



City Office: Palava Experience Centre, Near Lodha World School, Kalyan-Shil Road, Palava.
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

LAUNCHING

AQUAVILLE
SERIES

Plans Booklet

Disclaimer:

* Not available in all apartments, Exceptions apply.

† Or equivalent.

Disclaimer: † Ranked No. 1 by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' report 2017. 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 may be 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. Further, variance of +/-2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. Date of printing: Feb 18 | Exceptions apply.

MahaRERA Registration No. P51700015016; P51700015090; P51700010960; P51700013073; P51700010668; P51700013158; P51700013145; P51700013462; P51700010109; P51700011629; P51700000506; P51700000696 available at website: <http://maharera.mahaonline.gov.in>



Lodha Group.

India's No. 1 Real estate company.

Established in 1980 and privately held, Lodha Group is India's No.1 and amongst the world's select multinational real estate developer with presence in India and the United Kingdom. The company has had the largest sales for five consecutive years, having clocked over INR 8,200 crore of net sales for FY 16-17, making it one of the most profitable companies in the real estate sector.

Lodha Group is one of the largest corporate entities in Mumbai and one of the top employers in Mumbai Metropolitan Region (MMR), with over 3,700 direct associates and over 25,000 workmen at its sites. In the real estate sector, it has the largest technical manpower with over 2000 professionals from Construction Management, Design, Procurement and Engineering working round the clock to deliver world class living to customers in India.

Lodha Group's vision of 'Building a Better Life' extends across markets with several landmark developments to its credit, including World One – the world's tallest residential tower, and Palava City – the first Greenfield smart city in the country. The group has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Kelly Hoppen, Greg Norman and Pei Cobb Freed to India.

The group is committed to investing two per cent 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, The Lodha Group is on the road to substantial international presence.

PALAVA TODAY



ACTUAL CITY IMAGE

- ✦ Ranked India's no.1 city for livability by world renowned American property firm, JLL
- ✦ 2 ICSE schools operational with 3,000+ students
- ✦ International standard sports facilities including a 9-hole golf course, a FIFA standard football field, a cricket stadium, a multi-sport arena and the opportunity to get coached by professionals
- ✦ 5 lac sq.ft. mall with PVR multiplex, Big Bazaar and other shopping and dining options
- ✦ 1.3 km Riverside promenade with an amphitheater to host cultural performances
- ✦ Luxurious clubhouses in every neighbourhood
- ✦ Dedicated shuttle buses to key locations in Thane, Mumbai and Navi Mumbai
- ✦ Smart City tie-up with IBM for 24x7 CCTV monitoring, e-governance, Palava Smart Card and much more

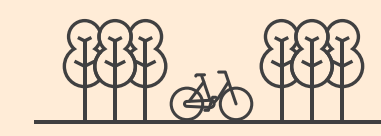
PALAVA TOMORROW



- ✦ Among top 50 most livable cities in the world
- ✦ Over 20 schools including India's no. 1 school
- ✦ Olympic-level sports complex where you can hone your sporting skills
- ✦ Walk-to-work and ensure that you spend maximum time with family
- ✦ Proposed iconic centre for arts & culture that will play host to high-power performances
- ✦ Proposed world-class multi-disciplinary university to empower the future of India
- ✦ Central Avenue with retail high-street and dining options
- ✦ \$10 billion economy by 2030 with one quality job per household
- ✦ Proposed Multi-disciplinary hospital



HOME TO
30,000+
FAMILIES



21,000+ TREES
WITH
60% OPEN SPACES



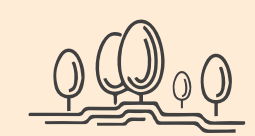
300% VALUE APPRECIATION
IN 7 YEARS



INDIA'S FASTEST GROWING CITY
WITH ANNUAL POPULATION GROWTH OF MORE THAN 50%



Actual city images



OVER 2 LAC TREES
GIVING THE CLEANEST AIR AMONGST
TOP INDIAN CITIES



OVER
5 LAC FAMILIES



OVER
5 LAC JOB OPPORTUNITIES



SIGNIFICANT GROWTH
IN RENTAL AND CAPITAL VALUES

PALAVA, NESTLED IN PROSPERITY

ROAD

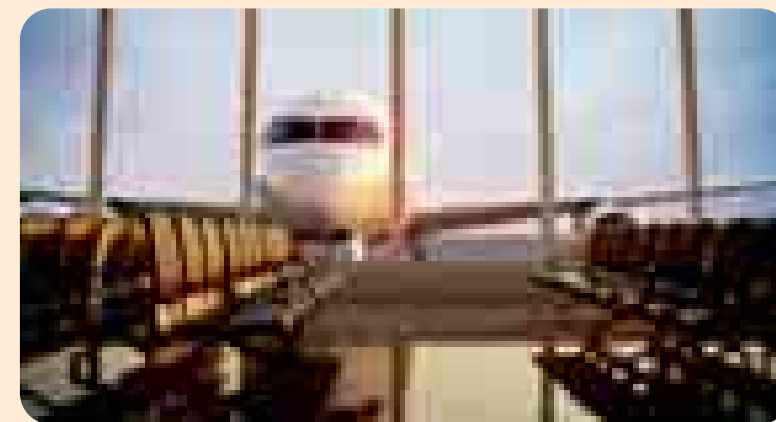
- Just 1 hour drive from South Mumbai (via the Eastern Freeway)
- Airoli-Palava commute to reduce to 10 minutes via the proposed new tunnel
- 20 minutes from commercial hub of Thane-Belapur
- Upcoming 7.5 km bridge from Vikhroli to Koparkhairane to cut travel time between Palava and Mumbai
- Planned widening of roads leading to Vashi and Kalyan

RAILWAY

- Well-connected by rail. Nearby stations include Dombivli (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)
- Metro junction 8 kms south of the city, for connectivity to the upcoming Navi Mumbai International Airport and Panvel
- Taloja-Diva-Dombivli-Kalyan Metro line planned to further boost the connectivity

AIR

- Less than 20 minutes from the upcoming Navi Mumbai International Airport



PALAVA CITY A GRAND VISION



Artistic Representation

PALAVA IS TAKING A LEAP

Palava is moving up and opening up further avenues of unparalleled growth and opportunities



India's no.1 school, Shri Ram Universal has opened



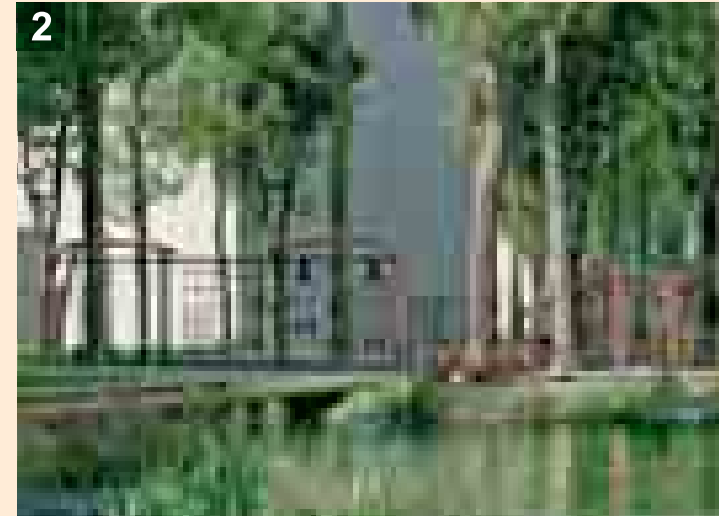
Palava's first office tower is ready to open with top corporates



Hamleys and H&M have joined other International brands at Xperia mall.



Food truck plaza



New age outdoor exercise arena



Large greens for relaxation and sports



Water play zone



THE PALAVA WATERFRONT



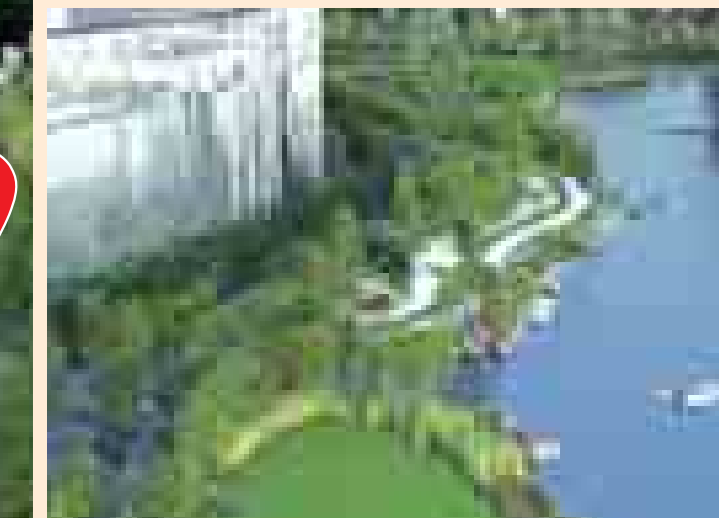
Wide pathways for cycling and jogging



Retail Plaza



Global standard Children's play area



Forest area with hundreds of trees

AQUAVILLE SERIES MASTER PLAN

- LEGEND**
- 01. SCHOOL
 - 02. BRAND BUILDING
 - 03. PARKING BUILDING
 - 04. JAIN TEMPLE
 - 05. SWALE PARK
 - 06. BRAND PLACE
 - 07. WATER PLAY AREA
 - 08. BRAND LAWN
 - 09. CHILDREN'S PLAY AREA
 - 10. PROMENADE



In the lap of nature. in the hub of life.



2 World-class schools



Grand clubhouse



Retail High-Street



Jain temple



TYPICAL FLOOR PLAN 1 BHK

GARDEN VIEW



TREE-LINED STREET VIEW

TYPICAL UNIT PLAN



TYPICAL FLOOR PLAN 1 BHK AND 2 BHK ULTIMA

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

- CASA ESTELA - A, C, E, F, H, J
- CASA MILANO - A, C, H, J
- CASA MARVELLA - D, E
- CASA AURELIA - C, H

TYPICAL UNIT PLAN



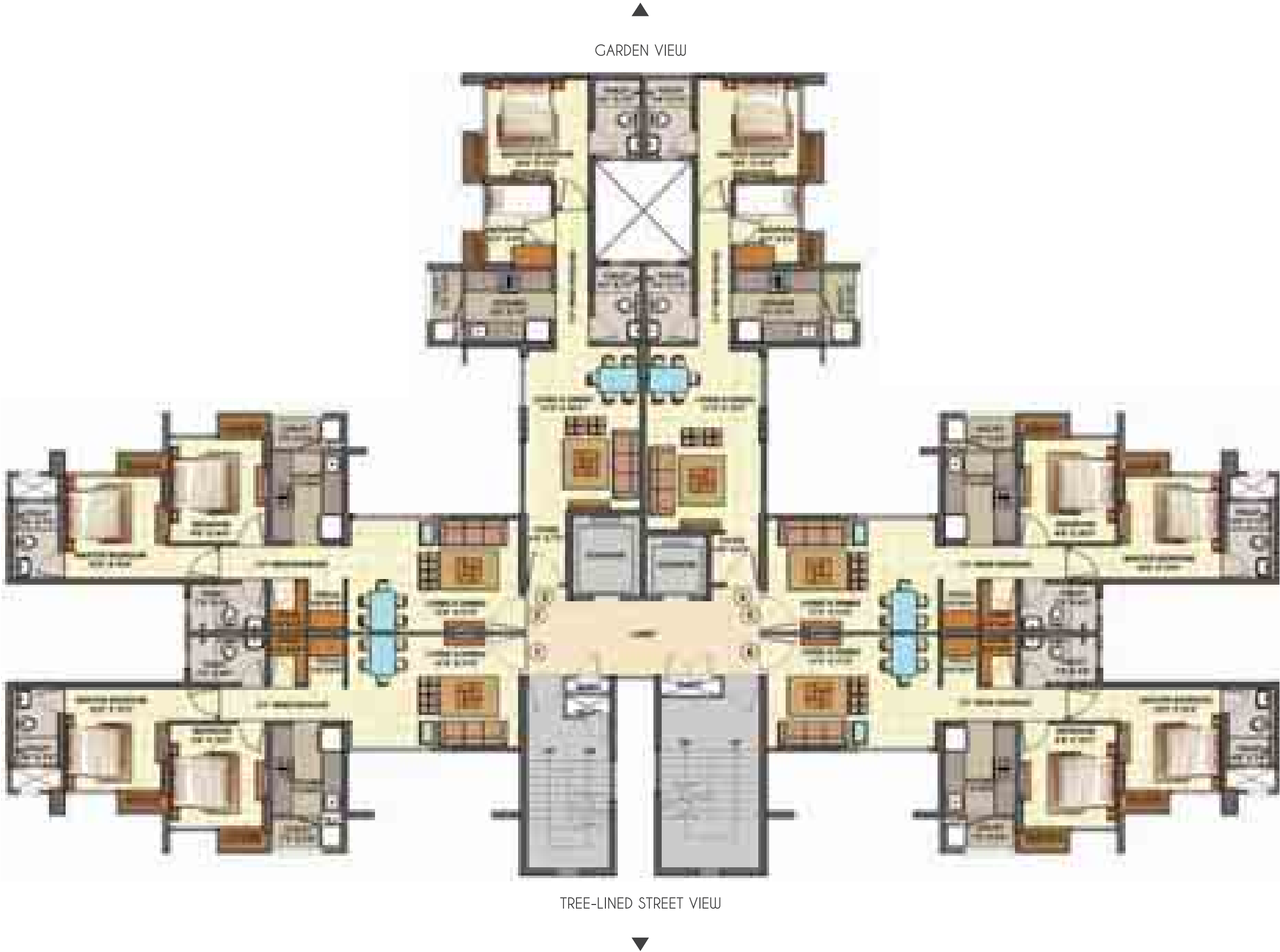
2 BHK ULTIMA



1 BHK

TYPICAL FLOOR PLAN 2 BHK OPTIMA & 2 BHK ULTIMA

CASA MILANO - E



TYPICAL UNIT PLAN



TYPICAL FLOOR PLAN 2 BHK ULTIMA

CASA MILANO - F



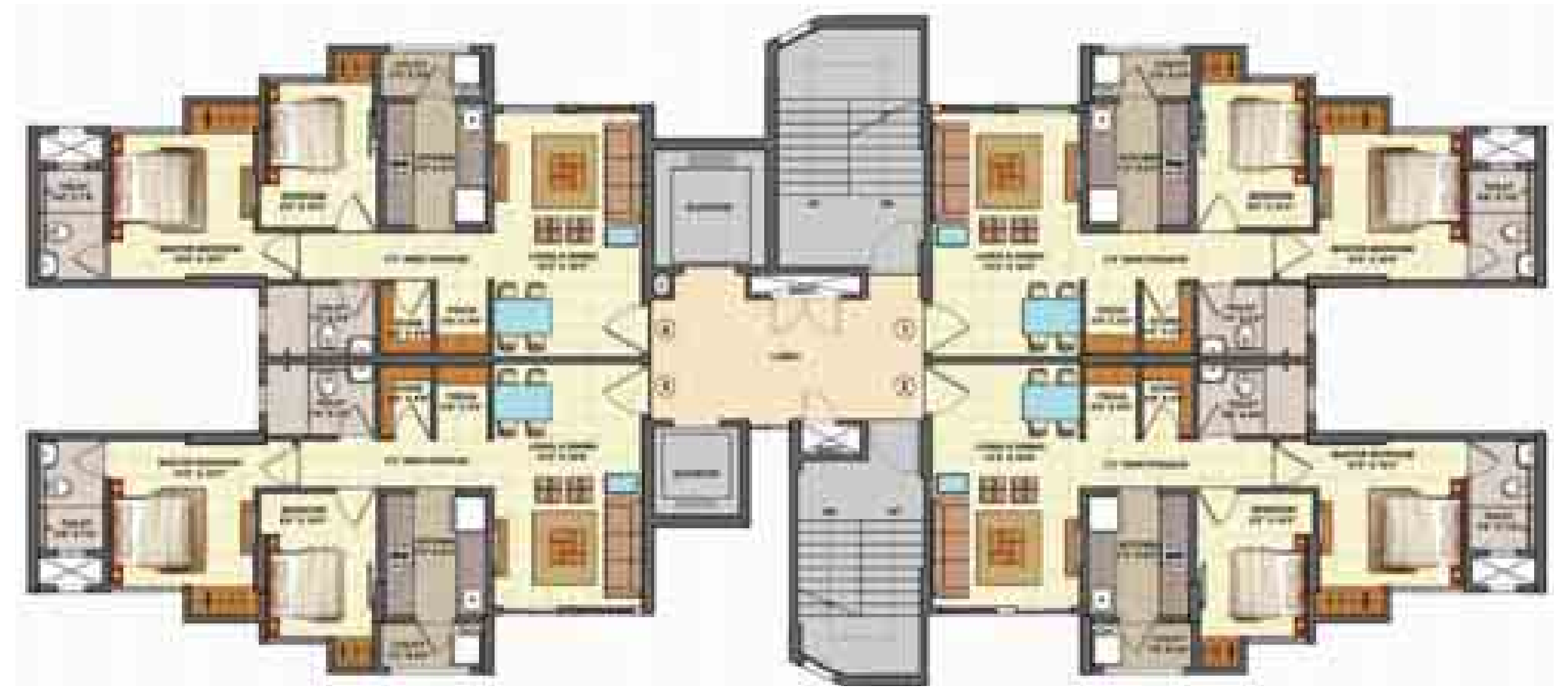
TYPICAL UNIT PLAN



TYPICAL FLOOR PLAN 2 BHK ULTIMA

CASA FONTANA - B

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

TYPICAL UNIT PLAN



2 BHK ULTIMA

TYPICAL FLOOR PLAN 2 BHK ULTIMA & 3 BHK OPTIMA

- CASA MILANO - B, D, G, I
- CASA MARVELLA - B, C, F, G
- CASA ESTELA - B, D, C

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

TYPICAL UNIT PLAN



2 BHK ULTIMA



3 BHK OPTIMA



3 BHK OPTIMA

TYPICAL FLOOR PLAN 3 BHK ULTIMA

CASA AURORA - A, B, C, D

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

TYPICAL UNIT PLAN



3 BHK ULTIMA

GARDEN FLOOR PLAN 1 BHK

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

CASA FONTANA - A

GARDEN FLOOR PLAN 1 BHK

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

CASA FONTANA - J

GARDEN FLOOR PLAN 1 BHK & 2 BHK ULTIMA

CASA FONTANA - B



GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK OPTIMA

CASA ESTELA - J
CASA MARVELLA - D
CASA MILANO - J



GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK OPTIMA

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

- CASA AURELIA - C, H
- CASA ESTELA - A, C, H
- CASA MARVELLA - E
- CASA MILANO - A, C, H

GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK OPTIMA

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

CASA ESTELA - F

GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK OPTIMA

CASA ESTELA - E



GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK OPTIMA

CASA ESTELA - D
 CASA MILANO - D, I
 CASA MARVELLA - C, G



GARDEN FLOOR PLAN 1 BHK & 3 BHK OPTIMA

CASA ESTELA - B, G
CASA MARVELLA - B, F
CASA MILANO - B, G

▲
GARDEN VIEW



TREE-LINED STREET VIEW



GARDEN FLOOR PLAN 1 BHK, 2 BHK ULTIMA & 3 BHK ULTIMA

CASA AURORA - C

▲
GARDEN VIEW



TREE-LINED STREET VIEW



GARDEN FLOOR PLAN 2 BHK OPTIMA & 2 BHK ULTIMA

CASA MILANO - E



GARDEN FLOOR PLAN 2 BHK ULTIMA

CASA MILANO - F



GARDEN FLOOR PLAN 2 BHK ULTIMA & 3 BHK ULTIMA

CASA AURORA - D

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

GARDEN FLOOR PLAN 2 BHK ULTIMA & 3 BHK ULTIMA

CASA AURORA - A,B

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

REFUGE FLOOR PLAN 1 BHK & 2 BHK ULTIMA

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

- CASA MARVELLA - D, E
- CASA ESTELA - A, C, E, F, H, J
- CASA MILANO - A, C, H, J
- CASA AURELIA - C, H

REFUGE UNIT PLAN



1 BHK



1 BHK



2 BHK ULTIMA

REFUGE FLOOR PLAN 2 BHK OPTIMA, 2 BHK ULTIMA & 3 BHK ULTIMA

CASA MILANO - E



REFUGE UNIT PLAN



REFUGE FLOOR PLAN 2 BHK ULTIMA & 3 BHK OPTIMA

CASA ESTELA - B, D, G
 CASA MARVELLA - B, C, F, G
 CASA CASA MILANO - B, D, G, I

▲
 GARDEN VIEW



▼
 TREE-LINED STREET VIEW

REFUGE UNIT PLAN



3 BHK OPTIMA

2 BHK ULTIMA



2 BHK ULTIMA

REFUGE FLOOR PLAN 2 BHK ULTIMA & 3 BHK ULTIMA

CASA MILANO - F



REFUGE UNIT PLAN



REFUGE FLOOR PLAN 3 BHK ULTIMA & 5 BHK

CASA AURORA - A, B, C, D

▲
GARDEN VIEW



▼
TREE-LINED STREET VIEW

REFUGE UNIT PLAN



REFUGE UNIT PLAN

TYPICAL JODI UNIT PLAN

CASA FONTANA - A & J

CASA FONTANA - B

CASA FONTANA - A & J



2 BHK OPTIMA



4 BHK



TYPICAL JODI UNIT PLAN

CASA FONTANA - B



TYPICAL JODI UNIT PLAN

CASA URBANO - H



TYPICAL JODI UNIT PLAN

CASA AURORA - A, B, C, D



7 BHK

LUXURY FINISHES TO COMPLEMENT YOUR INTERNATIONAL LIFESTYLE.

TYPE	SPECIFICATION
Air-conditioning	Bedrooms with split air-conditioner
Flooring	Living/dining, bedroom & passage: Marbltal® Flooring Kitchen: Premium vitrified tile flooring Toilets: High quality vitrified tiles
CP & Sanitary Fittings	High quality Isenberg*/Jaquar* CP fittings & Kohler* sanitary ware
Floor to Floor Heights	9'6"
Kitchen Finishes	Granite Platform, stainless steel sink Separate wardrobe area in bedroom# Separate utility area in each apartment#
Security	World-class multi-tier security with: a. Automated Swipe card access/ Biometric access to building b. CCTV monitoring of entrance lobby c. Intercom
Floor Lobby	High quality vitrified tiles
Entrance Lobby	Stylish entrance lobby with Marbltal flooring®
Elevator	Two automatic elevators in each wing out of which one is a stretcher elevator
Parking	Open and covered options available
Views	Garden view or tree lined street view
Garden apartments	Available with personal garden on ground floor#
Communication	Provision for one telephone point in each apartment Advanced Fibre technology provision for high speed internet
Special Access	Entrance ramp for easy access for differently abled

Notes:

*Or equivalent

#Not available in all apartments. Exceptions apply.