

A beautiful life

Booking Office:
Casa Rio, Near Khidkaleshwar Temple, Kalyan Shil Road, Dombivli (E), T: 6642 9999 | www.casabylodha.com

Corporate Office:
Lodha Excelus, Level L2, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011. India.

The Issuer is proposing, subject to market conditions and other considerations, a public issue of its equity shares and has filed a Draft Red Herring Prospectus with SEBI. The Draft Red Herring Prospectus is available on the website of SEBI at www.sebi.gov.in and the respective websites of the BRLMs www.enam.com, www.ipmip.com, www.citibank.co.in, www.trustcap.com, www.nomura.com/asia/, www.kotak.com, www.india.claa.com, www.credit-suisse.com/asiapac/india/, www.sbiicaps.com. Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the section titled "Risk Factors" of the Draft Red Herring Prospectus filed with SEBI. | ^ PropEquity Research, Jan 2010 & Lokmat BDI Survey, Jan 2010.

Disclaimer : The plans, specifications, images and other details herein are only indicative and the Developer /Owner reserve the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the Agreement for sale / Lease entered into between parties, and no details mentioned in this printed material shall in any way govern such transactions. Tolerance of +/-2% is possible in the unit areas on account of design & construction variances.

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With exclusive garden residences.

A BEAUTIFUL LIFE



Luxurious air-conditioned 1, 2 & 3 BHK apartments at Palava.



A beautiful life

www.casabylodha.com

Casa Rio: A beautiful life

Over 6000 happy families have taken their first step towards their 'City of Dreams'. In the aftermath of the huge success of Casa Bella & Casa Bella Gold that redefined suburban living, now we bring you yet another luxury township that promises to usher in 'A Beautiful Life': CASA RIO.

In a world where green, open spaces, riverside walks and birdsong is just a memory, an idyllic city comes into being. A charmed place so abundant in forests and meadows, so serene with lakes, streams and a quiet river, and yet so beautifully planned and endowed with luxury, that it seems to have been designed by God Himself.

Casa Rio: An idyllic city

Located in green, picturesque New Age City, at the junction of Navi Mumbai and Dombivali, connected to all the commercial hubs of Mumbai, yet wrapped in an unspoiled beauty all of its own.

An encompassing environment

Cosmopolitan, highly literate, well-connected | Adjacent to Nilaje railway station | 20 mins from new International Airport | Concrete roads and a 6 lane highway | Helicopter service from Mahalaxmi / Juhu to Dombivali

Close to the city. Yet in a world of its own.

Just 8 kms. from the cosmopolitan, well-connected suburb of Dombivali, a 25 minute drive from Thane and a mere 15 minute drive from corporate hubs in Navi Mumbai like DAKC, Siemens, MIDC and Capgemini, Casa Rio boasts of an excellent location. Being on the 6-lane Kalyan-Shil Road, it is also a 20 minute drive from the proposed new international airport. While you can easily walk down to Nilaje railway station, on the Diva-Panvel passenger line.

Modern infrastructure.

A tie-up with independent power producers assures Casa Rio of 24-hour power supply, with world-class transmission and distribution networks. So even if other parts of Mumbai have power problems, you won't have to worry about load-shedding or voltage fluctuations.

24x7 power supply | Abundant water supply | A transport hub | Excellent internal roads



Designed by God. Planned by man.

Casa Rio includes every amenity of modern city life, even its own fire station and post office. All charmingly set amidst leafy avenues, ponds and groves of trees, with the river rippling in the distance.

Impressive central avenue | World-class ICSE school | State-of-the-art medical facility with polyclinic, diagnostic centre & pharmacy, managed by Jupiter Hospital – 1.5 kms away | Mall & multiplex | Riverside haat | World-class landscaping | Fire station

City Centre

With a city that extends over 134 acres, the possibilities for a luxurious lifestyle are almost limitless. In Casa Rio, apart from the area that has been utilized for buildings, facilities, pools, indoor games enclosures, crèches and clubhouses; approximately 100 acres are sublime, open spaces, shaped into playgrounds, sports grounds, gardens, walkways and scenic points around the riverside.

25000 sq. ft. club house | World-class Gymnasium | A full-size swimming pool | An indoor games enclosure for table tennis, carrom, snooker, a badminton court | Mini-theatre | Amphitheatre | Well-stocked library | Ganesha Temple | Yoga pavilion

Casa Rio's other pleasures include

Full-size cricket pitch | Basketball, badminton & tennis courts | Picnic spots, pavilions & nature trails | Comfortable children's crèche | Efficient bus service to Dombivali station | Convenience store | Cluster garden | Children's play area | Well-equipped business centre | Elegant party venue | Restaurant

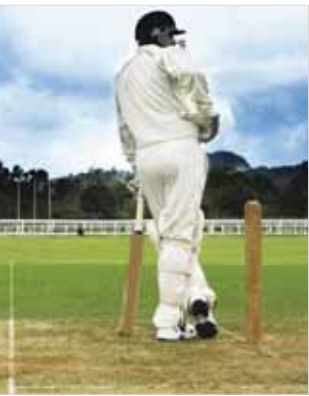
Ultra-modern luxury homes

1 BHK, 2 BHK Optima & 2 BHK Ultima:

Smart 1 BHK apartments and elegant 2 BHK Optima & 2 BHK Ultima apartments, planned in clusters in 8 storey buildings have been designed for optimum use of space. Your home boasts of air-conditioned master bedrooms that overlook serene, riverside views.

3 BHK Aura:

The ultimate in luxury, these fully air-conditioned 3 BHK residences are set in 18 storey tower clusters, commanding beautiful views of a tranquil river and the landscaping marvels of the township. These apartments are finished with luxury amenities, offering an unparalleled living experience.



Key amenities in smart & elegant I BHK & 2 BHK Optima apartments

- Air-conditioned master bedrooms
- High quality vitrified tiles in the living/dining area, passage and bedrooms
- Designer Jaquar* fittings and Parryware* sanitary ware
- Private sundeck, attached to the living room
- Designer ceramic tiles in the bathroom
- Glossy granite platform, stainless steel sink and vitrified tile flooring in the kitchen
- Intercom system
- Separate puja area
- Separate wardrobe area in all bedrooms
- Separate utility area for washing and drying
- Provision for telephone and internet connection



These luxurious living spaces in Casa Rio are complete with the most superior amenities, the finest fittings and premium finishes. Set in 8 & 18 storey buildings, they command picturesque views of the river and world-class landscaping down below.

Key amenities in 2 BHK Ultima:

- Air conditioned Homes -AC in living / dining and bedrooms.
- High quality vitrified tiles in the living / dining and passage.
- Laminated wooden flooring in bedrooms.
- Exclusive Vitrified tiles in toilet flooring and ceramic tile dado.
- Spanish Roca * sanitary ware and Jaquar* CP fittings in toilets.
- Kitchen finished with granite platform and vitrified tile flooring and ceramic tiles dado.
- Stainless steel sink in kitchen.
- Multi-tier security with video door phone and controlled access.\
- Separate wardrobe area in all bedrooms.
- Separate Puja space / area in all homes.
- Separate Utility area in each apartment for washing and drying.
- Provision for telephone and internet connection in each apartment.
- Designer entrance lobby with Italian Marble Flooring.
- Automatic Elevator by Schindler / Otis / ThyssenKrupp*.

Key amenities in 3 BHK:

- Air conditioned Homes -AC in living / dining and bedrooms.
- Agglomerate Marble flooring in Living / dining and passage.
- Laminated wooden flooring in bedrooms.
- Exclusive Vitrified tiles in toilet flooring and ceramic tile dado.
- Spanish Roca* sanitary ware and Jaquar* CP fittings in toilets.
- Kitchen finished with granite platform and vitrified tile flooring and ceramic tiles dado.
- Stainless steel sink in kitchen.
- Multi-tier security with video door phone and controlled access.
- Motion sensors in toilets
- Separate wardrobe area in all bedrooms.
- Separate Puja space / area in all homes.
- Separate Utility area in each apartment for washing and drying.
- Provision for telephone and internet connection in each apartment.
- Designer entrance lobby with Italian Marble Flooring.
- Hi-speed automatic elevators by ThyssenKrupp / Otis / Schindler*.

Casa Rio: A beautiful life

MASTER PLANNING & ARCHITECTURAL DESIGN:

RSP (India)

RSP (India) was incorporated in Banglore in 1996, is a premier Indian desing consultancy and an associate company of RSP Architects Planners & engineers Ltd, one of the largest and most reputed Architecture, Planning and Engineering practices of South East Asia.

RSP (I) maintains high levels of professional standards and management controls to deliver excellence in design and construction within the prescribed budget and time frames. Being in the forefront on innovation and pioneering design across India, the practice has to its credit the design of IT Parks, SEZs, Business Parks, Mixed-use Township, Residential Enclaves, Hospitals, Hotels, Shopping Malls and industrial parks amongst others.

STRUCTURAL DESIGN:

Struct Bombay Consultants, Mumbai

With over 25 years of in-depth experience in construction, Struct Bombay Consultants have many notable buildings, commercial complexes and bridges to their credit, including one of the first 10 high-rise buildings to be built in Mumbai. The company's expertise spans analysis and design of structures, structural audits, non-destructive testing and project management consultancy.

Epicons Consultants Private Limited

One of the leading engineering consultancy firm in Mumbai, Epicons consultants has been in the field of civil engineering for over two decades. Their work includes residential apartments, IT parks, hotels, malls, multiplexes and industrial plants.

LANDSCAPE ARCHITECT

PBB - Prabhakar Bhagwat Associates

After redefining landscape design in India, Prabhakar Bhagwat Associates have continued evolving – exploring new and evocative idioms that infuse a richer meaning in to our physical space. They are supported by a large database of landscape techniques and plant material. Their practice includes residential, industrial, recreational, urban and institutional landscapes, besides ecological redevelopment projects.



INFRASTRUCTURE DESIGN

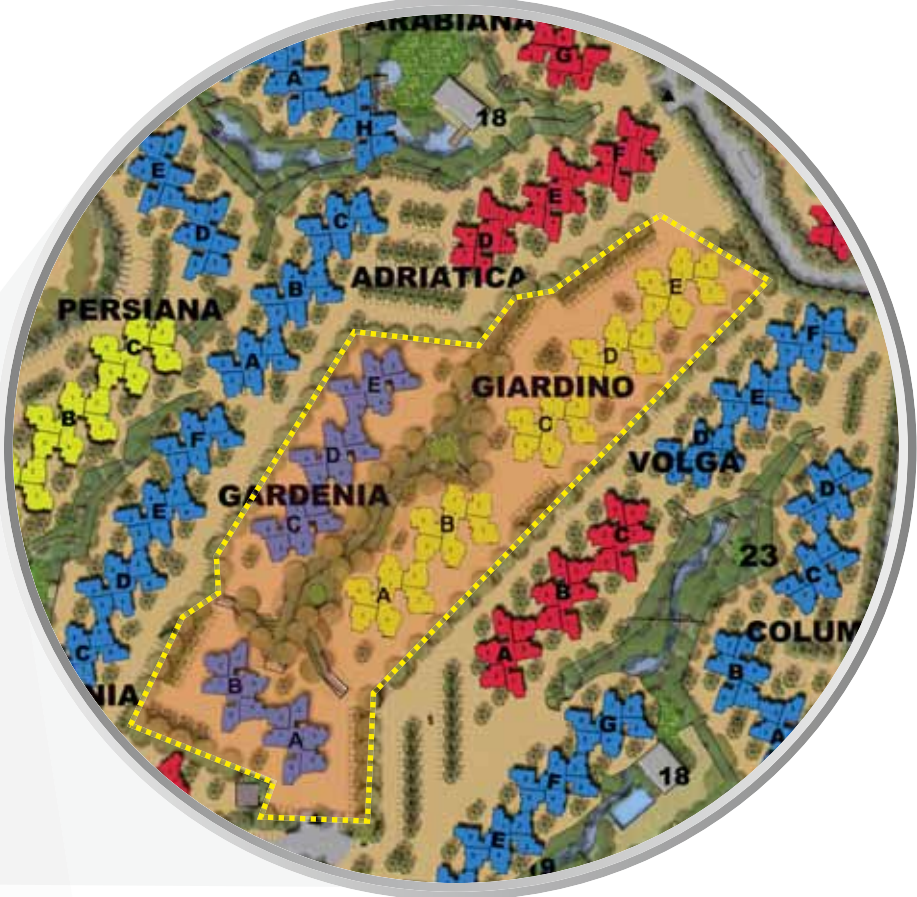
WSP Group, U.K.

Responsible for the infrastructure design of Casa Rio is one of the largest international consultancy groups, the WSP Group. Today it ranks as one of the world's fastest-growing design, engineering and management consultancies, specializing in property, transport and environmental projects. The WSP Group provides a full range of services, from planning through to design, implementation and maintenance. The Group has extensive international experience in America, UK, Europe, Africa, the Middle East and Asia, gained through working in over 60 countries. Currently, it has permanent offices in 35 countries. WSP Group has been responsible for projects in the following sectors: aviation, commercial energy and natural resources, industrial development, rail, residential, retail and roads and bridges.





Garden Clusters
Gardenia & Giardino



Garden Living

A super select group will have the never-before opportunity to own their private garden along with their dream home. Perfectly complimenting the concept of a beautiful life, garden homes provide all the comfort of the apartments and the unique luxury of your garden adjacent to your living room / master bedroom. Let the kids run around, grow your favourite plants or entertain your friends in the idyllic setting of your very own garden. Select 1 BHK, 2 BHK Optima and 2 BHK Ultima homes with private gardens.



Indeed, life is beautiful.

Layout Plan



LAYOUT - CASA RIO

LEGEND

- 1. ENTRANCE PLAZA WITH TRESS
- 2. RECEPTION PAVILION WITH RIVER SIDE OPEN CAFE
- 3. SPORTS HUB WITH OPEN COURTS
- 4. TRANSPORT HUB
- 5. FIRE STATION
- 6. CENTRAL CLUB HOUSE WITH PARTY LAWN
- 7. RIVERSIDE "HATT"
- 8. AMPHITHEATRE FOR CULTURAL ACTIVITIES
- 9. GANESHA TEMPLE WITH LOTUS POOL
- 10. MULTIPURPOSE GROUND/ CRICKET PITCH WITH ATTACHED TRACK
- 11. RETAIL PLAZA WITH ATM CENTRE
- 12. RIVERSIDE PROMENADE WITH WALKWAYS / PLAZA'S & GROUND
- 13. RIVER
- 14. SKYWALK
- 15. CENTRAL ROTARY WITH ART INSTALLATION
- 16. MEDICAL CENTRE
- 17. POST OFFICE
- 18. SECTOR CLUBHOUSE WITH PLAZAS, WATER FEATURES & PARTY LAWN
- 19. NEIGHBOURHOOD GARDEN WITH TOT'S LOT
- 20. GARDEN WITH SIT OUTS
- 21. SENIOR CITIZEN'S CORNER
- 22. WATER BODIES WITH DECK & CROSS BRIDGES
- 23. BRIDGE CONNECTING ASPIRATIONAL SECTOR
- 24. PLAY GROUND
- 25. BUS ALIGHTING BAY
- 26. DIVA - PANVEL RAILWAY LINE

APARTMENT TYPE	CLUSTER NO.
1 BHK & 2 BHK OPTIMA	GARDENIA, SUPERIA, ANGELIA, CASPIANA, GENEVIA, NYASIA, ARABIANA, ADRIATICA, PERSIANA, OCEANIA, VIVA, AMAZONA, VOLGA, COLUMBIA, MAGDALENA, AQUA, MARINA VICTORIA,
2 BHK ULTIMA	GIARDINO, RIVER RETREAT, ANTARCTICA, ARCTICA, ATLANTICA, PACIFICA, MEDITERRANEA, NAUTICA, RIVER DALE,
3 BHK	RIVER SCAPE, RIVER VIEW



TYPE 'A' 1 BHK OPTIMA



TYPE 'A' 2 BHK OPTIMA

I BHK & 2 BHK OPTIMA

Typical floor plan - Type A

SUPERIA | VICTORIA | ANGELIA | CASPIANA | GENEVIA | NYASIA
ARABIANA | ADRIATICA | PERSIANA | OCEANIA | VIVA | AMAZONA
VOLGA | COLUMBIA | MAGDALENA | AQUA | MARINA

I BHK & 2 BHK OPTIMA

Typical floor plan - Type B

SUPERIA | VICTORIA | ANGELIA | CASPIANA | GENEVIA | NYASIA
ARABIANA | ADRIATICA | PERSIANA | OCEANIA | VIVA | AMAZONA
VOLGA | COLUMBIA | MAGDALENA | AQUA | MARINA



TYPE 'B' 1 BHK OPTIMA



TYPE 'B' 2 BHK OPTIMA



Option without deck also available.

2 BHK ULTIMA
Typical floor plan - Type A

Clusters: River Dale | River Retreat | Antarctica | Arctica Clusters | Atlantica,
Pacifica | Mediterranea | Nautica



TYPE 'A' 2 BHK ULTIMA

2 BHK ULTIMA
Typical floor plan - Type A

Clusters: River Dale | River Retreat | Antarctica | Arctica | Atlantica
Pacifica | Mediterranea | Nautica



TYPE 'B' 2 BHK ULTIMA

Option without deck also available.

GIARDINO
GROUND FLOOR TYPE B
2 BHK ULTIMA



GARDENIA
GROUND FLOOR TYPE B
1 & 2 BHK OPTIMA



GIARDINO
TYPICAL FLOOR PLAN TYPE B
2 BHK ULTIMA



GARDENIA
TYPICAL FLOOR PLAN TYPE B
1 & 2 BHK OPTIMA



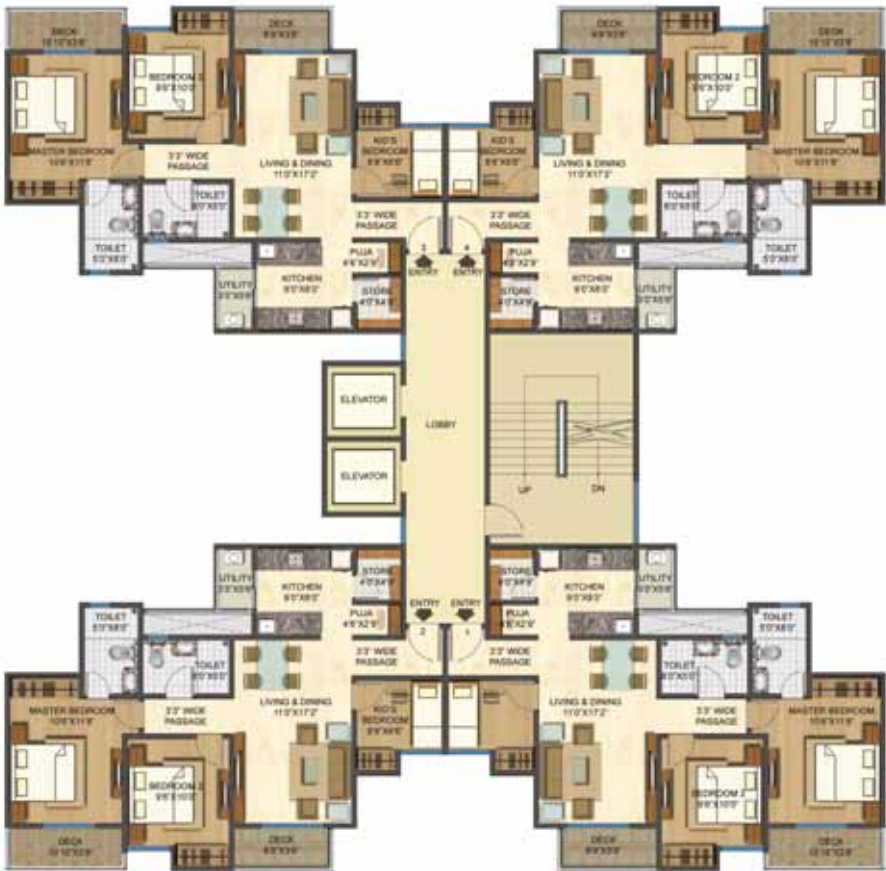
3 BHK

Clusters: River Scape | River View



3 BHK

River View A, B, D - Double Deck



The Lodha Group:

Established in 1980, the Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in excess of 29 million sq. ft. of prime real estate over 38 projects in and around Mumbai, from Napean Sea Road to Dombivali, making it the largest developer in Mumbai and one of the largest in the country. The Group is now expanding into Western and Southern India. It has kicked off its geographic expansion by launching Lodha Bellezza, an unparalleled super luxury residential project in Hyderabad, and is soon expected to launch its first project in Pune.

In 2009, the company has emerged as the No. 1 unlisted developer in the country, the No. 1 developer in Mumbai and the No. 1 real estate brand in the city^*. The group has several innovative firsts to its credit; be it Lodha Bellissimo - the only Indian residential project amongst the top 1000 landscapes in the world, Lodha Luxuria – Mumbai's first fully automated township or Lodha Aqua – Mumbai's first water inspired township.

The group has created an entirely new residential category: mid-income luxury. A new sub-brand, CASA by Lodha, was created for this category, providing 'right sized' and 'right priced' products in Mumbai's suburban locations. The group was also one of the first in India to introduce the concept of branded office spaces through its unique offerings: Lodha Excelus - Signature offices catering to front office requirements of large

corporates, iThink by Lodha – The ultimate office campus for large back office needs and Lodha Supremus – Signature boutique offices, targeted specifically at mid-sized offices.

According to the JP Morgan Property Report 2008, the Lodha Group was ranked second in the list of companies most sought after for PE investment in the realty sector. Also selected as one of India's top 10 builders by ConstructionWorld,

Other accomplishments include

- Best Developer Involved in High-End Residential Properties across India, by constructionsourceindia.com
- Leaders of Indian Infrastructure & Construction' Award by The Economic Times ACETECH
- Good practice UN Habitat Business Award for Integrated planning for Casa Bella, an integrated township at Dombivali
- Awarded 'Luxury Project of the Year' at Realty Plus Excellence Awards 2010, for Lodha's Chateau Paradis

Going beyond being a premier real estate developer, the group has been a socially responsible corporate focusing on education as the best medium to enrich society. The group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.



Ongoing Projects

Lodha Costiera, Napean Sea Road | Lodha's Château Paradis, Worli Seaface | Lodha Palazzo, JVPD Scheme, Juhu | Lodha One, JVPD Scheme, Juhu | Lodha Bellissimo, Mahalaxmi | Lodha Primero, Mahalaxmi | Lodha Aria, East Parel | Lodha Grandeur, Prabhadevi | Lodha Aurum, Kanjurmargin | Lodha Imperia, Bhandup | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Paradise, Thane | Lodha Aqua, Dahisar | Lodha Goldcrest, Lonavala | Lodha Golfinks, Dombivali | Lodha Bellezza, Hyderabad | Lodha Excelus, Mahalaxmi | Lodha Supremus, Worli Naka | Lodha Supremus, Upper Worli | iTHINK by Lodha, Kanjurmargin | iTHINK by Lodha, Thane

Casa Univis, Thane | Casa Ultima, Thane | Casa Royale, Thane | Casa Essenza, Dahisar | Casa Bella, Dombivali | Casa Bella Gold, Dombivali

Upcoming Projects

Residences at Walkeshwar, Prabhadevi, Andheri, Goregaon, Kanjurmargin and Thane

Bungalows at Dombivail and Pune