodha Foundation's Ambulance Service
- Lodha Foundation's Hearse Service
- Lodha Foundation's Pilgrimage Services for Elderly Citizens
- Lodha Foundation's Mahila Bachat Gat – Special savings scheme for self-sufficiency of women from lower income households
- Funds for upkeep of temples, schools and cremation centres in needy areas.

Environmental Stewardship

Lodha is committed to ensuring that development is done with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures. Some of the initiatives by Lodha include:

- One of Mumbai's first completed Gold LEED rated office building
- Mumbai's first multi-tenant Platinum LEED office building (under construction)
- Use of solar power through solar power farms at various locations
- Rain water harvesting at all developments
- Recycling of fresh water at all development
- Large amount of landscaping and tree plantation at all developments
- Usage of local materials for construction to minimize pollution. Recycling of wasted materials to ensure that resources are not wasted.

One of the world's great cities.

Created by its most gifted planners.

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.

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 seven different countries.

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).

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 boasts extensive knowledge with 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.

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.

Arguably the most influential landscape design firm in India, this firm 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.

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

A global solar energy services provider, this company's services include renewable power, monitoring, renewable portfolio standards and solar tariff services. Its global experience, coupled with fast-growing presence in the Indian market has positioned it as the leader in solar energy.

Site Address: Palava City Management Association Office, Near Lodha Experia Mall, Kalyan-Shil Road, Palava City, Maharashtra - 421203.
Corporate Address: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

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*Conditions apply

**Subject to connection being provided by MGL

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