

Palava: The city of the future.

The future is here. And its name is Palava. A city taking shape today, for the citizens of tomorrow. A city that has been envisioned, planned and built in the mind before the first brick was laid. A city that combines man's finest design and engineering skills with nature's matchless beauty, showcasing the best of both.

Strategically located at the junction of Navi Mumbai and Dombivali, Palava is envisioned to become the largest ever private, completely planned development in urban India, and one of the world's top 50 places to live in, by 2020. By then, Palava will extend over a vast 5,000 acres, ranking as Maharashtra's first mega-city. An area of 2,200 acres is already earmarked for development in the first phase, to be completed over the next 8 years. In time, Palava will be home to over 1 lac residents.

They will live in a city more beautiful, more comfortable, more efficiently run than they could have ever imagined. Palava's far-sighted planning encompasses the needs of its citizens both now and in the future, with extra wide roads, abundant water and power supply, a focus on high-quality security and civic administration,

luxurious residences for all, and an awe-inspiring social, educational and commercial infrastructure that covers every need, from play schools to international universities, a fire station to multi-speciality hospitals, gardens to golf courses, small-business offices to SEZs. All designed, planned, implemented and maintained by the best names in the business.

With its own Central Business District, developed over 200 acres, Palava will offer over 2.5 lac professionals their choice of employment. In luxurious, fully-equipped office complexes that are home to global IT and IES companies, financial institutions and other corporations.

Naturally, the city's futuristic planning includes a total commitment to preserving the natural bounty it is endowed with, and sensitivity in its use of natural resources. 50% of the development will be preserved for beautifully landscaped green open spaces, which will dot the city with parks, woods, nature trails and riverside walks. Sky gardens will ensure natural cooling for buildings. Water-cooled air-conditioning, supplied with 100% recycled water, will be used for office buildings – in fact, all office buildings will have the much sought-after

US approved LEED certification. Solar power will be used for street lights and some appliances. While rainwater harvesting, vermi-composting and 100% sewage recycling systems will keep Palava an environment-sensitive haven.

Within Palava's boundaries, self-sufficient, perfectly planned townships are already being developed. Casa Bella, the City of Dreams, Mumbai's first integrated township and its adjoining development, Casa Bella Gold, are proud examples of the detailed planning, natural beauty and sophisticated luxury that will mark every development within the Palava fold. Both these townships have been runaway successes, with 6,000 happy families having already booked their homes in the City of Dreams.

Casa Rio begins a unique new chapter in the Palava story – combining the advantages of a planned city, with its unmatched natural habitat of a serene river and lush, green woods. Offering its privileged citizens the joy of living in a mini-city that still feels like an untouched paradise.



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

Just a 15 minute drive from corporate hubs in Navi Mumbai like DAKC, Siemens, MIDC and Capgemini, a 25 minute drive from Thane, and 8 kms. from the cosmopolitan, well-connected suburb of Dombivali, Palava boasts an excellent location. Situated on the 6-lane Kalyan-Shil Road, it is also a 20 minute drive from the proposed new international airport. And a short walk away from Nilje railway station, on the Diva-Panvel passenger line.

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Navi Mumbai and Dombivli: Cosmopolitan, highly literate, well-connected.

Navi Mumbai is a rapidly growing hub – a fully planned city with an efficient integrated multi-modal transport system, home to many reputed Indian and multinational corporations like L&T, SAIL, Hindustan Unilever and Great Eastern Shipping, and a host of financial institutions including the Reserve Bank of India, UTI and IDBI. Navi Mumbai is also proud to have over 200 schools and 51 colleges. Dombivli is Maharashtra's first fully-literate city, with over 36 junior colleges and 100 schools. So while you live in a self-sufficient haven, you can also have all the advantages of modern, cosmopolitan hubs, just a few kilometres away.

A railway station just a walk away

An easy stroll gets you from Palava to Nilje railway station, along the Diva-Panvel railway line. Giving you easy connectivity to Diva and, from there, on to Thane and CST. Besides, Palava has its own bus service, taking you from home to Dombivli station in a jiffy.

A monorail service very soon

Going from your perfect city to the heart of Mumbai will soon be a sheer pleasure – a monorail service from Shil Junction to Mahape to Kalyan will pass through Palava, giving you yet another travel option.





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An international airport down the road

From rivers and meadows, it's easy to take to the skies – Palava is less than 20 kms. away from Mumbai's proposed new international airport. Giving you easy access to one of the world's few green-field international airports, with world-class facilities for passengers, cargo, aircraft and airlines.

Helicopter services from Mumbai

Frequent helicopter services are also proposed from Mahalaxmi and Juhu, getting you to Palava in just 15 minutes.



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Work: Just a walk away from home.

Living in Palava, you'll be so close to your place of work, you could probably go home for lunch. Large corporate houses, SEZs and office complexes are already thriving in Palava's vicinity, and as families move in to begin a beautiful life, professional and business opportunities will only grow.

Palava is next door to: Mahape, home to many IT companies | Airoli, a growing commercial hub | Dhirubhai Ambani Knowledge City and other Reliance headquarters | A developing IT SEZ

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Designed by God. Planned by man.

A bird's eye-view of Palava delights you with its natural beauty, abounding with trees, lakes, lily ponds and a river. And living here, unfolds the perfection of its planning. Every requirement of contemporary living has been thought of and provided for, in a way that blends seamlessly with the natural landscape. From abundant water supply to roads to at-your-doorstep transport, all integrate beautifully and seamlessly into their lush, verdant surroundings.

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24-hour power supply

A tie-up with a leading independent power company assures Palava 24-hour power supply, with world-class transmission and distribution networks. So even if other parts of Mumbai have power problems, Palava's residents don't have to worry about load-shedding or voltage fluctuations.

Abundant water supply

Well-planned and abundant water supply arrangements keep your daily life and household running like clockwork.

Excellent road network

A wide 6-lane entrance road leads from Kalyan-Shil Road into Palava.



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World-class ICSE school

As a Palava resident, your child is guaranteed admission to a world-class ICSE school, professionally run by the Chandresh Lodha Memorial Trust. It offers a wide-ranging curriculum and extra-curricular activities of all manner, and a reputed faculty drawn from the best in the business. And with its strategic location near Palava's main entrance, going to school involves the least possible travel time for your child.

State-of-the-art hospital

A well-equipped hospital, set up in partnership with the Hinduja Hospital, is located in Palava itself, right next to Casa Bella Gold on Kalyan Shil Road. Assuring you and your family of the best medical care.

Eco-friendly internal connectivity

An electrical bus service offers you efficient, eco-friendly transportation within Palava. Simply hop into your train and go anywhere in your city!

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International mall and multiplex

A mall and multiplex put shopping and entertainment, the latest international brands, multi-cuisine food courts, gaming zones and more, at your disposal.

Environment-sensitive planning

Every care has been taken to keep Palava the natural haven that it is. With waste water recycling, vermi-composting, rainwater harvesting and sewage treatment technology, nature and all natural resources are treated with reverence - after all, that's what makes it a beautiful life.

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Casa Rio: A beautiful life

Ask a city dweller his idea of paradise on earth, and chances are, his description would come close to Casa Rio. A haven generously blessed by nature – lush with trees, bordered by a serene river, with ponds, streams and flowering shrubs at every turn.

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Only a true visionary could transform this beautiful landscape into a beautiful life, while painstakingly preserving the delicate balance and fragile eco-systems that make Casa Rio what it is: a haven where man and nature live in perfect harmony, nurturing one another.

And so... in a world where green open spaces, riverside walks and lilting birdsong is just a memory, an idyllic township comes into being. A charmed place so abundant in forests and trees, so serene with lakes, streams and a quiet river, and yet so perfectly planned, it seems to have been designed by God Himself.

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Casa Rio is this idyllic city - located in green, picturesque Palava, connected to all the commercial hubs of Mumbai, yet wrapped in an unspoiled beauty all its own.

Casa Rio boasts every necessity, comfort and luxury of modern urban living, from 2 and 4-lane tree-lined roads to round-the-clock power; from a stylish mall to a world-class school; from excellent sports facilities to an amphitheatre.

Set within this meticulously planned paradise, are luxurious 1, 2 and 3 BHK residential towers, built in clusters overlooking serene lily ponds and

trees. Ensuring that every citizen can savour its abundant natural beauty, while preserving the quiet open spaces, the charming ponds, the sheltering trees and woods that make Casa Rio a perfect haven.

For sheer luxury surrounded by nature's bounty, for a life more beautiful than you could have imagined, there's no better place to come home to than Casa Rio.



Casa Rio: The city by the river.

Like most riverside cities across the world, Casa Rio has been designed to showcase its own river to its best possible advantage. With an elegant riverside promenade on one hand, and the lush green of sports grounds on the other, a beautiful life is yours to savour.

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Riverside promenade

Gracefully curving as the river flows, the Casa Rio promenade is destined to become a landmark in the city. With sheltered walkways, scenic spots and viewing decks, it offers you a multitude of ways to enjoy the serene splendour of the river view.

Picnic spots and nature trails

The kids clamouring for a picnic? Bring them to the riverfront, where delightful picnic spots and nature trails have been created just for the purpose.

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Open-air café and party venue

Your elegant Casa Rio party venue, opening onto a breezy open-air lawn with a spectacular river view, presents the perfect place to entertain your friends. A stylish open-air café, also at your disposal, allows you to savour a beautiful life over a steaming cappuccino.

Landscaped to perfection

The area around the river has been landscaped with ingenuity and passion, offering you shaded gardens and charming pavilions as well as delightfully meandering pathways, from which you can contemplate the rippling waters.

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A city that abounds
with every convenience.
Amidst woods and rivers.

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.

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Fire station, post office and ATM

With its own fire station, post office and ATM, Casa Rio is planned to provide its citizens every infrastructural facility that a well-planned city ought to have.

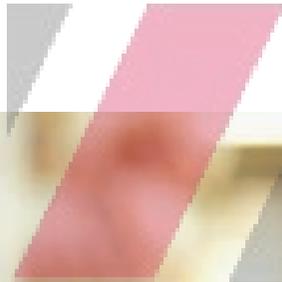
World-class emergency medical centre

Managed by the renowned Hinduja Hospital, this medical centre ensures there's always a doctor on call, to attend to any emergency.

A transport hub

A mini-depot for buses and auto-rickshaws provides convenient, affordable transport at your doorstep.

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A modern convenience store

A well-stocked retail outlet ensures you have everything you need to keep your household running with clockwork precision.

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City Centre: the heart of Casa Rio.

A beautiful life is a life lived in harmony with nature as well as neighbour; where people meet and mingle, children chatter on their way to school, and leisure time and festivals are enjoyed together in camaraderie.

City Centre is the culmination of this vision. Its impressive entrance plaza welcomes citizens of Casa Rio into a vibrant, lively space, offering them a multitude of activities and pastimes to delight in, and cosy corners to enjoy a friendly chat.

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A sprawling amphitheatre

Every modern city needs a space where creative minds can find expression. With a sophisticated amphitheatre, you can enjoy the finest cultural events, without having to leave home.

A 25,000 sq. ft. clubhouse

Expansive and elegant, the Casa Rio clubhouse plays host to every leisure pursuit you could think of - a top-flight gym, a full-size swimming pool, an indoor games room for table tennis, carrom and snooker, a mini-theatre, a well-stocked library and a tranquil yoga centre.



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Well-equipped business centre

With up-to-the-minute office facilities at your disposal, including internet access, you can wrap up urgent business in the comfort of home, at your own Casa Rio business centre.

Children's crèche

Have errands to run, or want to catch a movie at the mini-theatre? Just drop the kids off at the Casa Rio crèche and carry on, secure in the knowledge that they will be well cared for.

A Ganesha temple

Even your spiritual needs are met in Casa Rio, with a beautiful temple right in your neighbourhood.

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All kinds of sports.
For kids of all ages.

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In a city that extends over 134 acres, there's plenty of room for play. With only 19 acres utilized for buildings, you have an expansive 115 acres that remain sublime, open spaces, shaped into playgrounds, sports grounds and cricket fields. Ensuring your kids get the childhood you've always yearned to give them – the joy of running free in open spaces, healthy outdoor sports, trees to climb, and all of nature's beauty to revel in. While you can let your hair down in an energetic cricket match or a game of volleyball, as you please.

A mini-stadium

A full-size cricket pitch

Tennis, basketball and volleyball courts

Playgrounds for children



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Casa Rio ~~sector~~ planning: Your own hamlet within the city.

With planning inspired by some of the finest cities in the world, Casa Rio is divided into sectors - each sector comprising 3-7 clusters of buildings around a shared open green. Each sector has its own garden, a small lake dotted with lilies and a host of lifestyle amenities.

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A mini-gym

With top-of-the-line cardio equipment and weights, you can get a great workout literally at your doorstep.

A party venue

Each cluster has its own stylish party venue, that can accommodate around 50 people - perfect for small, informal parties.

A children's playground and picnic area

Each cluster has a small but well-equipped children's play area, a corner for tiny tots and a separate picnic area for fun family times.

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Ultra-modern
luxury apartments in
the lap of nature.
Yes, you can have the
best of both worlds.

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Nature's splendour outside, and thoughtful planning, impeccable styling and premium finishes within, make living at Casa Rio an unparalleled experience in luxury.

You have a choice of apartments ranging from well-planned and beautifully finished 1 BHK and 2 BHK Optima, to immaculately styled and spacious 2 BHK Ultima, to luxurious 3 BHK apartments with designer fittings and sophisticated amenities. And with every home beautifully air-conditioned, you can enjoy a cool, elegant lifestyle, all year round.

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1 BHK AND 2 BHK OPTIMA APARTMENTS

An air-conditioned bedroom, elegantly finished living room, modern kitchen and a designer bathroom, allows you to enjoy a privileged lifestyle, virtually from the moment you move in.



Stilt + 8 storeys

Elegant entrance lobby

Air-conditioned bedroom with separate wardrobe area

Private sundeck attached to the living room

Premium vitrified tiling in the living room, bedroom and passage

Designer bathroom with Jaquar* fittings and Parryware* sanitaryware

Modern kitchen with granite platform, stainless steel sink and premium tiling

Separate puja area

Separate utility area

Provision for telephone and internet connection

Intercom facility

Automatic elevator by Schindler / Otis / ThyssenKrupp*



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2 BHK ULTIMA APARTMENTS

Air-conditioned luxury, contemporary styling, exclusive finishes, designer fittings - every spacious room in your residence spells style and elegance.

Stilt + 8 storeys

Stylish entrance lobby with Italian marble flooring

Air-conditioned bedrooms and living room

Private sundeck attached to the living room

Premium vitrified tiling in the living room and dining area

Laminated wooden flooring in the bedrooms

Designer bathrooms with Spanish Roca* sanitaryware and Jaquar* fittings

Modern kitchen fitted with granite platform, stainless steel sink and premium vitrified tiling

Separate wardrobe area in all bedrooms

Separate puja area

Separate utility area

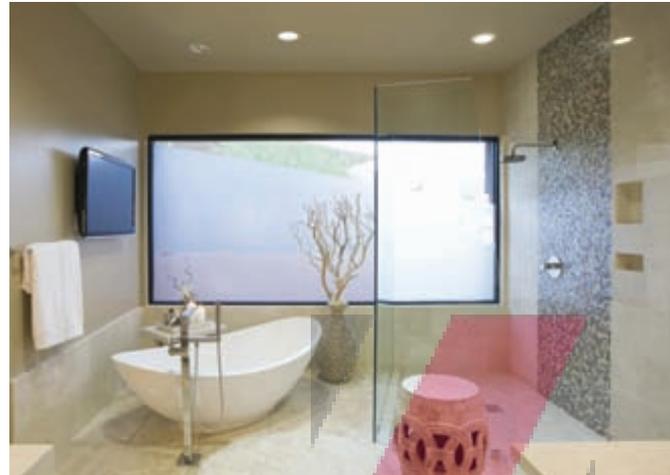
Provision for telephone and internet connection

Multi-tier security with video door phone and controlled access

Automatic elevator by Schindler / Otis / ThyssenKrupp*

3 BHK APARTMENTS

These apartments take luxury to an even higher level - 18-storeyed towers feature super-spacious, lavishly appointed and immaculately styled residences, framing spectacular views of the river and the mountains.



Stilt + 18 storeys

Stylish entrance lobby with Italian marble flooring

Air-conditioned bedrooms and living room

Private sundeck attached to the living room

Agglomerated marble flooring in the living room and dining area

Laminated wooden flooring in the bedrooms

Designer bathrooms with Spanish Roca* sanitaryware, Jaquar* fittings, motion sensors for automated lighting

Modern kitchen fitted with granite platform, stainless steel sink and premium vitrified tiling

Separate wardrobe area in all bedrooms

Separate puja area

Separate utility area

Provision for telephone and internet connection

Multi-tier security with video door phone and controlled access

High-speed automatic elevator by Schindler / Otis / ThyssenKrupp*



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Your haven

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LEGEND:-

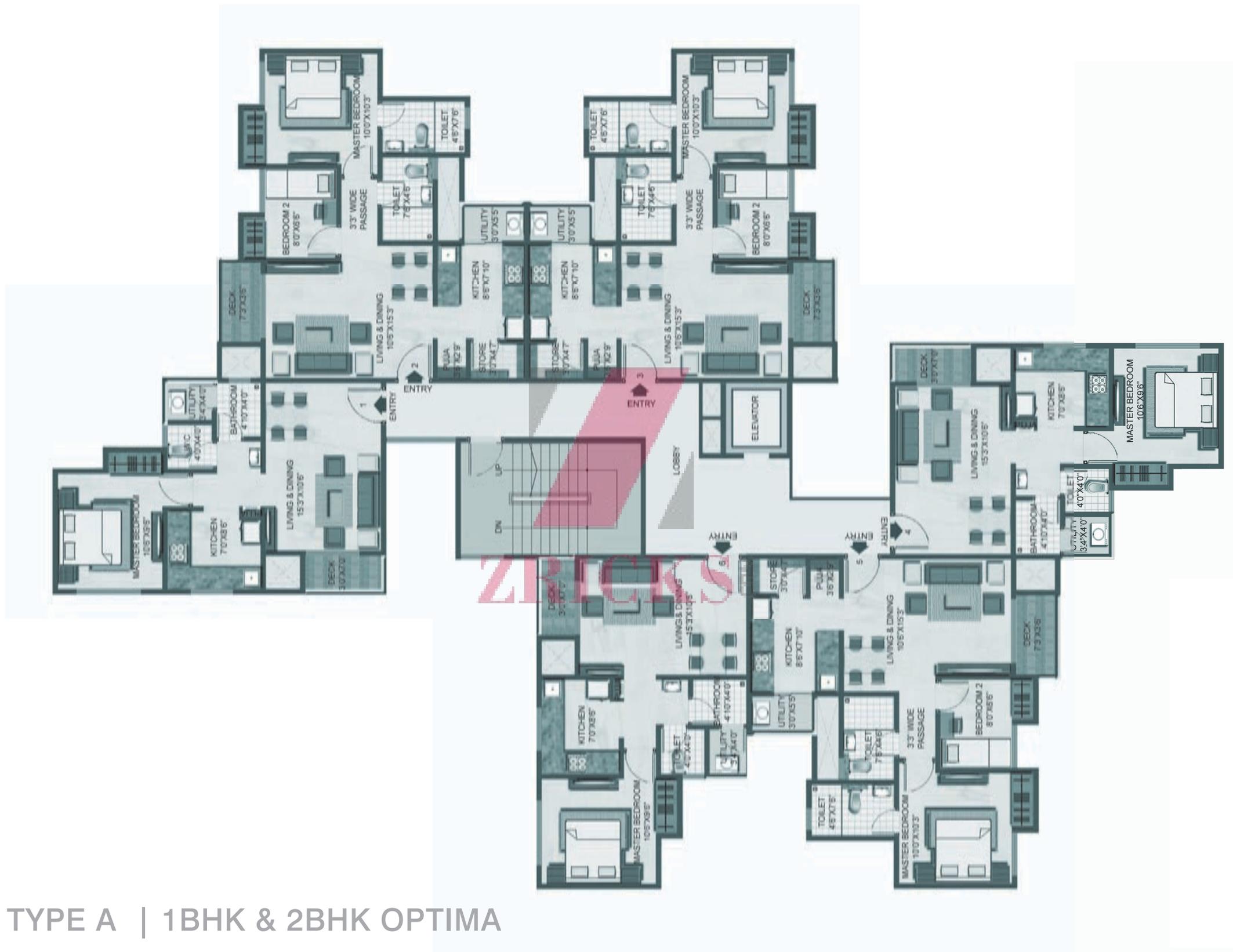
- 1) ENTRANCE PLAZA WITH TREES
- 2) RECEPTION PAVILION WITH RIVER SIDE OPEN CAFE
- 3) SPORTS HUB WITH OPEN COURTS
- 4) TRANSPORT HUB
- 5) FIRE STATION
- 6) CENTRAL CLUB HOUSE WITH PARTY LAWN
- 7) RIVERSIDE " HATT "
- 8) AMPHITHEATRE FOR CULTURAL ACTIVITIES
- 9) GANESHA TEMPLE WITH LOTUS POOL
- 10) MULTIPURPOSE 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 TOD'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) DWA - PANVEL RAILWAY LINE



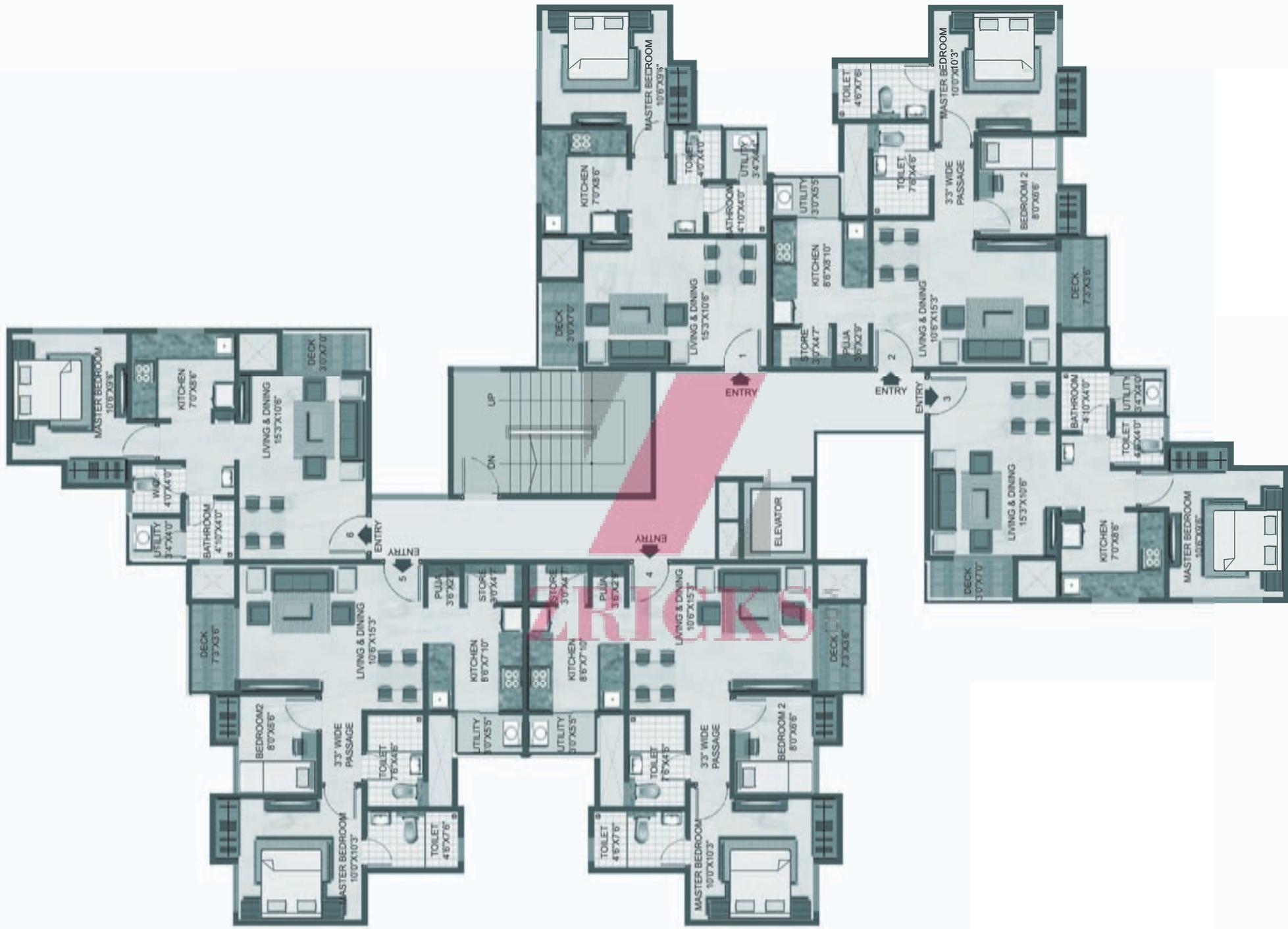


Your home

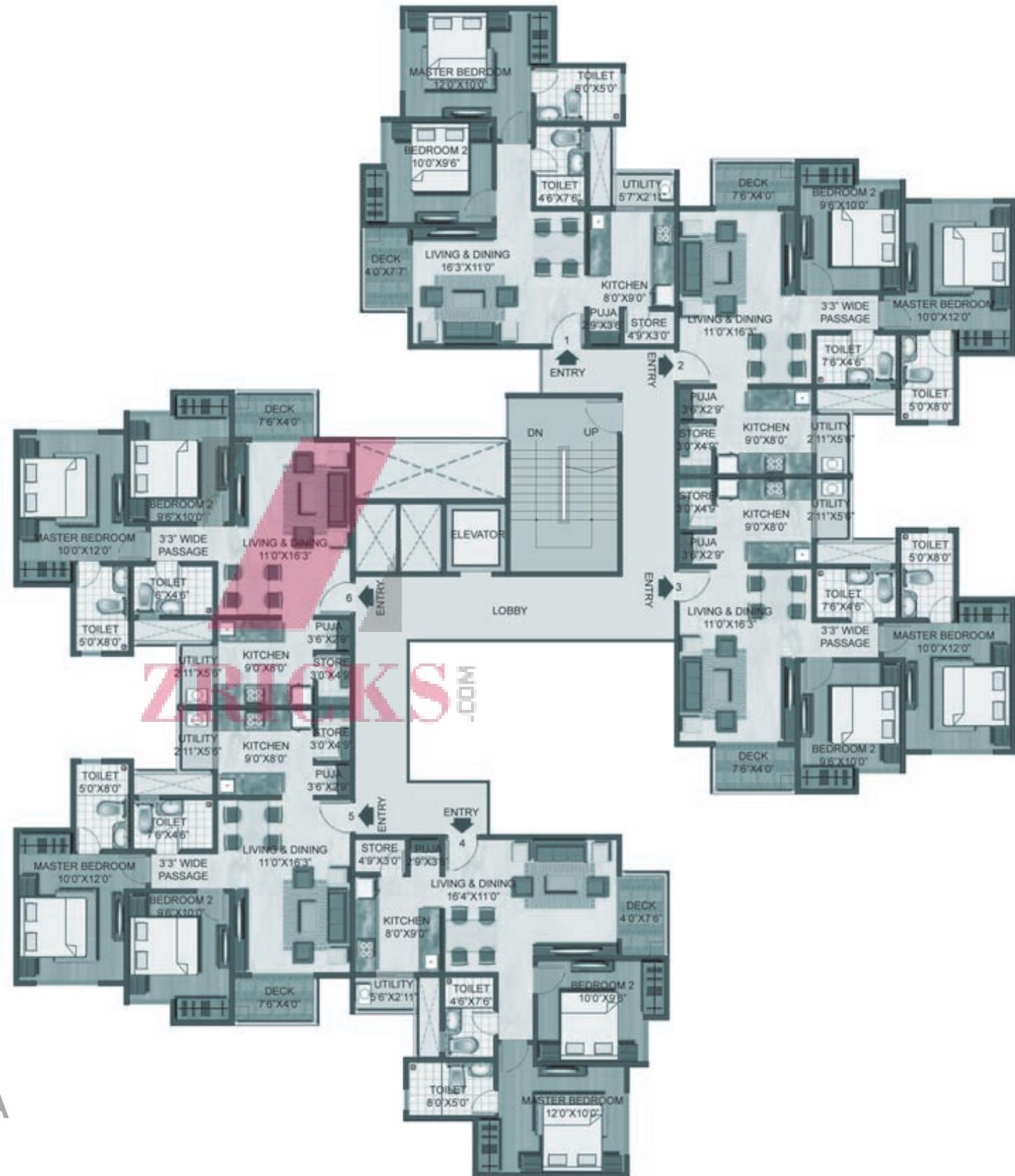
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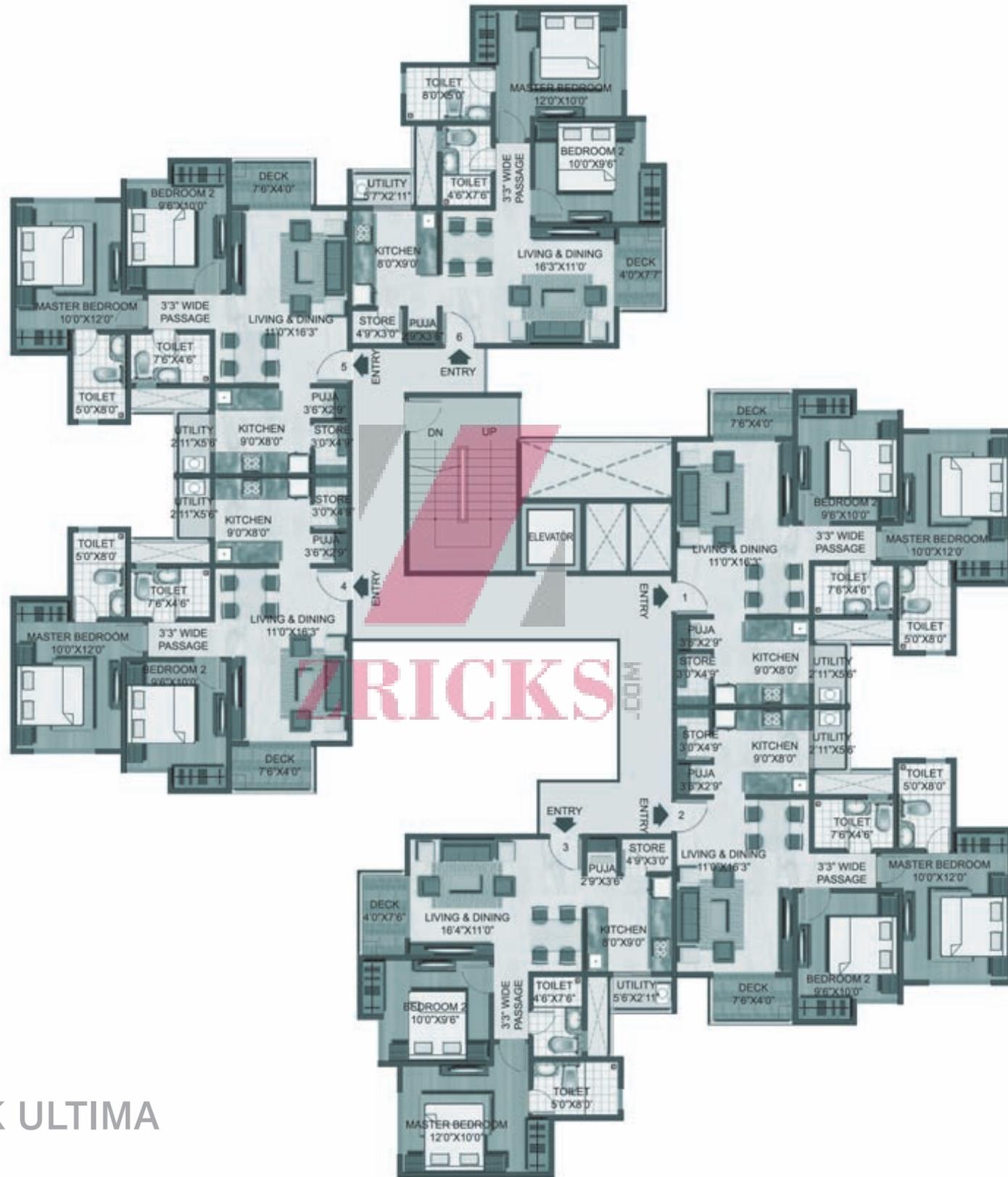
TYPE A | 1BHK & 2BHK OPTIMA



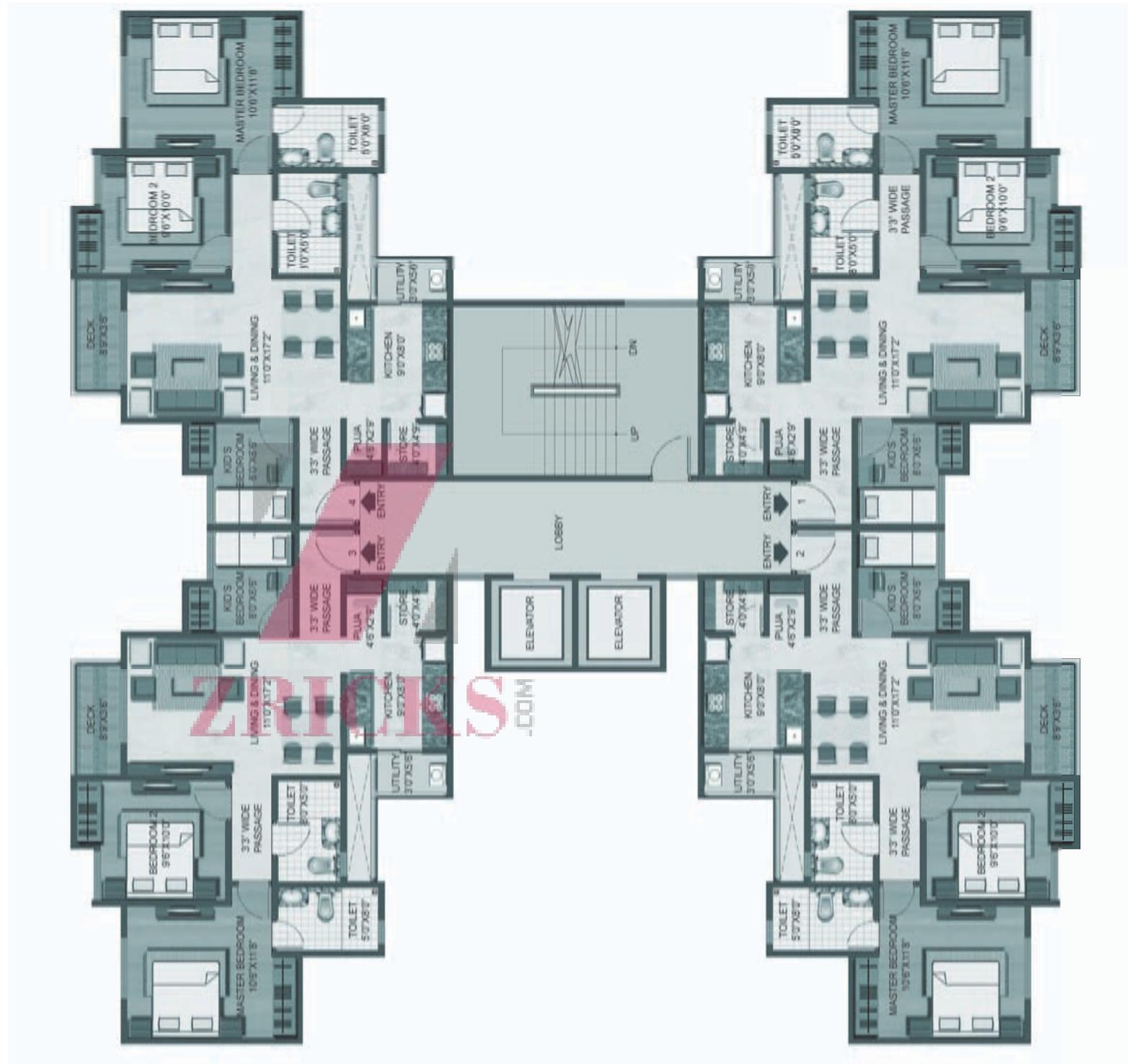
TYPE B | 1BHK & 2BHK OPTIMA



TYPE A | 2BHK ULTIMA



TYPE B | 2BHK ULTIMA



3BHK AURA



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The views

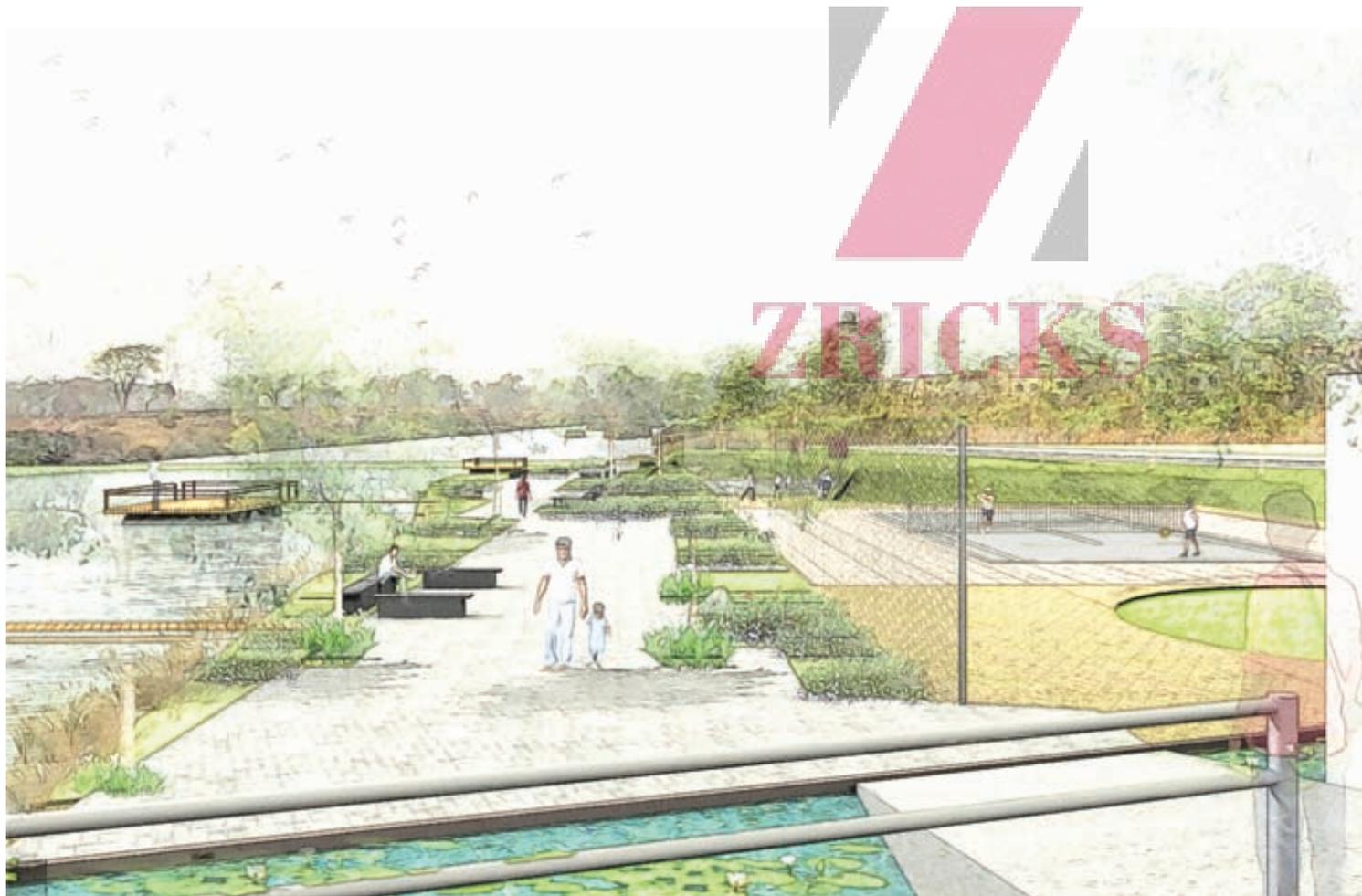
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Image on the left:
18 storey towers,
commanding panoramic river
and mountain views.

Image below:
Sports grounds for cricket,
basketball and volleyball,
by the river.





An elegant riverside
promenade on one hand,
sprawling sports grounds on
the other – that's true luxury.



From the Mini Club, a view of beautifully landscaped greens.



The people who created the dream

Planning the perfect city calls for the finest minds in architecture, infrastructure planning, engineering and design. Partnering with the Lodha Group, these associates have pooled their talent and expertise to create a city like no other.

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THE DEVELOPERS: 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-scale office requirements, and Lodha Supremus – signature boutique offices, targeted specifically at mid-sized businesses.

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. It was also selected as one of India's top 10 builders by Construction World.

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.

MASTER PLANNING & ARCHITECTURAL DESIGN: RSP

An associate company of RSP Architects Planners & Engineers Ltd., one of the leading firms in South-East Asia, RSP (India) adopts a multi-disciplinary and participatory approach to design. With diverse talents working in synergy, and experience across a range of international projects, RSP (India) offers holistic, value-added and eco-sensitive solutions. The company has built a reputation for high professional standards, innovation and pioneering design, with a portfolio that includes IT parks, SEZs, business parks, mixed-use townships, residential enclaves, hospitals, hotels, malls and industrial parks.

LANDSCAPE DESIGN:

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 into 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.

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.

STRUCTURAL DESIGN: EPICONS CONSULTANTS PRIVATE LIMITED

One of the leading engineering consultancy firms 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.

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 to design, implementation and maintenance.

The Group has extensive international experience, gained through working in over 60 countries across the US, U.K., Europe, Africa, the Middle East and Asia. Currently, it has permanent offices in 35 countries. The WSP Group has been responsible for projects in sectors like aviation, commercial energy and natural resources, industrial development, rail, residential, retail, roads and bridges.

ONGOING PROJECTS

Residences

Lodha Costiera, Napean Sea Road
Lodha One, JVPD Scheme, Juhu
Lodha Bellissimo, Mahalaxmi
Lodha Primero, Mahalaxmi
Lodha Aria, East Parel
Lodha Aurum, Kanjurmarg
Lodha Imperia, Bhandup
Lodha Aristo, Thane
Lodha Luxuria, Thane
Lodha Aqua, Dahisar
Lodha Goldcrest, Lonavala
Lodha Golflinks, Dombivali
Lodha Bellezza, Hyderabad

Casa Univis, Thane

Casa Ultima, Thane

Casa Royale, Thane

Casa Essenza, Dahisar

Casa Bella, Dombivali

Casa Bella Gold, Dombivali

Office spaces

Lodha Excelus, Mahalaxmi

Lodha Supremus, Worli Junction

Lodha Supremus, Upper Worli

iTHINK by Lodha, Thane

COMPLETED PROJECTS

Lodha's Château Paradis, Worli Seaface

Lodha Palazzo, JVPD Scheme, Juhu

Lodha Grandeur, Prabhadevi

Lodha Paradise, Thane

iTHINK by Lodha, Kanjurmarg

OUR PROJECTS TO COME

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

Bungalows at Dombivali and Pune



* Or equivalent ^ Prop Equity Research , Jan 2010 & Lokmat BDI survey. Jan 2010 Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves 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 the 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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A beautiful life

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