

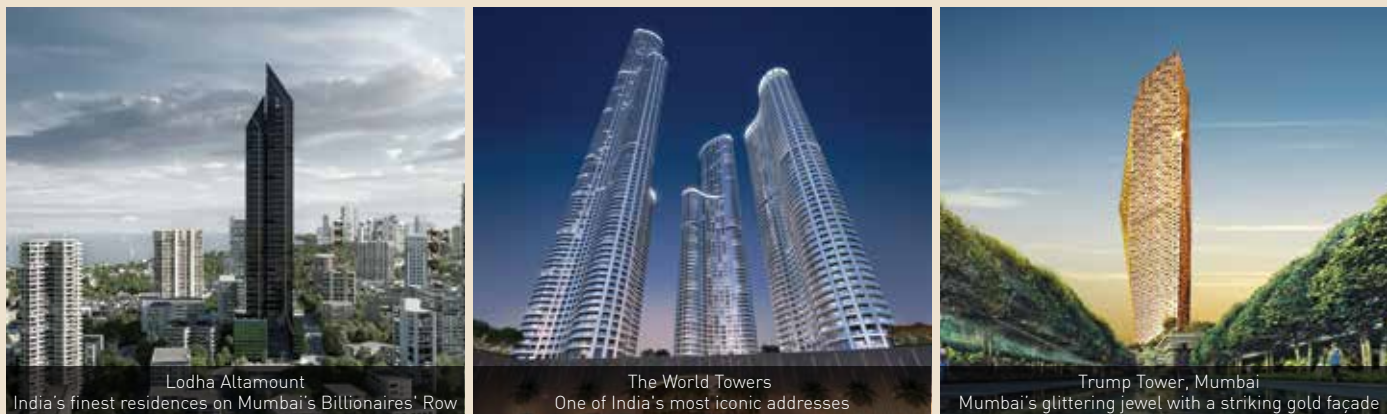
## DISCOVER TRULY CONNECTED LIVING.

Situated in the economic triangle of Navi Mumbai, Thane and Kalyan, Palava is set to become India's next metropolis. Conveniently located, Palava offers effortless connectivity to major business hubs, so that getting to work is always a breeze.

- ROAD**
  - Approximately an hour's drive from South Mumbai (via the Eastern Freeway)
  - Easy access to 6-lane MIDC road\* leading to Taloja and Navi Mumbai airport
  - Upcoming Airoli-Palava Freeway (via Parsik Hill) to reduce commute time to Airoli to just 20 mins
  - 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. Nearest stations include Dombivli (Central Line), Vashi (Harbour Line), and Diva (Vasai-Panvel Line)
  - Upgradation of Diva Station to prime junction in the Central Line and approved new line to Navi Mumbai (Kalwa-Airoli)
- AIRPORT**
  - Close to the proposed Navi Mumbai International Airport



## COME HOME TO THE BEST.



Whether it's giving India some of its most iconic addresses, or crafting one of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient† - one name is transforming the way we live with landmarks at par with the world's best: Lodha.

## BEST TIME TO BOOK YOUR DREAM HOME.



**GST Benefit**

GST rate on affordable housing is reduced to 8% from 12%



**PMAY Benefits**

Get benefits up to ₹2.3 lacs\* under the Pradhan Mantri Awas Yojana (Urban)



**Low Interest Rate**

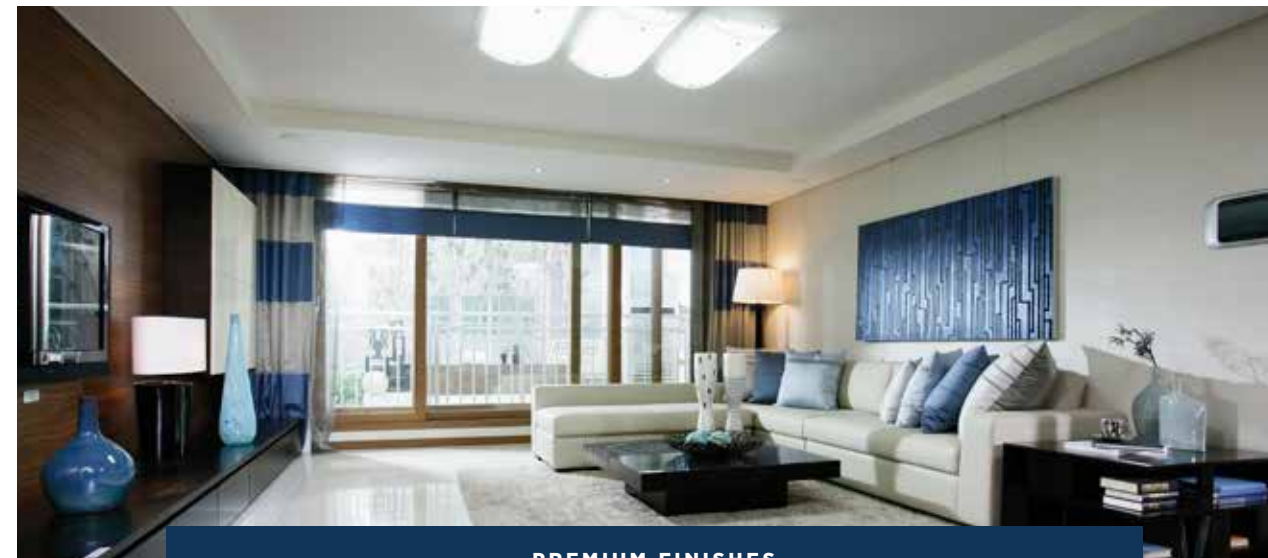
Low interest rates resulting in super-low EMIs



**Inflation Hedging**

Real estate is the best bet against inflation, as it tends to gain value in line with inflation

## LUXURIOUS HOMES WITH PREMIUM FINISHES.



**PREMIUM FINISHES**

- Air-conditioning in all bedrooms
- Marbltal® flooring
- Designed with minimal wastage of space- separate utility area and wardrobe space in each bedroom\*
- Bath fittings from Jaquar<sup>1</sup> and other brands
- Advanced multi-tier security system
- Apartments with garden or tree-lined street views\*
- Sundecks with spectacular panoramic views of greens\*

## SPECIAL OFFER PRICES FOR FIRST 450 HOMES ONLY

Residence	Price	Savings	Special Price	You only need to pay 5%*
1 BHK	₹ 43.02 L	₹ 1.08 L	₹ 41.94 L	₹ 2.1 L
2 BHK	₹ 57.42 L	₹ 1.44 L	₹ 55.98 L	₹ 2.8 L
3 BHK	₹ 67.41 L	₹ 1.71 L	₹ 65.70 L	₹ 3.3 L

0 STAMP DUTY | ONLY 8% GST | 5:95 EASY BUY SPECIAL SCHEME\*

Contact your relationship manager for more information.  
City office: Palava Experience Centre, Near Lodha World School, Kalyan-Shil Road, Palava  
Corporate office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400011



†Based on livability quotient ranking by JLL in its 'Livability Quotient - A Paradigm Shift in India's Emerging Cities' Report 2017 | \*Currently 2-lane with planned upgrade to 6-lane | †Or equivalent | \*5:95 Easy Buy. Own contribution of 5% and bank pays the rest. Applicable GST and other charges to be borne by customer. Subject to eligibility | \*Not available in all apartments. Exceptions apply | †If you are first-time home buyer with an annual household income between ₹6-18 lacs | 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; Conditions apply; 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. Date of printing: Sep 18 | Exceptions apply. The project has been registered via the MahaRERA registration number: P51700017487; P51700017506; P51700017590 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

**LODHA**

## PRE-LAUNCHING PALAVA'S MOST UPSCALE NEIGHBOURHOOD

PREMIUM 1, 2 & 3 BED HOMES AT NEVER-AGAIN PRE-LAUNCH PRICES: JUST ₹41.94L+



Artist's Impression

CODENAME

**PRIME SQUARE**

- Stay in the most prominent location of Palava with a 5-acre Lakeside Park and Palava Nature Centre around a natural lake on one side and an exciting new age mall with globally acclaimed brands on the other
- Globally, neighbourhoods located near large greens and prominent shopping areas command the highest premium and attract the best families
- Live in a complete neighbourhood with a school, a grand clubhouse, high-street retail, a Gurudwara and a worship hall
- Premium 1, 2 & 3 bed homes with lush green views and premium finishes

0 STAMP DUTY | ONLY 8% GST | 5:95 EASY BUY SPECIAL\*

EARLY BIRD OFFER: SAVE UP TO ₹1.71 LACS. OFFER VALID FOR FIRST 450 HOMES ONLY.

OVER 30,000 HAPPY FAMILIES.  
GREAT LIFESTYLE. PROMISED AND DELIVERED.



## PRIME LOCATION. PRIVILEGED LIFE.

At Codename Prime Square, enjoy being at the heart of Palava, surrounded by landmark destinations. On one side you will find a ready 5-acre Lakeside Park along a stunning natural lake while on the other an exciting new age mall with globally acclaimed brands that presents myriad opportunities to learn, build skills, eat, play, shop and have fun. With an easy access to the 6-lane MIDC road\* which goes to Taloja and the Navi Mumbai airport, you will experience the privilege of a truly connected lifestyle.



## STEP INTO A WORLD OF PRIVILEGE.

Live amidst the finest amenities in your meticulously designed neighbourhood, be it the integrated green network comprising of a central green boulevard and English-style courts or other world-class amenities like a school and clubhouse. Add to it a police station and a fire station and you know that you are living in a complete ecosystem here.



CENTRAL GREEN BOULEVARD



ENGLISH-STYLE COURTYARDS



WORLD-CLASS SCHOOL



LARGE CHILDREN'S PLAY AREA



GRAND CLUBHOUSE



GURUDWARA & WORSHIP HALL



WATER FOUNTAIN & KUND



DOG WALK PARK

## IF YOU THINK THESE IMAGES ARE FROM ABROAD,

### LIVE

60% open spaces with world-class air quality  
Xperia Mall with PVR, H&M, Hamleys and much more  
Ganesha and Shiva temples, upcoming Jain temple, Gurudwara & worship hall



### WORK

HDFC Bank back office operations commencing soon  
2<sup>nd</sup> business district under development for 30,000+ jobs  
120-acre manufacturing & logistics Hub

## THINK AGAIN

### LEARN

3 world-class ICSE schools  
CBSE school opening in 2019  
Upcoming Institute for advanced learning



### PLAY

Cricket ground, football ground & golf course  
Upcoming Olympic sports complex  
World-class clubs

ALL IMAGES HAVE BEEN SHOT AT PALAVA - INDIA'S NO.1 SMART CITY\*