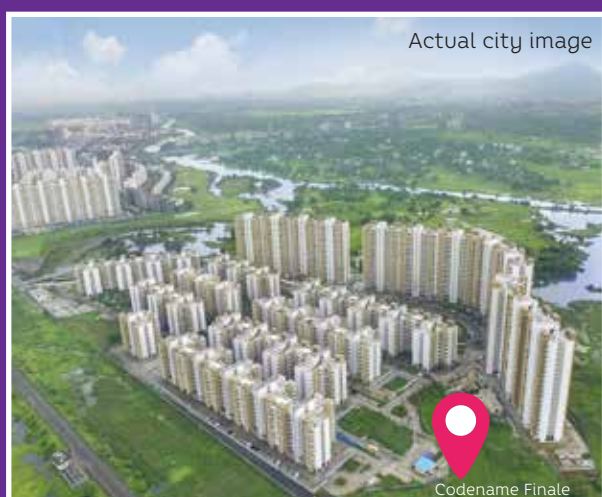


CODENAME FINALE.

The biggest opportunity,
one last time.

Final pre-launch of 4 new towers at Casa Bella,
Palava's first complete and most successful neighbourhood.



THE BEST OF BOTH WORLDS

A unique opportunity to buy a home at pre-launch prices in a neighbourhood with ready infrastructure and amenities.

INSIDE

- Homes that make a statement
- Exciting pre-launch price with easy payment schedules
- The finest of everything, right in your backyard
- A neighbourhood on the cusp of infrastructural & commercial growth
- Palava – the new age city

₹ World-class 1 & 2 bed residences starting ₹42 lacs

% Easy Buy Special: Register your home at 5% and the bank pays the next 65%

📅 Exclusive online booking window: Jan 20 - Jan 25
Site booking window: from Jan 26

Contact your relationship manager for more information.

www.palava.in/new-launch

VISIT
PALAVA
SEEING IS BELIEVING



A home at an exciting pre-launch price with an easy payment schedule

These exclusive residences are currently available at attractive pre-launch prices. Furthermore, since they are still under construction and would be available for possession in 3 years, you have the opportunity to avail of a relaxed construction-linked payment schedule and an easy buy special product where you can register your home at 5% only.



READY AMENITIES AND INFRASTRUCTURE, A VIBRANT COMMUNITY

Casa Bella is the first neighbourhood of Palava and is already equipped with fully functional external amenities and world-class infrastructure. A vibrant community of more than 3,000 families enjoy a rich social life with a calendar of exciting events including Palava Tarang and the Palava Premier League.

A 5-minute walk brings residents to the 25,000 sq.ft. Casa Bella clubhouse which features a fully-equipped gym, multiple swimming pools, a party lawn and more. Kids can spend a fun evening in the sports facilities, including a multipurpose ground, tennis, squash and badminton courts and landscaped greens. The kids' play area and the crèche ensure that children of every age have something to do.



Residents needn't worry about their daily needs as the convenience retail centre is just around the corner from them. There's also a Ganesha temple situated just next door.

Also in the neighbourhood is the Lodha World School, a successfully running ICSE-board school with more than 2,000 students. This is in addition to the Pawar Public School across the Kalyan-Shil Road. India's top ranked school - Shri Ram School, will also be opening in Palava soon.

Lodha Group's first project in Palava, the iconic Casa Bella, introduces its final development: Codename Finale. Initially launched in 2009 and already home to more than 3000 families, Casa Bella is the city's most thriving location. After six years, we pre-launch four new towers in this development making them the city's most sought after residences. Premium 1 & 2 bed residences with already developed world-class external amenities and infrastructure. Here's your chance to make the most of this opportunity. One last time.



HOMES THAT MAKE A STATEMENT

Discover exclusive, premium residences that combine elegant design with an impeccable finish. The grand living area, offering garden views, complements a state-of-the-art kitchen and spacious, air-conditioned bedrooms. Don't be surprised if your home becomes the preferred venue for evening soirees with friends and family.

Residence Highlights

- High-quality air conditioner in each bedroom
- Charming garden and open green views
- Imported Marbltal® flooring in living room, dining area and passage
- Bedrooms with stylish imported wooden flooring and a separate wardrobe area in each bedroom
- 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, fibre technology for high-speed internet access
- Separate utility area in each residence
- Select residences with personal garden and kitchen yard
- Select residences with store area and puja niche
- World-class multi-tier security with automated swipe card access to buildings and CCTV monitoring of entrance lobbies

* Subject to connectoin being provided by Mahanagar Gas Limited





Actual city image

A little further away is the FIFA standard football stadium which offers world-class football coaching in collaboration with Arsenal Soccer Schools. The Lodha Xperia Mall with premium brands like PVR, Big Bazaar and M&S is set to launch as well.

Palava's own city management association, PCMA makes sure that the city's residents are safe and secure, with 24x7 water and electricity supply, and 60% open spaces resulting in the cleanest air in the MMR region.



Actual city image

THE FINEST OF EVERYTHING, RIGHT IN YOUR BACKYARD

The city concept of 5-10-15 minutes is at the core of Palava. The 5-10-15 concept ensures that every facility should be at a maximum walking distance of 15 minutes. Codename Finale is testimony to this concept.





AT THE CUSP OF INFRASTRUCTURAL & COMMERCIAL GROWTH

Codename Finale, Palava, is situated at a strategic location that is poised to witness immense growth brought about by the two pillars that define any city—commercial and infrastructural growth.



Upcoming commercial centres coming up in and around Palava:

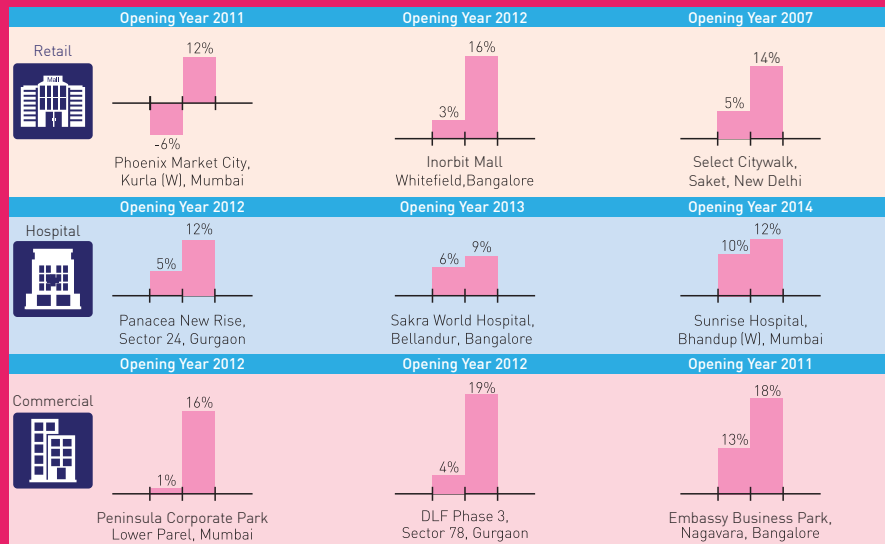
- First phase of offices opening in 2016 in front of Xperia mall
- Palava's own commercial sectors in a land parcel of 100 acres, coming soon
- MMRDA is building its next BKC adjoining Palava

Major infrastructure upgrades and a strategic location give Palava a significant edge over other micro-markets:

- Less than an hour's drive from South Mumbai (via the Eastern Freeway)
- 40 minutes from Mumbai's main port JNPT
- Planned expansion of roads leading to Vashi and Kalyan
- Pivotal region for upcoming transportation projects like Virar-Alibaug multimodal career
- Well connected by rail. Nearby stations include Dombivili (Central Line), Vashi (Harbour Line), and Diva (Vasai-Panvel Line)
- Upgradation of Diva station to prime junction in Central Line and approved new line to Navi Mumbai (Kalwa-Airoli)
- Monorail station proposed within the city, metro junction 8 km south of the city, for connectivity to the new International airport and Panvel
- Within 20 minutes of the upcoming international airport
- An hour's drive from current Mumbai domestic and international airports

Appreciation in residential prices across key geographies.

The graphs below show a 1 year price trend before & after the opening of respective amenity.



source: magicbricks.com

EARLY INVESTORS IN A CITY REAP THE MAXIMUM BENEFITS.

Across India, buying a home before the opening of large infrastructure projects has yielded high returns.

PALAVA – THE NEW AGE CITY

The Lodha Group's most ambitious development, Palava is designed to be one of the world's top 50 most livable cities. It is spread across 4500 acres and has been planned to perfection by the finest urban designers and architects. Located at the strategic junction of Kalyan, Navi Mumbai and Thane, the city is poised at the cusp of infrastructural and commercial growth. In the last six years, residences at Palava have appreciated by an average of 20 % annually.



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