



RESIDENCES
IN INDIA'S
FASTEST GROWING CITY

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.

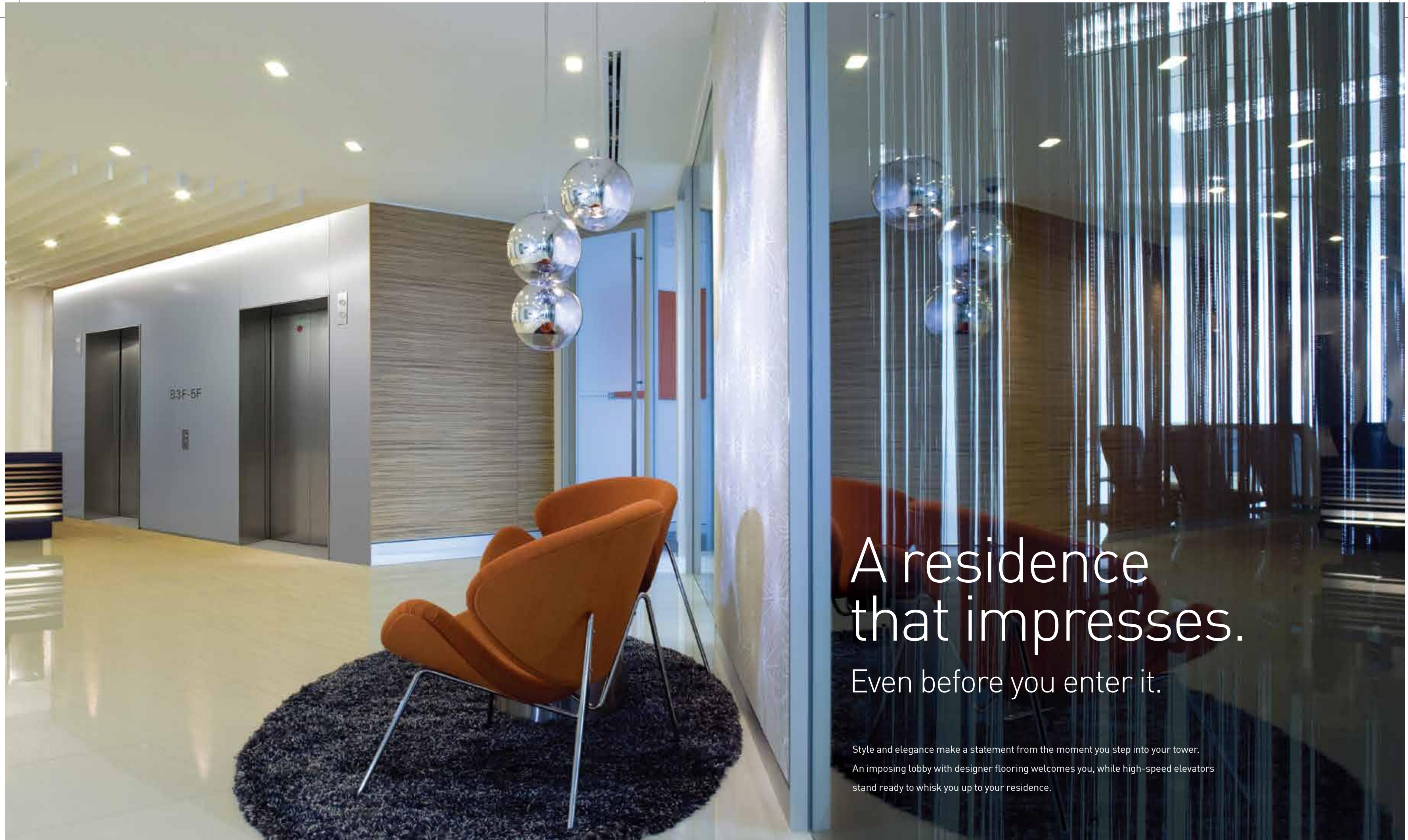
When you live in the upscale neighbourhood of Lakeshore Greens, the wonders never cease. You have a mesmerizing lakefront on one side and Forest Greens* on the other. The Central Business District is just across the road and you can get to the wide Dombivali Badlapur road, and the Taloja road in a jiffy. 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 Marbltal® flooring
- Convenient drop-off for each building
- Secured access with swipe card entrance control
- High-speed automatic elevators by Omega/City Lifts
- Special entrance ramps for easy access for the physically challenged
- Ample covered and open parking

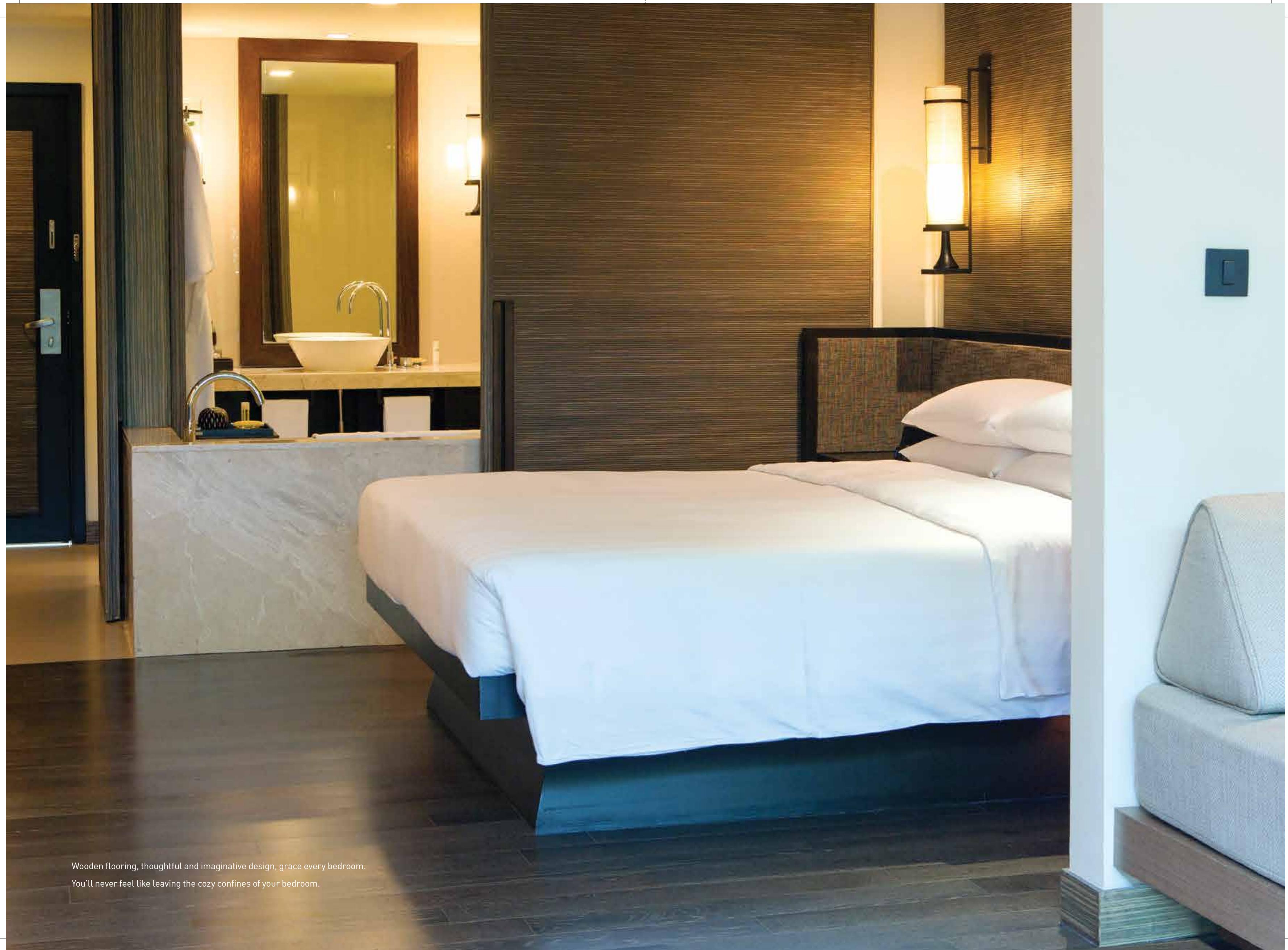


Spacious homes.
Marbltal® flooring.
Premium finishes.

You'd never believe staying at home
could be such a pleasure.

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 master bedroom is air-conditioned, making it an oasis of comfort. Your grand living area is finished with the finest Marbltal® flooring, and will be the preferred choice for evening soirees amongst your friends.

- Double height outdoor terrace/open-air deck, framed by gorgeous French windows
- Air-conditioned master bedroom
- Marbltal® flooring



Wooden flooring, thoughtful and imaginative design, grace every bedroom.

You'll never feel like leaving the cozy confines of your bedroom.



Bathrooms with Jaquar fittings¹
and premium 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.

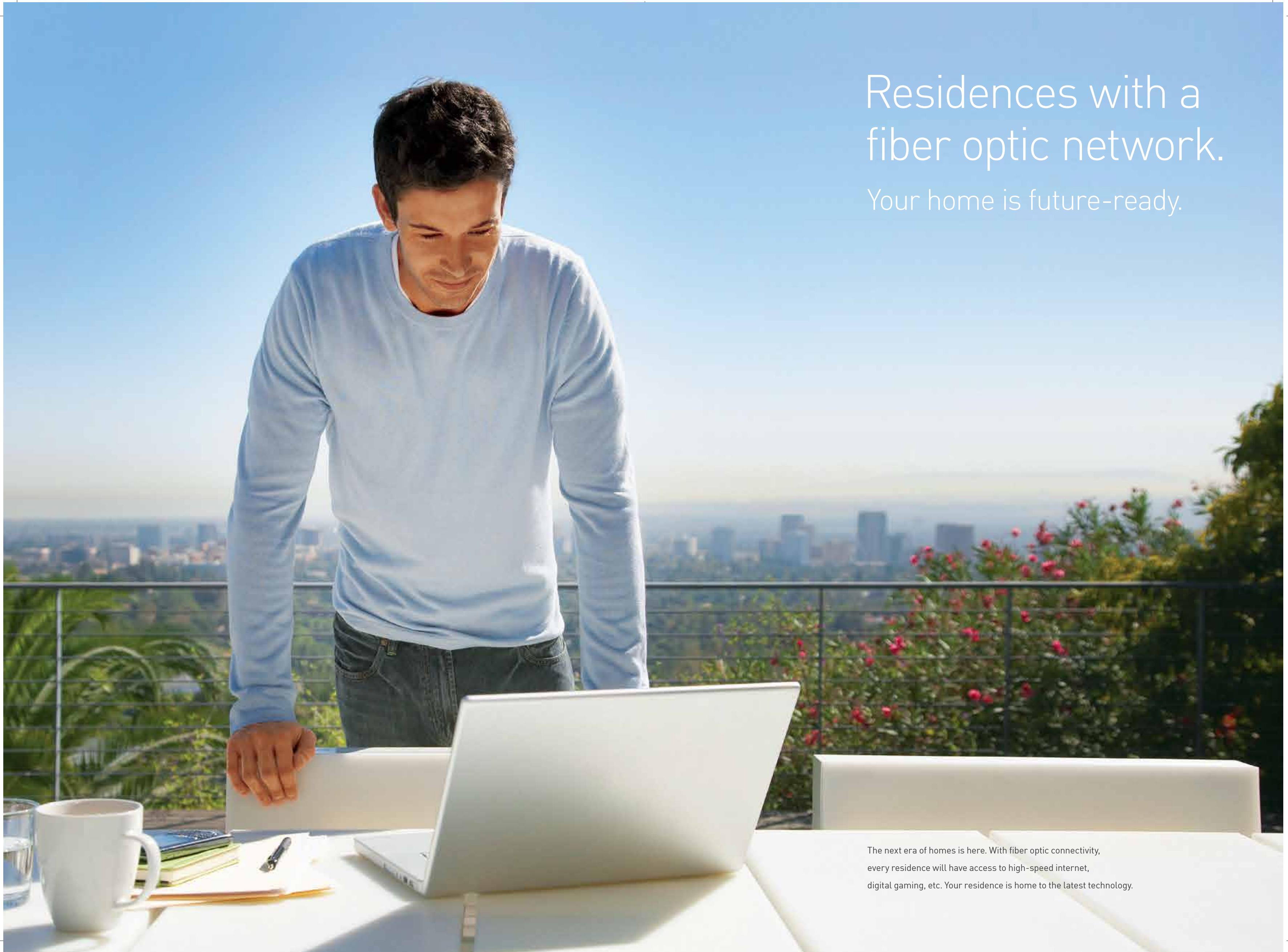
Spend a day by the lakeside without leaving your armchair.



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

Your home is too.

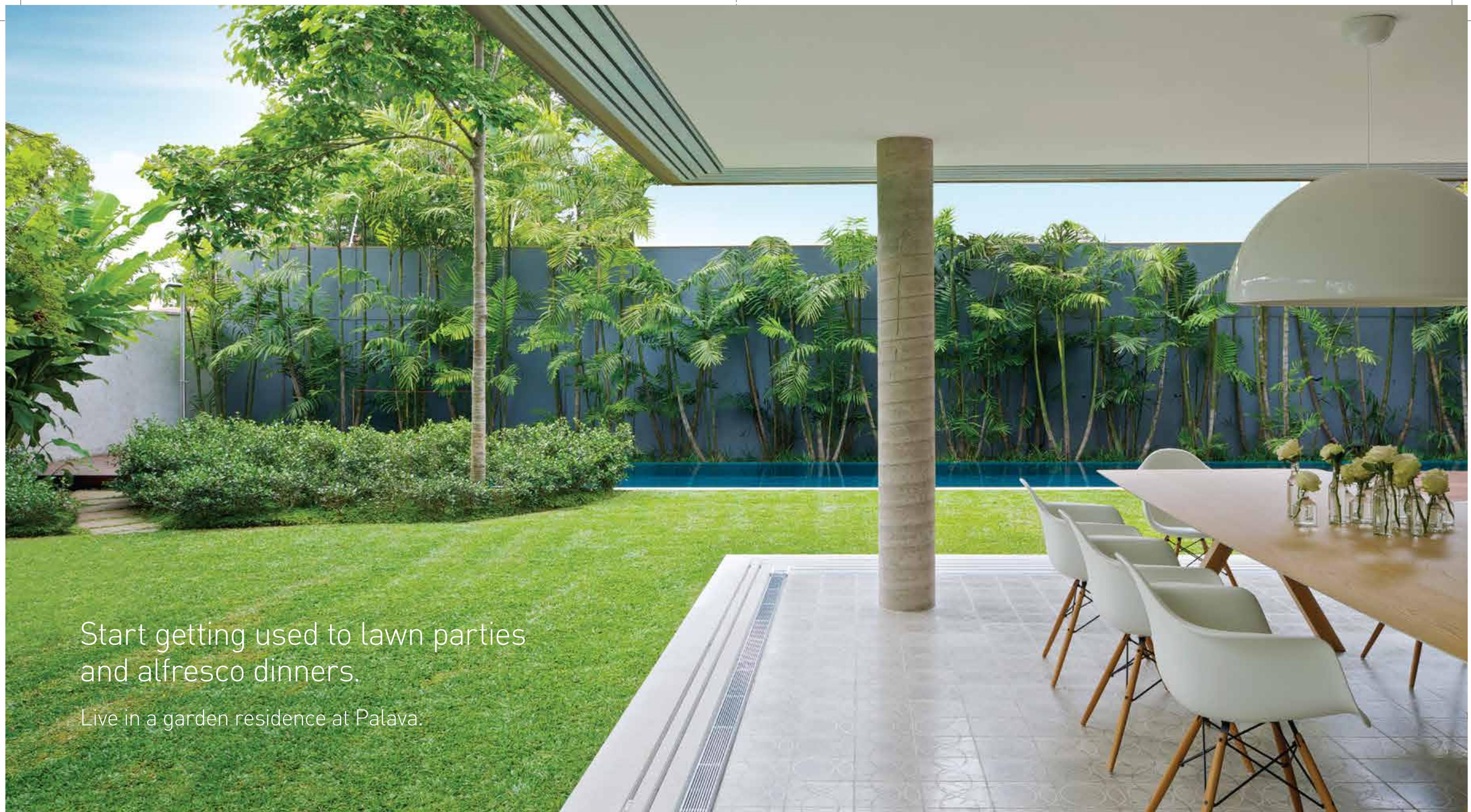
Much thought and attention to detail has gone into planning your residence at Lakeshore Greens, Palava. A grand entrance lobby with high-speed elevators welcomes you home. Inside, among the many luxuries your residence offers, you will also find the luxury of space and convenience. Most homes comes with 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.

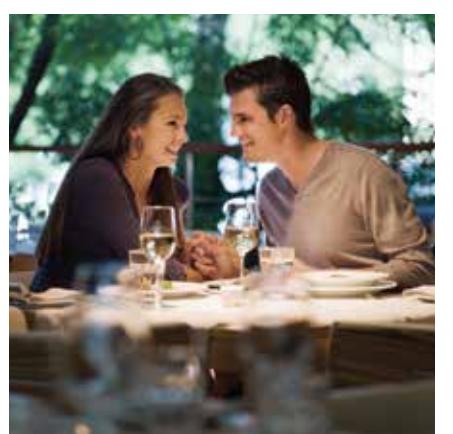
The next era of homes is here. With fiber optic connectivity,
every residence will have access to high-speed internet,
digital gaming, etc. Your residence is home to the latest technology.



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 large garden.





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 Forest Greens*:

The lung of this great city.

Over and above the exclusive garden for your residential project, is the pride of Palava – Forest Greens*. 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 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 2 & 3 bedroom Platinum Residences

- Fully air-conditioned residences[#] with high quality split air-conditioner
- Charming garden, lake or tree-lined street views
- Marbltal® flooring in living room, dining area and passage
- Bedrooms with stylish imported wooden flooring and separate wardrobe areas[#]
- Sundeck with French Windows[#]
- Kitchen with high-grade granite platform, stainless steel sink and premium vitrified tiling
- Bathrooms with Jaquar fittings¹, imported sanitaryware¹ and designer vitrified tiles
- Provision for telephone, high-speed internet access and digital gaming in each residence
- Select residences with separate utility area
- Select residences with Puja area
- Select residences with spacious double-height terraces
- Select residences with personal garden and kitchen yard
- Select residences with store area

THE PLANS

List of Platinum projects at Lakeshore Greens, Palava.



Lakeshore Greens

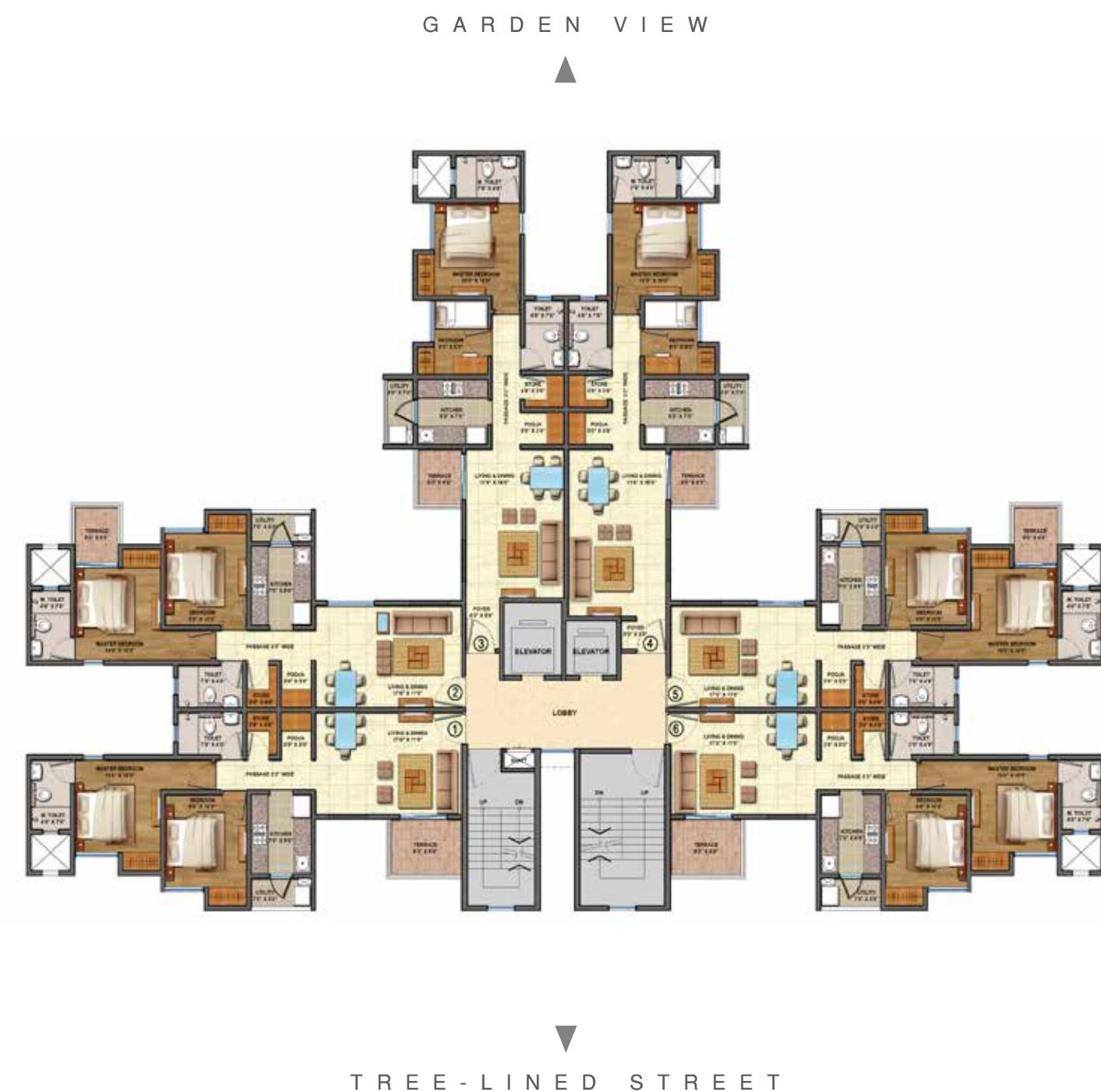


LEGEND

- | | | |
|------------------------------|---------------------|--|
| 1. MAIN ENTRANCE | 7. PLAYGROUND | 13. ATHLETIC TRACK |
| 2. LAKEWOOD PARK | 8. SPORTS COMPLEX | 14. OUTDOOR COURTS |
| 3. LAKE ^A | 9. TENNIS COURTS | 15. LANDSCAPE |
| 4. PARKING BUILDING | 10. PLAZA | 16. SHIVA TEMPLE |
| 5. SHRI RAM UNIVERSAL SCHOOL | 11. GRAND CLUBHOUSE | 17. PALAVA CULTURAL ARTS CENTRE ² |
| 6. LODHA WORLD SCHOOL | 12. FOOTBALL FEILD | 18. COMMERCIAL HUB |



2 BHK Ultima & 2 BHK Optima - Type 1: Floors {1, 3, 5, 7, 9, 11, 16, 18}



2 BHK Ultima & 2 BHK Optima - Type 1: Floors {2, 4, 6, 10, 12, 15, 17}



2 BHK Ultima & 2 BHK Optima - Type 2: Floors {1, 3, 5, 7, 9, 11, 16, 18}



2 BHK Ultima & 2 BHK Optima - Type 2: Floors {2, 4, 6, 10, 12, 15, 17}



TREE-LINED STREET

3 BHK: Floors [1, 3, 5, 7, 9, 11, 16, 18]

TREE-LINED STREET

3 BHK: Floors [2, 4, 6, 10, 12, 15, 17]

About Lodha Group

Established in 1980, privately held Lodha Group is India's leading real estate developer and amongst the world's select multinational real estate developers with presence in India and the United Kingdom. The company is the largest in India by sales for four consecutive years, having clocked over INR 6,400 Cr of net new sales for FY 15-16. The company is currently developing around 4.1 crore sq. ft. of prime residential real estate globally with the largest land reserves in the Mumbai Metropolitan Region and has 31 ongoing projects across London, Mumbai Metropolitan Region, Pune and Hyderabad. In FY 2015-16, Lodha Group delivered 6,800 units across projects.

Lodha Group has several landmark developments to its credit including World One, Mumbai, the world's tallest residential tower, and has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Greg Norman and Pei Cobb Freed to India. In 2013, the Group has extended its international footprint with the acquisition of the landmark MacDonald House at 1 Grosvenor Square in Prime Central London from the Canadian Government for a consideration of over GBP 300 million (INR 3,100 Cr). Lodha Developers is one of the largest corporate entities in Mumbai and one of the largest employers in the MMR, with over 3,800 direct associates and over 25,000 workmen at its sites. The group is committed to investing 2% of its profits towards corporate social responsibility, focused primarily on education as a transformative tool. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, Lodha Group is on the road to substantial international presence.



One of the world's greatest 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 7 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.



Headquartered in Armonk, New York (USA), the International Business Machines Corporation (IBM) is an American multinational technology and consulting corporation. IBM manufactures computer hardware and software, and offers infrastructure, hosting and consulting services. From the inception of its Smarter Cities program in 2009, IBM has led the way and is a leading provider of smart city solutions worldwide.

City office: Palava Sales Pavillion, Kalyan-Shil Road, Palava

Corporate office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400011

Disclaimer:

*Located adjacent to Palava.

¹ Not available in all apartments. Exceptions apply.

²Artistic representation. Does not belong to the developer.

³Or equivalent.

⁴Subject to change based on regulatory approvals.

Conditions apply. The plans, layout, specifications, images and other details herein are indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and / or contract of any type between the developer / owner and the recipient; any sales / lease of any unit in this development shall be solely governed by the terms of the agreement for sale / lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Date of printing : June 17 | Exceptions apply.