

≡ **LODHA**

THE RISE

THE WORLD'S FIRST EVER PRE-LAUNCH OF A CITY

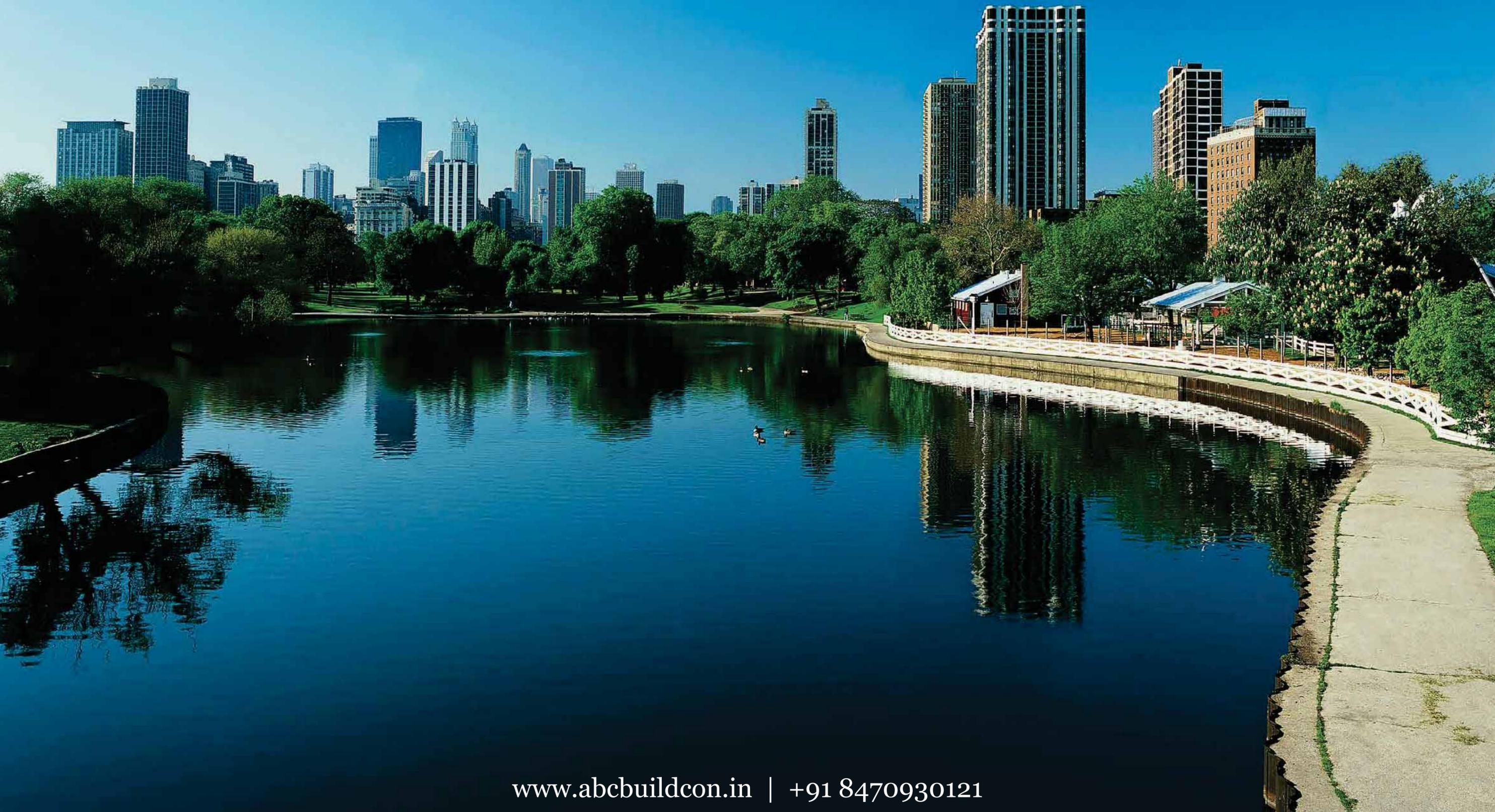
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INDIA'S MOST LIVABLE CITY

A city is born. And with it comes a better way of life. A city that is a fourth of the size of the island city of Mumbai. A city with a masterplan that rivals the top cities in the world – New York, Paris, London, Singapore and Mumbai. A city that has its infrastructure planned for the next 100 years. The city has been benchmarked against every livability yardstick to make it unlike any in India: one that will soon take its place amongst the world's most desirable places to live in. Every inch of the city was planned with exacting attention to detail – from the roads to the highly sophisticated business district.

Planned to be India's most livable city.
Destined to be amongst the World's top 50.



The five pillars of a thriving city

PULSE OF MUMBAI

The city has the **PULSE** of a vibrant city like Mumbai with malls, cinemas, restaurants, high street retail, a performing arts centre, cultural lake front parks (twice the size of Girgaum Chowpatty) and water recreation activities.

CONNECTED PLACE LIKE LONDON

The city has a strong sense of **PLACE** being just 20 minutes from the upcoming international airport in Navi Mumbai. A city with multiple railway stations within the city to connect with Mumbai.

POTENTIAL OF NEW YORK

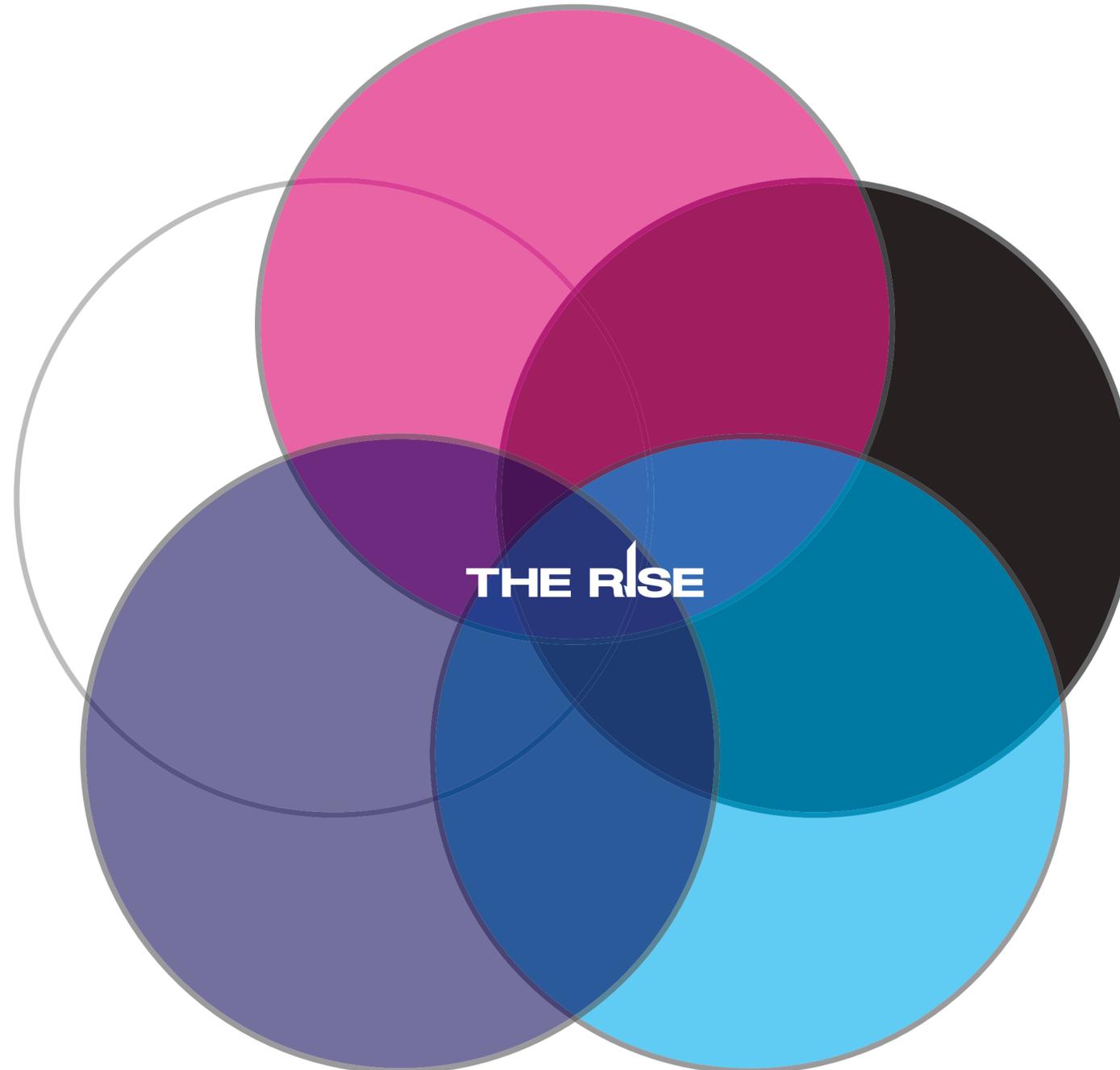
The city offers great **POTENTIAL** by virtue of being at the heart of the high growth business triangle of Thane, Navi Mumbai and Kalyan-Dombivili. A city with over a million local jobs across sectors that makes "walk to work" a reality.

PLANNED LIKE PARIS

The city is extremely well **PLANNED** and offers convenience living with playgrounds and greens, everyday shopping and public transport within 5 minutes walk.

PRUDENCE OF SINGAPORE

The city is **PRUDENT** - reducing external water dependence by over 40% by partnering with the world's best to provide highest quality recycled water. A "smart" city with e-governance; all-in-one smart card for cashless living and fibre optic communication system.



We're creating the impossible

A city where nature and urban culture
co-exist in harmony

100 acre central Park like the one in New York with bicycle & walking tracks

3.5 Km long riverfront with promenades, cafes, theatres

50 acre lakefront and a 2 km long periphery

2 lac trees (grown in local nurseries) across the development to improve overall air quality

Over 10Km long interconnected park system

5 central clubhouses & over 20 cluster clubhouses.



Athens in the 5th century, Florence in the 13th century, and now this.

Great cities know just how to nurture talent.

More than 20 schools with different affiliations including ICSE, CBSE, and IB

Fully equipped laboratories

Play areas for outdoor games and PE classes

Fully-equipped labs and well-stocked libraries

Library with over 5,00,000 books

A world-class multi-disciplinary university

Variety of Courses to be offered: Engineering, management, medicine and liberal arts



A thriving central business district

Where businesses
grow and reach new heights

More than a million local jobs across sectors

Over 5 million square feet of office space

20 mins from the upcoming international airport.

Making 'walk-to-work' a reality for residents

Aim to create two indirect jobs for each
direct job created in the city (in the areas of retail, hotels,
schools, city administration, services)

A city that ensures everything runs smoothly

All you'll see are the results.

Uninterrupted power and water supply

10 mins maximum response time for emergency services

CCTV coverage to ensure safety and upkeep

Upcoming monorail stations

Dedicated for residents of the city

Eco-friendly hybrid/CNG buses running every 3-5 min

Extensive network of footpaths connecting all blocks

Transit hub for centralized access for internal bus circulation

Energy management system to ensure 24/7 power circulation

The only thing greener than the city our eco friendly practices

Solar power generation to cover atleast 20% power consumption

Sewage treatment plants to recycle 150 mn tonnes of waste

Commitment to use atleast 80% of the household waste

Waste water & by-products to be used for landscaping, flushing needs

Lodha World school, uses solar power panels for providing electricity





E-governance to simplify lives

Video Surveillance System

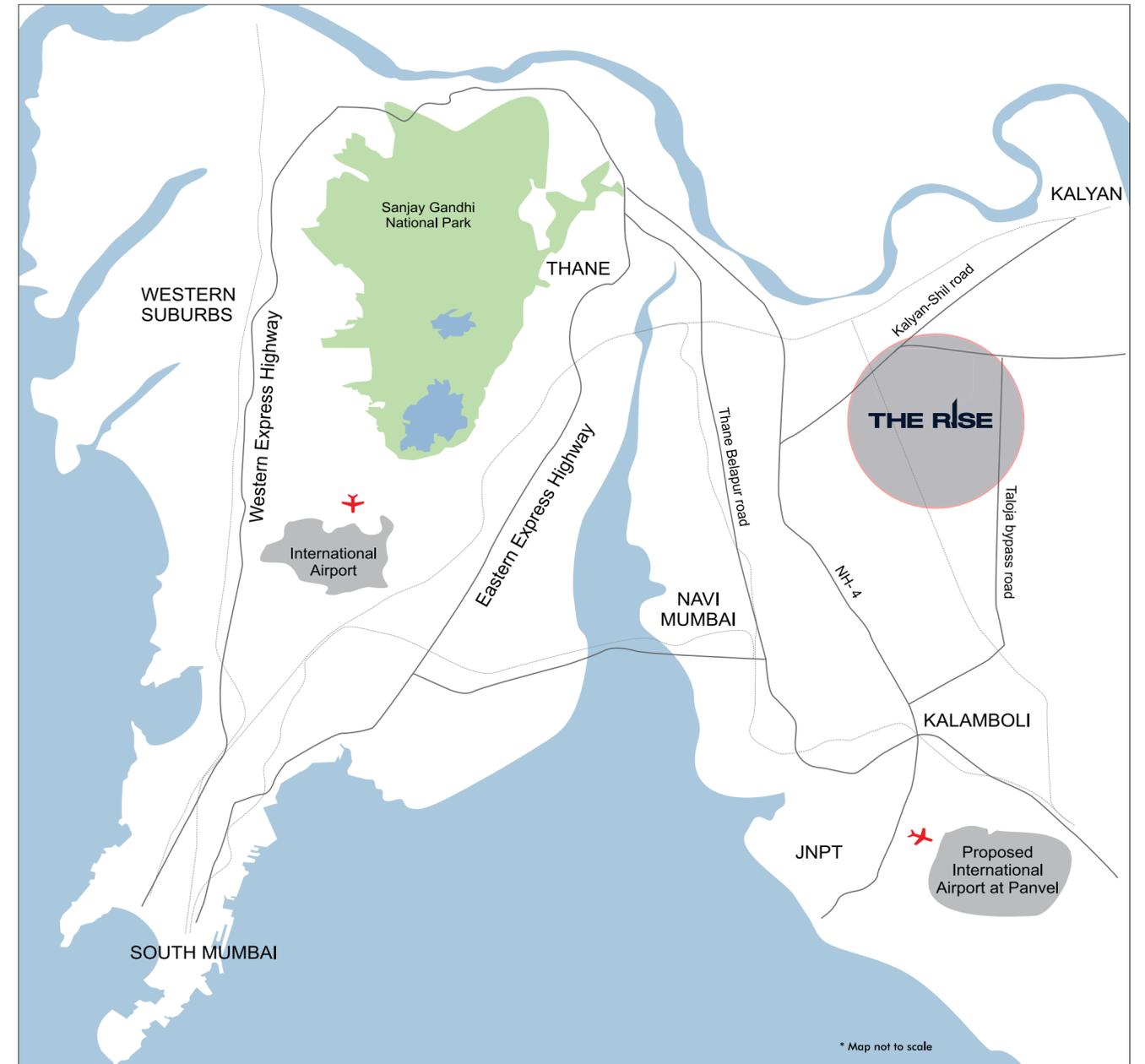
Access Control System

Street level panic alarm systems

Smart cards for cashless living – covering all transport & bill payments

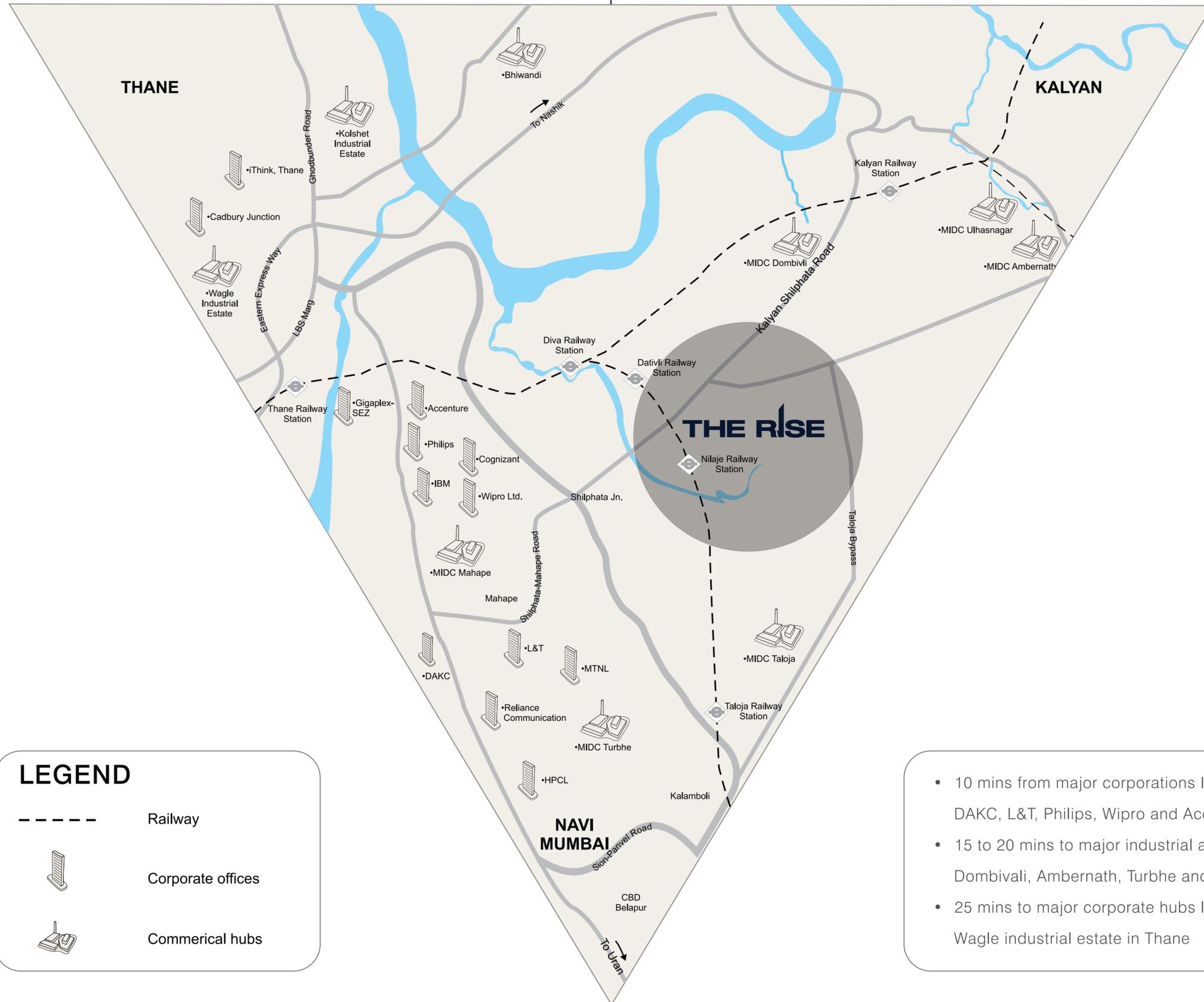
Residents portal for seeking information to city updates and participating in online forums.

THE IDEAL LOCATION FOR A THRIVING CITY.



Dombivali Railway Station	15 mins
Kalyan Railway Station	25 mins
Thane Railway Station	25 mins
Airoli – Commercial Hub	25 mins
Mahape – IT Hub	20 mins
Eastern Express Highway	30 mins
Western Express Highway	45 mins
International Airport	55 mins
Proposed New International Airport – Navi Mumbai	30 mins

Located at the job triangle of Thane, Dombivali/Kalyan and Navi Mumbai



LEGEND

-  Railway
-  Corporate offices
-  Commerical hubs

- 10 mins from major corporations like Reliance, DAKC, L&T, Philips, Wipro and Accenture
- 15 to 20 mins to major industrial areas - MIDC Dombivali, Ambernath, Turbhe and Taloje
- 25 mins to major corporate hubs like Cabdury's, Wagle industrial estate in Thane



A Budding City.

An Ecosystem at your doorstep.

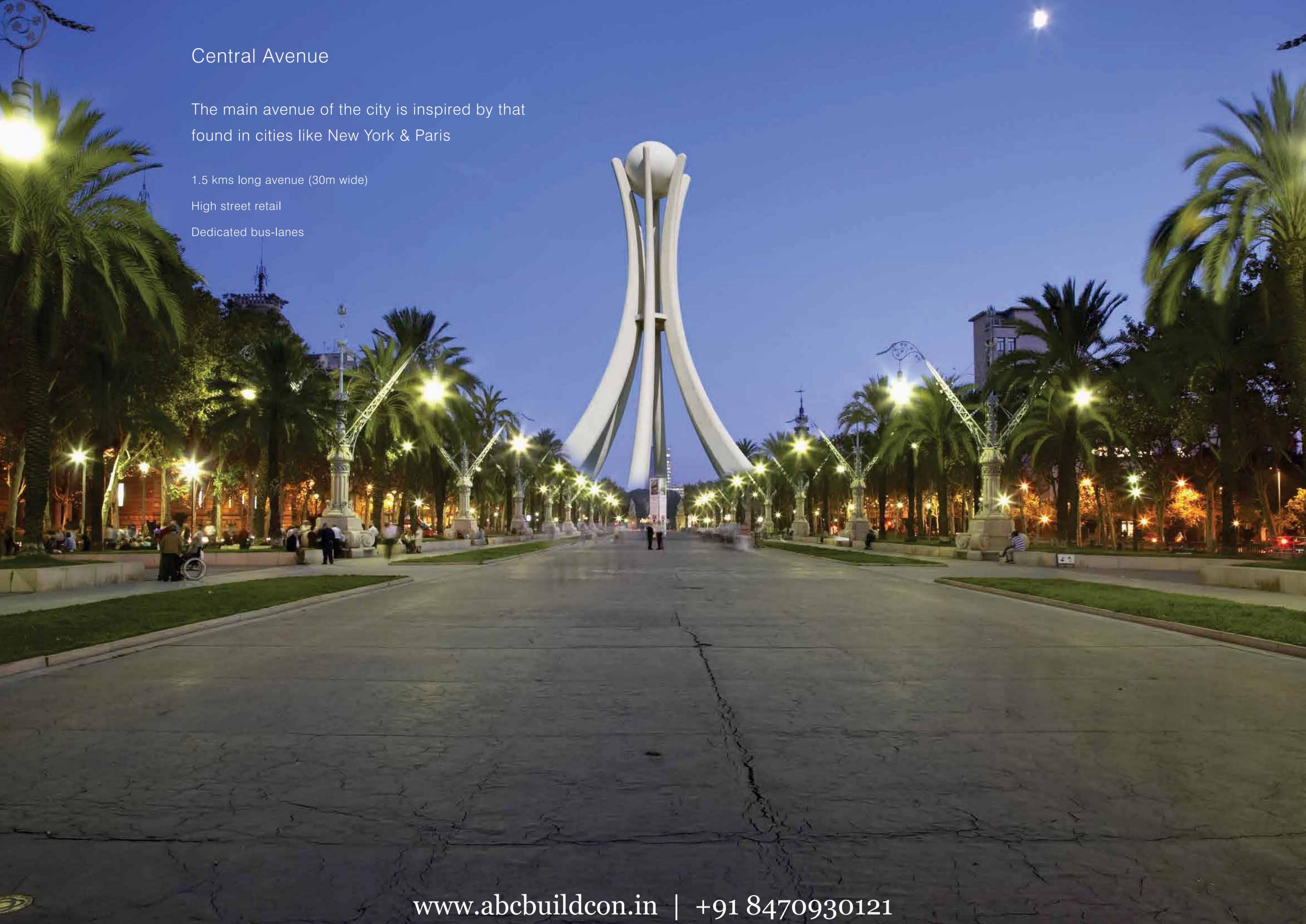
Central Avenue

The main avenue of the city is inspired by that found in cities like New York & Paris

1.5 kms long avenue (30m wide)

High street retail

Dedicated bus-lanes





A vibrant centre for arts and culture

The size of Mumbai's National Centre For The Performing Arts

Tourist attraction to create an iconic public image for Palava

Architectural icon on the lines of the Sydney Opera House or the Bird's Nest stadium in Beijing

4-5 theatres with seating capacity for 2,500 people

Art gallery and studios for artists

University & Public Library

Inculcate usage of the library amongst citizens of all age groups in the city

Spread over 100 acres

With 21000 students enrolled

Curricula in various disciplines

Library for the Performing Arts, Research and Digital Library, Audio-Visual Room, Arts Teaching Facility & Art Studios





Exciting waterfront plazas

Twice the size of Mumbai's Girgaum Chowpatty

Grand water spectacle (on the lines of Bellagio/ Dubai)

Boating pier & water sport

400-seater amphitheatre

Kids' funhouse with amusement rides

An Abundant Central Park

Inspired by the one in New York City

The inter-connected central park will run for 10 kms

Beautiful greens, walkways, cycling tracks along the water body

25% of the city will be covered with green spaces.

Over 200,000 trees will contribute towards a cleaner environment and a truly green city.





A thriving central business district

Just 20 minutes away from the upcoming international airport

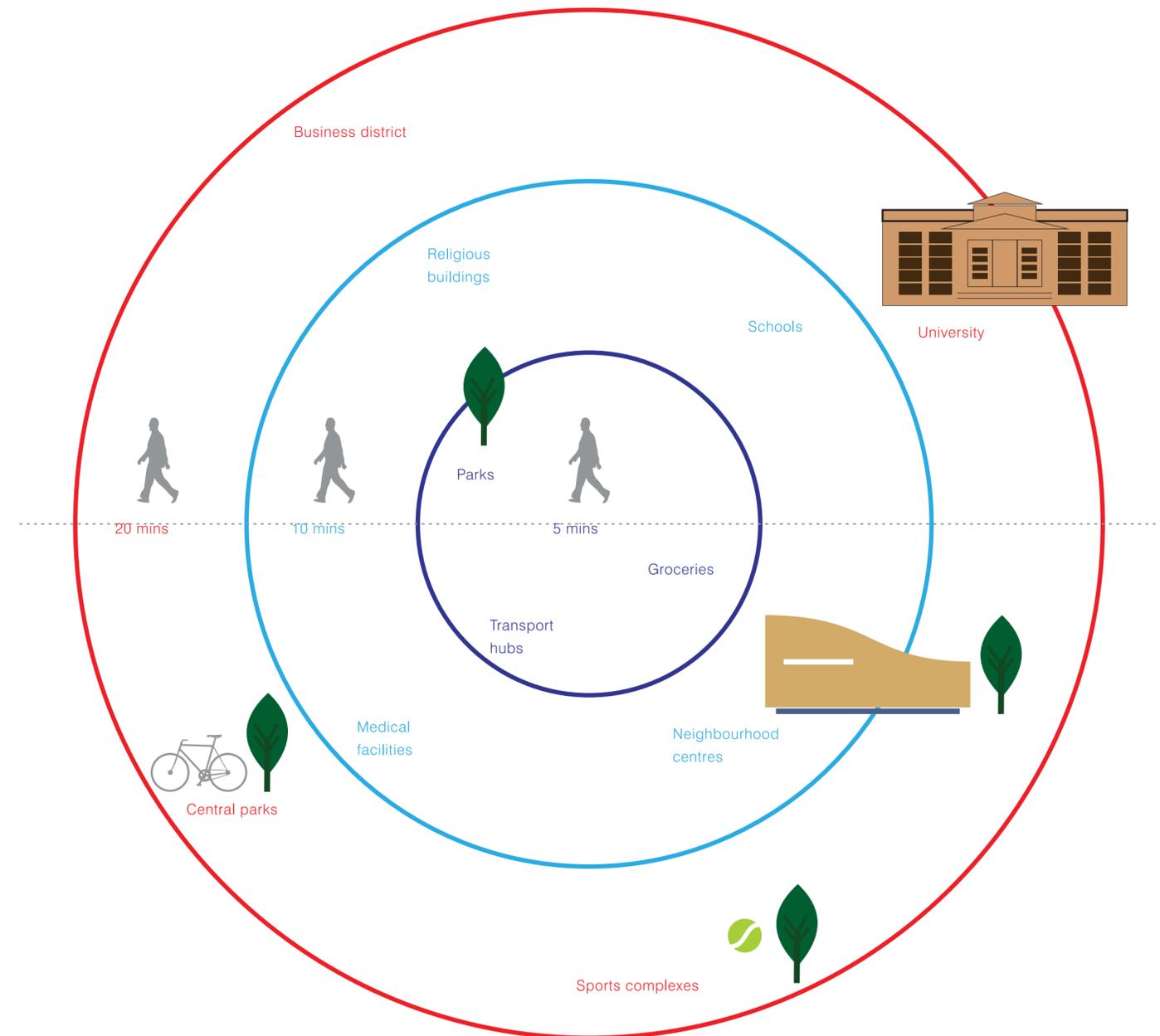
5 million sq. ft. office spaces

iThink by Lodha campuses to cater to back end offices

Contemporary boutique office complex – Lodha Supremus

The best of cities
like Mumbai,
New York, Paris,
London and Singapore
merged into one.

A fourth of the island city of Mumbai in area.
And yet, everything is just a short walk away.



Olympic Size Sports Complex

Spread Over 25 Acres Including a Multi-Sport Stadium

Professional sports academies for cricket, tennis, golf and others will help young ones realize their true potential.





An easier and infinitely fulfilling life.

As 18,000 plus families have already discovered.

Living Room & General Internal Amenities

Fully air-conditioned homes* with high quality split air-conditioner

Imported Marble Flooring in living room

High quality vitrified tiles in Kitchen with granite Platform, stainless steel sink & piped gas connection**

Deck in living room*

Separate utility & store area in each apartment

Bedrooms

Classy imported Wooden flooring

Separate wardrobe in each bedroom

Deck in master bedroom



Toilets

CP & Sanitary Fittings: High quality Jaquar CP fittings & European Duravit / Isenberg / Villeroy & Boch sanitaryware

High quality vitrified tiles





World-class multi tier security

Automated Swipe card access to building

CCTV monitoring of entrance lobby and key public areas

Video door phone

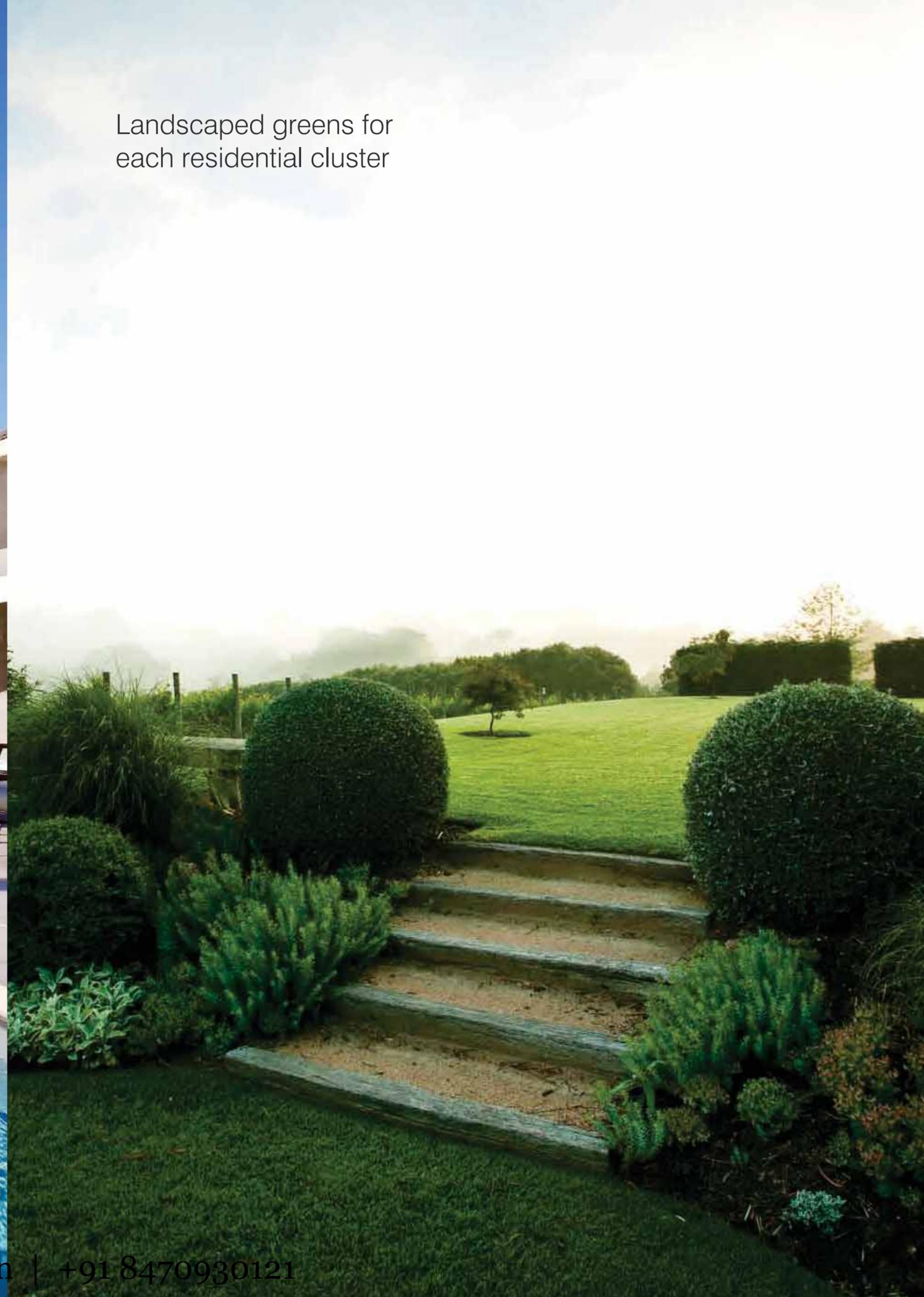
Automatic elevators by Schindler /Otis/ ThyssenKrupp*

Advanced Fibre technology provision for high speed internet, digital gaming etc.

Neighbourhood
Clubhouses



Landscaped greens for
each residential cluster



Convenience retail zone



Kids' play area



The Beginning



Residential



Project Details

25 lavish golf villas
 140 Premium 3 Bed Terraced Residences
 32 lavish 2-Bed Luxury Condominiums
 Residential areas: 2115 sq. ft - 4320 sq.ft.
 Residential floors: Stilt + 7 floors

Highlights

Marble flooring fully AC residences
 9-hole, par 30 golf course designed by Col. Bagga
 Exclusive Golf Club
 School, hospital and mall in vicinity



Project Details

Total apartments: ~ 7500
 Development size: 6.5 million sq.ft.
 Apartment typology: 1, 2 and 3 BHKs
 Apartment areas: 585 sq. ft - 1098 sq.ft.
 No. of floors: 8 floors / 18 floors

Highlights

All apartments with AC and deck
 86% open areas
 24 hours electricity
 School, hospital and mall in vicinity



City of dreams



Shot on location

Project Details

Total apartments: ~ 2700
 Development size: 2.1 million sq.ft.
 Apartment typology: 1, 2 and 3 BHKs
 Apartment areas: 585 sq. ft - 1098 sq.ft.
 No. of floors: 8 floors / 19 floors

Highlights

86% open areas
 24 hours electricity
 School, hospital and mall in vicinity



City of dreams



Shot on location

Project Details

Total apartments: ~ 4600
 Development size: 3.7 million sq.ft.
 Apartment typology: 1, 2 and 3 BHKs
 Apartment areas: 585 sq. ft - 1098 sq.ft.
 No. of floors: 8 floors / 19 floors

Highlights

Air-conditioned apartments
 24 hours electricity
 School, hospital and mall in vicinity



A beautiful life



Project Details

Total apartments ~ 3000
 Development size: 2.5 million sq.ft.
 Apartment typology: 1, 2 BHKs
 Apartment areas: 693 sq. ft - 1386 sq.ft.
 No. of floors: 8 floors / 18 floors / 22 floors

Highlights

Riverside apartments with AC and deck
 86% open areas
 24 hours electricity

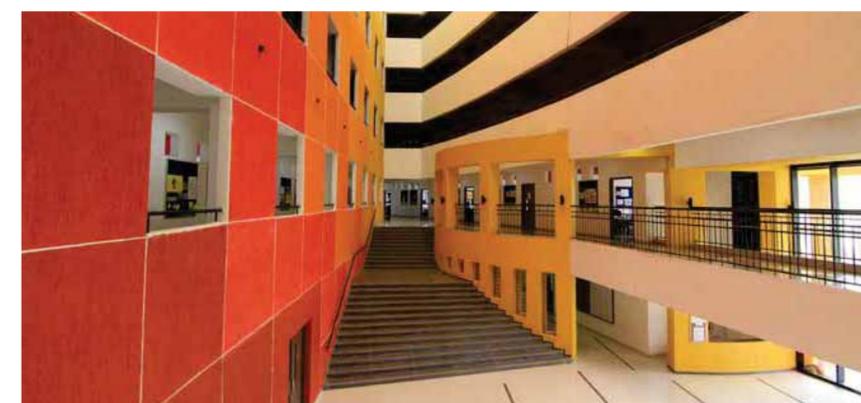
Snapshots of the existing development.



Lodha World School



Over 540 students enrolled in its inception batch
ICSE curriculum
PE and indoor games by Edusports
Dramatics by Helen O' Grady
Dance classes by Sandip Sopparkar
Robotics by ThinkLabs, IIT Bombay



Mall - Lodha Experia

Artist's Impression



LODHA
EXPERIA
The best things in life

5 lac sq ft mall
Over 135 shops catering to unisex fashion
6 screen multiplex with over 1500 seats
Fine dining restaurants & food court
Playstation – 25000 sq ft water based kids play area

Artist's Impression





Convenience Store



Snow White Power Laundry

Dedicated convenience retail
Already operational at Casa Bella Gold



Apollo Clinic



Velvet studio, a premium unisex salon

Infrastructure

POWER

Dedicated power line for 24X7 power supply
Remote monitoring and smart power meters for data collection

WATER AND SEWAGE TREATMENT

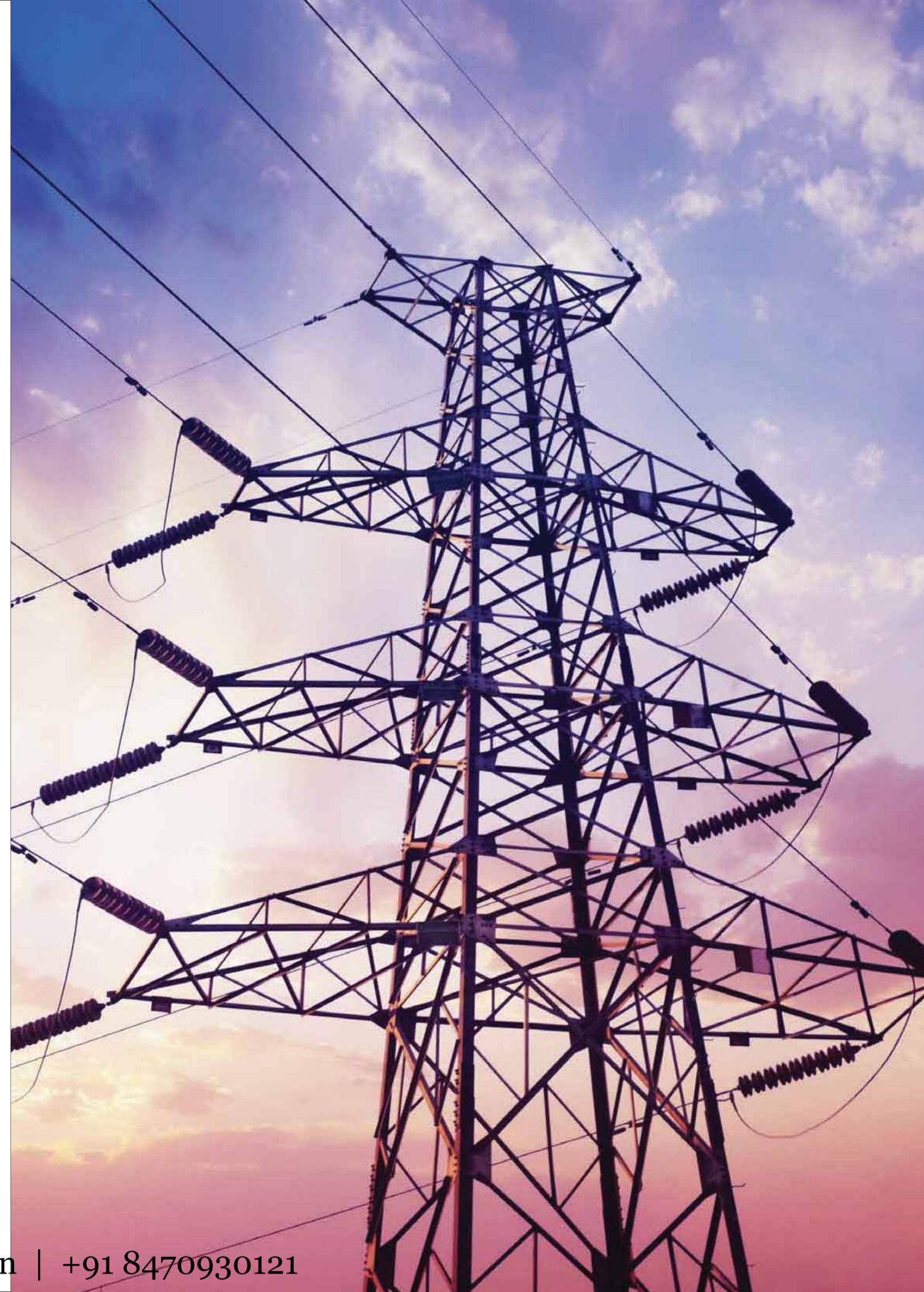
Internal rain water harvesting
100% sewage would be treated producing the best quality of treated water
All flushing and landscaping needs met using recycled water

ROADS

Designed by Mott MacDonald, leading consultant in the field of services and infrastructure design.

FLOOD WATER MANAGEMENT

Graviloft Retaining Wall
Earthen filling to raise the overall level of the developments
Storm Water Drains to flush excess water out into the river



Services



Casa Bella Creche



Transport - Ecodrive



Leasing - Lodha Easylease



Health - Apollo Clinic

Lifestyle - Club Bella

Over 800 families witnessed the Grand Launch of Casa Bella's very own clubhouse, the 25,000 sqft CLUB CASA BELLA

Outdoor pools with swimming lessons

Cutting-edge fitness equipment with weight loss programs & fitness classes

A full-service spa

A café

Nationally renowned group fitness instructors

Indoor game zone

Squash court

Mini theatre

Cricket & outdoor games ground

Meeting room and much more



Lifestyle - Club G

The 30 acres, 9-hole Golf Course in Lodha Golflinks, is now open with a number of world class amenities such as

Golf Simulator allowing you to play across the most famous of golf courses around the world like St. Andrews and Pebble Beach

A golf pro shop for the chic golf attire and the entire range of equipments

2 swimming pools along with an outdoor Jacuzzi pool

Well equipped gymnasium

Mini auditorium

Spa, Steam and Massage facilities

Indoor games room

Lavish sport courts for the outdoor enthusiasts.

Library / reading lounge

A dedicated kids play area



Our Best - In - Class Partners

MASTERPLAN



ARCHITECT



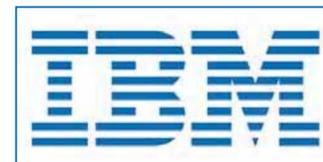
BLOCK DESIGN AND LANDSCAPING



INFRASTRUCTURE AND SERVICES



SMART AND SUSTAINABLE CITY



About Lodha Group

THE LODHA GROUP

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 4,000 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.

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

- 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, WorliSeaface | 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 | LodhaSupremus, 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 AurumGrandé, Kanjurmarg | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Aqua, Dahisar | Lodha Golflinks, PalavaLodha Belmonto, Pune | LodhaBellezza, 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