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CITY OF DREAMS



CASA BELLA
BY LODHA

The city of dreams

Site Office:

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www.lodhagroup.com

Proposed by MMRDA | * Or Equivalent, as per the discretion of the designers | ^ Select 3 BHK apartments only
LOI signed operations to commence in 2011 | *** run by Chandresh Lodha Memorial Trust, Guaranteed
admission for one child per apartment, if admission is taken by 2015

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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Casa Bella : City of dreams



Imagine a city planned to perfection. Where the railway station is located within the development. Where power flows uninterrupted, to give you 24x7 supply. Where abundant water, wide roads and efficient civic systems are a given. Where world-class schools, hospitals and recreation centres are at your disposal. And your daily needs are met at your doorstep. It's a city that's everyone's dream to live in. And it's for real.

Casa Bella is the city of dreams for anyone living in Mumbai. Planned, designed and built by the world's finest urban planners, architects, engineers and landscape designers, Casa Bella is Mumbai's first integrated planned township, unlike any other.

Located in Dombivli, with easy connectivity to Navi Mumbai and Thane, as well as to Mumbai, Casa Bella is complete with every facility, comfort and luxury you could possibly want, to enable you to live a perfect life.

Moving to the suburbs is no longer a compromise. It's a wise choice for a life way beyond your expectations.



Conveniently close to everywhere.

Just 6 kms. away from the cosmopolitan, well-connected suburb of Dombivli, and a mere 25 minute drive from Thane and 15 minute drive from Navi Mumbai, Casa Bella is perfectly located for easy connectivity. Moreover, the property is on the 6-lane Kalyan-Shil Road, with Usarghar railway station attached to Casa Bella, easing the connectivity to the Central Railway Line. Casa Bella is also a 20 minute drive from the proposed new international airport, making it an ideal location to get anywhere.

Dombivli: Cosmopolitan, highly literate, well-connected | Adjacent to Usarghar[#] railway station | Close to international airport | Concreted roads and a 6-lane highway

The City of Dreams, planned to perfection.

From 24x7 power supply to parks, from bridges to bus depots, you won't find a city planned more perfectly than Casa Bella. Bringing together the skills of landscape design firm Belt Collins of Singapore, the infrastructure design expertise of WSP Group, UK and the experience of premier architects Kapadia Associates, Mumbai and Epicons Consultants, Casa Bella can justifiably claim to be Mumbai's first integrated planned township.

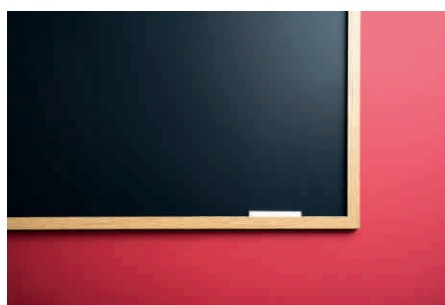
Your own station foot over-bridge | 24x7 power supply | Abundant water supply
A transport hub | Excellent internal roads | 86% open space



All you need, within city limits.

From the systems of a modern city, to its comforts and luxuries, Casa Bella has it all, so that once you move into the city of your dreams, you never have to leave it for anything.

Impressive central avenue ending in an iconic sculpture | World-class ICSE school*** | State-of-the-art medical facility with polyclinic, diagnostic centre & pharmacy, managed by Hinduja Hospital** | Exclusive mall & multiplex | A 9-hole golf course | World-class landscaping Multi-level security | Your own fire station | A dedicated police station | Post Office



The Casa Bella Life

Casa Bella's meticulous planning includes all the comforts, luxuries and privileges you could ask for. Have a refreshing swim, relax over a cheerful meal at the café, enjoy a rigorous workout at the gym, or surrender to the serenity of yogic meditation - all in the comfort of your own privileged world.

The largest clubhouse in the city

Mumbai's largest clubhouse, spread over 50,000 sq. ft., can be found in your own city of dreams. And it has been planned to offer you every possible privilege.

World-class gymnasium | Jacuzzi | Steam room | Separate swimming pools for adults and kids | Comfortable mini-theatre | Yoga and meditation centre | Jogging track | Well-stocked library | Café | Indoor games - carrom, table-tennis, chess, snooker | Mega Multipurpose hall for celebrations and other events

Casa Bella's other privileges include:

Full-size cricket pitch and basketball, badminton, volleyball and flood-lit tennis courts | Picturesque picnic spots | Comfortable children's crèche | Ganesha temple | An efficient bus service to Dombivali railway station | Convenience store at your doorstep | Cluster garden | Children's play areas



Choose the home of your dreams.

The Casa Bella township offers you a choice of 4 types of apartments.

1 BHK

Smart 1 BHK apartments, in 8 storeyed buildings, planned in clusters, with gardens, children's play area and central avenue views

2 BHK OPTIMA

Elegant 2 BHK apartments in 8 storeyed buildings, with kids bedroom & master bathroom, planned in clusters, with gardens, children's play area and central avenue views

2 BHK ULTIMA

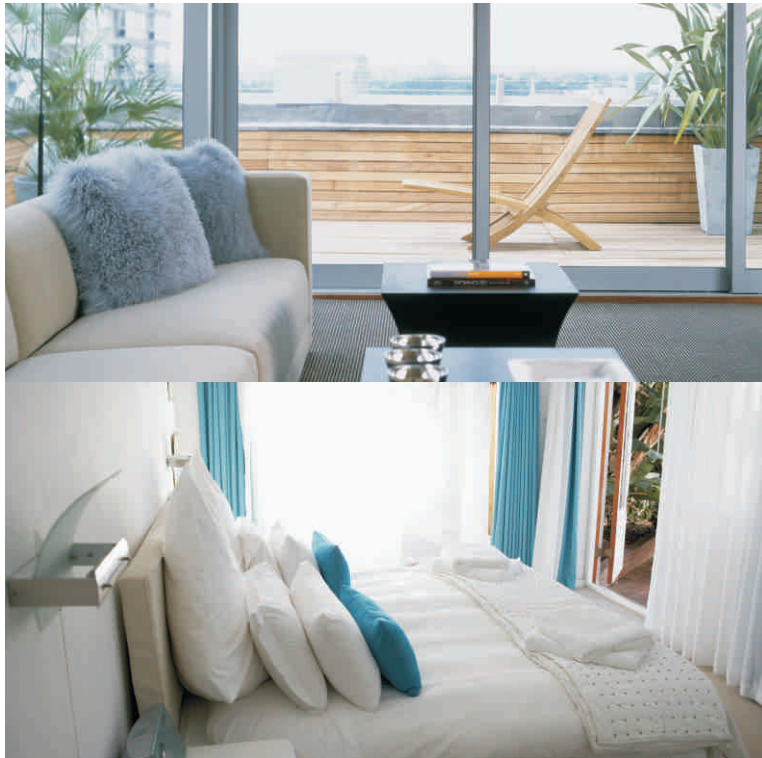
Luxurious air-conditioned apartments, in 18-storey towers along the periphery, overlooking the tranquil river

3 BHK

Spacious & super luxurious air-conditioned apartments with marble flooring, in 18-storey towers overlooking the tranquil river on one side

Luxurious Apartments In The City Of Dreams

The luxurious apartments in Casa Bella are complete with the most superior amenities, the finest fittings and premium finishes. Set in 8-story buildings & towers soaring 18 storeys high, they also command splendid views of the tranquil Ulhas river, the velvet green golf course & the clubhouse



Key amenities in luxurious 2 BHK Ultima & 3 BHK apartments:

- Air-conditioned living/dining room & bedrooms
- Finest agglomerated marble flooring in the living/dining room & passage^
- French windows & a sundeck with wooden finished flooring in the living room^
- Laminated wooden flooring in the bedrooms
- Roca* sanitaryware and hi-end Jaquar* fittings in bathrooms
- Motion Sensors in bathrooms for automated lighting control^
- Designer ceramic tiles in toilets
- Premium granite platform, stainless steel sink & vitrified tile flooring in the Kitchen
- Multi-tier security with video door phone and controlled access
- Separate store room in each apartment

Key amenities in smart & elegant 1 BHK & 2 BHK Optima apartments:

- High quality vitrified tiles in the living/dining room, passage & bedrooms
- Designer Jaquar* fittings & Parryware* sanitary ware
- Designer ceramic tiles in the bathroom
- Granite platform, stainless steel sink & vitrified tile flooring in the kitchen
- Intercom system

Casa Bella: Planned by the finest

Casa Bella marks the coming together of some of the world's most experienced and renowned experts. Ensuring that every detail is meticulously planned, from blueprint to final execution. The result: Mumbai's first integrated planned township.

The Lodha Group

Established in 1980, Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in excess of 27 million sq. ft. of prime real estate over 30 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 caters to diverse consumer needs, with projects ranging from luxury garden residences in South Mumbai, to IT campuses, weekend retreats, integrated suburban townships and SEZs.

Vision: Building a Better Life

The group seeks to build a better life for its customers, leveraging its core strengths - the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy - to create landmarks of exemplary quality & design that benchmark the highest standards of international living.

Design Partners

Architectural Design: Kapadia Associates, Mumbai.

Since its inception 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, they combine a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

Infrastructure Design: WSP Group, UK

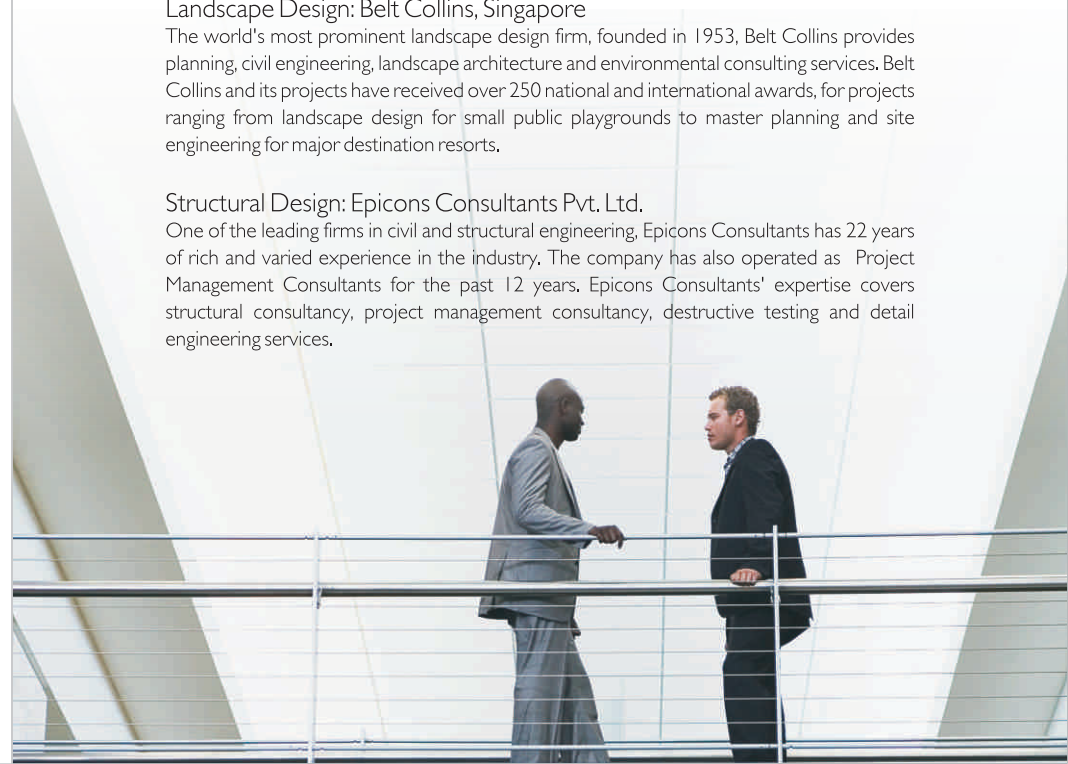
The WSP Group is the world's fastest-growing design, engineering and management consultancy, specializing in property, transport and environmental projects. The Group provides a full range of services from planning through to design, implementation and maintenance. It is also one of the largest international consultancy groups in the world employing 10,000 people worldwide.

Landscape Design: Belt Collins, Singapore

The world's most prominent landscape design firm, founded in 1953, Belt Collins provides planning, civil engineering, landscape architecture and environmental consulting services. Belt Collins and its projects have received over 250 national and international awards, for projects ranging from landscape design for small public playgrounds to master planning and site engineering for major destination resorts.

Structural Design: Epicons Consultants Pvt. Ltd.

One of the leading firms in civil and structural engineering, Epicons Consultants has 22 years of rich and varied experience in the industry. The company has also operated as Project Management Consultants for the past 12 years. Epicons Consultants' expertise covers structural consultancy, project management consultancy, destructive testing and detail engineering services.



1 BHK



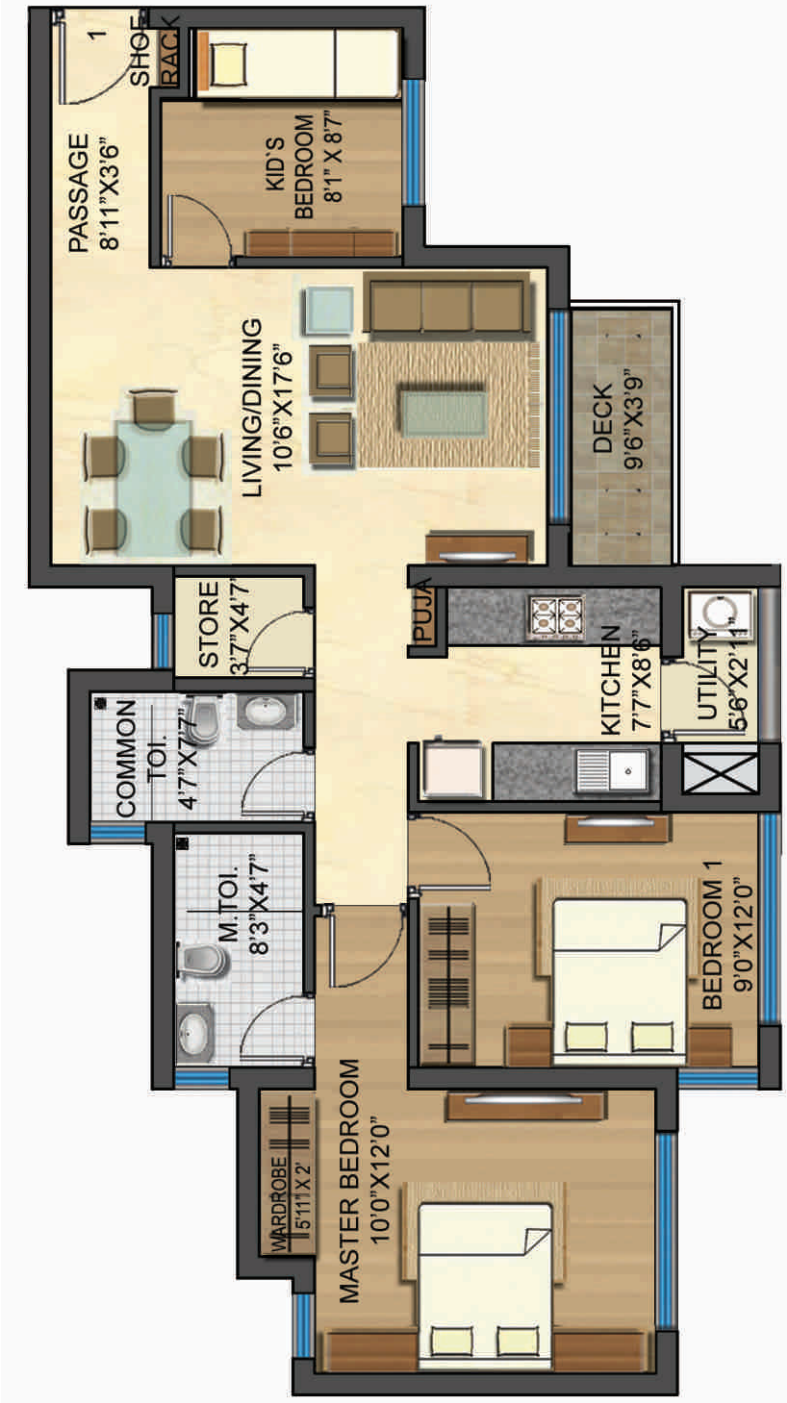
2 BHK Optima



2 BHK Ultima



3 BHK



Elevation view



18 storeyed towers



8 storeyed buildings