

THE No. 1 NEIGHBOURHOOD OF INDIA'S No. 1 CITY[†]
IS NOW READY.

LAKE SHORE GREENS



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.

Disclaimer:

[#] Not available in all apartments, Exceptions apply.

¹ Or equivalent.

³ Except kitchen, bathrooms and utility/service/servant areas.

Disclaimer: +Ranked No.1 by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' report 2017. ¹ Or equivalent. [#]Not available in all apartments, Exceptions 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. Further, variance of +/-2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. Date of printing: Nov 17 | Exceptions apply. MahaRERA Registration No. P51700000125; P51700000342; P51700000395; P51700000391; P51700000410; P51700000142; P51700000390; P51700000378; P51700000269; P51700000389; P51700000124; P51700000384available at website: <http://maharera.mahaonline.gov.in>



LAKESIDE
PARK



SHOPPING
BOULEVARD



THE SHRI RAM
UNIVERSAL SCHOOL



OLYMPIC SPORTS
COMPLEX



BUSINESS
DISTRICT

Over 30,000+ happy families.
GREAT LIFESTYLE. PROMISED & DELIVERED.



WELCOME TO PALAVA, INDIA'S NO. 1 CITY[†]



Actual City Image

Waking up to birdsong, enjoying scenic views, living the privileged life in a world-class city - these are no longer dreams.

The living experience you have always wanted awaits you at Mumbai's sister city, Palava - designed to fulfill every dream and desire. Spread over 4,500 acres and located close to the upcoming Navi Mumbai International Airport (via Taloja Bypass), Palava lies at the heart of the economic activity in the Mumbai Metropolitan Region (MMR). Palava is a short drive from Thane, Navi Mumbai and Kalyan - and less than an hour's drive 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 an upcoming University, Olympic sports complex, buzzing entertainment district, exceptional air quality with over 2 lac trees and job opportunities with top companies, it's no wonder that Palava has been rated as India's No.1 city to live in JLL's 2017 report on the most livable cities in India.

Come, gift your family a lifetime of exceptional living.

In the last 7 years - 300% appreciation | 30,000+ homes sold



WELCOME TO THE FINEST NEIGHBOURHOOD OF INDIA'S NO. 1 CITY[†]



The privileges of living at Lakeshore Greens:

When you live in the upscale neighbourhood of Lakeshore Greens, the wonders never cease. Live life to the fullest amongst an array of world-class facilities within walking distance from your beautifully finished apartment. Our air-conditioned homes comes with a sundeck that gives spectacular views, and boast of European fitments as well as separate Pooja, utility and store rooms. The Central Business District is just across the road and you can get to the Dombivali Badlapur road, and the Taloja road in a jiffy. While the most happening spots in the city – cafés and shopping on Central Avenue – are but a short walk away. 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.

- 2 ICSE schools including India's no.1
- 6-Acre Lakeside Park
- Olympic sports complex
- Business district
- All amenities are at walking distance from residences

PALAVA TODAY

INDIA'S No. 1 CITY[†]



ACTUAL CITY IMAGE

PALAVA TOMORROW. AMONG TOP 50 MOST LIVABLE CITIES IN THE WORLD



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%



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



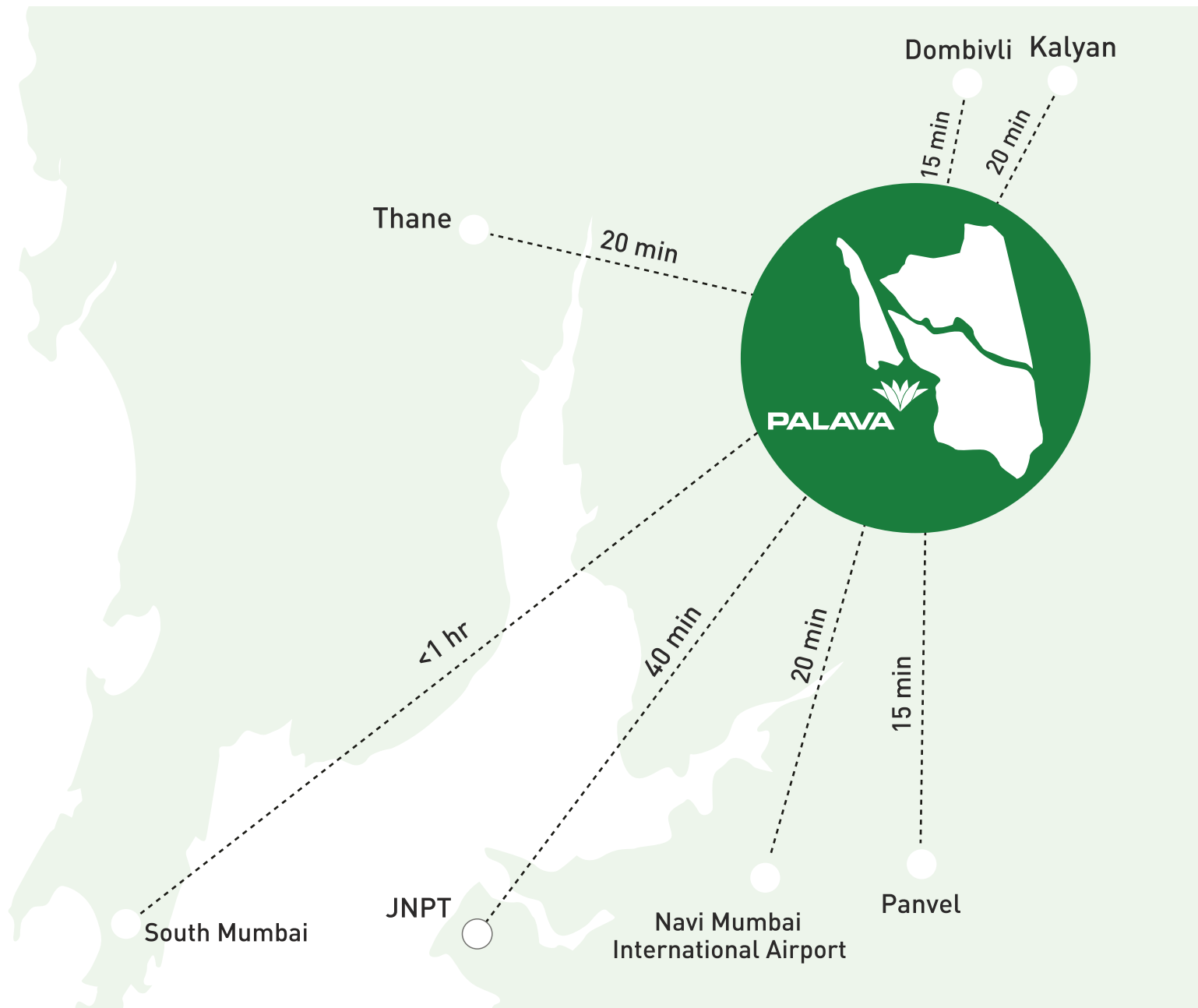
Actual city images

- ★ 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 amphitheatre 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



- ★ 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 high-street retail and dining options

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 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

AIRPORT

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

PALAVA CITY A GRAND VISION



Artistic Representation

THE NEIGHBOURHOOD

TALUJA ROAD

18TH AVENUE

15TH STREET

14TH STREET

13TH STREET

12TH STREET

11TH STREET

10TH STREET

9TH STREET

8TH STREET

BADALAPUR ROAD

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1. MAIN ENTRANCE	7. PLAYGROUND	14. OUTDOOR COURTS
2. LAKESIDE PARK	8. OLYMPIC SPORTS COMPLEX	15. GREEN LAWN
3. LAKE^	9. TENNIS COURTS	16. SHIVA TEMPLE
4. PARKING BUILDING	10. PLAZA	17. BUSINESS DISTRICT
5. THE SHRI RAM UNIVERSAL SCHOOL	11. GRAND CLUBHOUSE	
6. LODHA WORLD SCHOOL	12. FOOTBALL FEILD	
	13. ATHELETIC TRACK	^Artistic representation. Does not belong to

² Subject to change based on regulatory approvals.

WORLD-CLASS AMENITIES AT WALKING DISTANCE

LAKE SHORE GREENS



Lakeside Park



Grand Clubhouse



Olympic sports complex



2 ICSE schools including India's no. 1



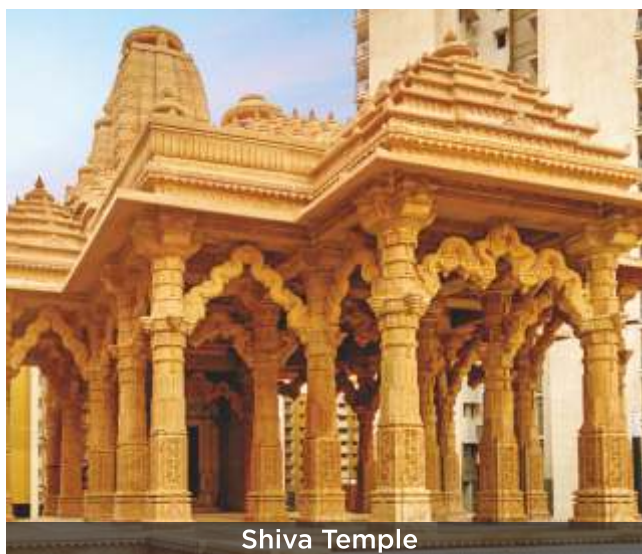
Water feature wall at grand entrance



Central Avenue



Lakeshore Café



Shiva Temple



Walk-to-work Business district



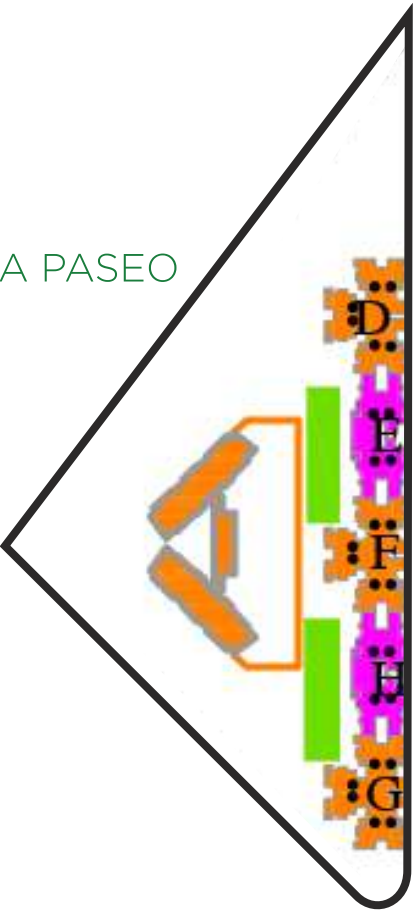
Shopping Boulevard

PROJECT PLANS

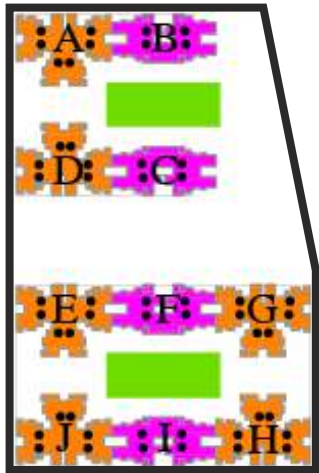
LEGEND

- 1 BHK
- 2 BHK OPTIMA
- COURTYARD AROUND YOUR HOME WITH PLAY AREA, WALKWAY & SEATING AREA

CASA PASEO



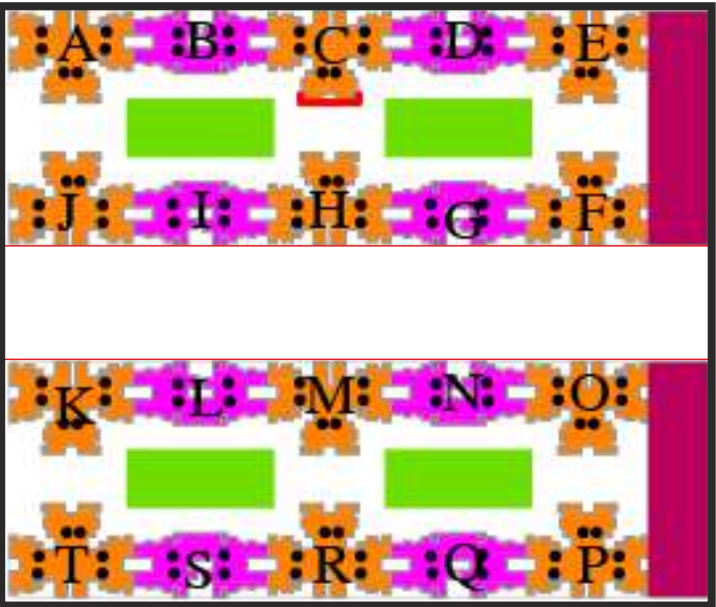
CASA PRIMIA



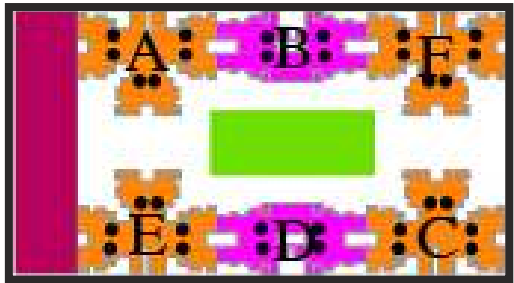
LEGEND

- 1 BHK
- 2 BHK OPTIMA
- COURTYARD AROUND YOUR HOME WITH PLAY AREA, WALKWAY & SEATING AREA
- HIGH - STREET SHOPPING & DINING

CASA ELITE



CASA REGALIA



FLOOR PLANS

1 BHK
ODD FLOORS 1, 3, 5, 7, 9, 11, 16, 18



CASA PRIMIA- (WING- A,D,E,G,H,J)
CASA ELITE- (WING- A,C,E,F,H,J,K,M,O,P,R,T)
CASA REGALIA- (WING- A,C,E,F)
CASA PASEO- (WING- D,F,G)

UNIT PLANS



FLOOR PLANS

1 BHK
EVEN FLOORS 2, 4, 6, 10, 12, 15, 17



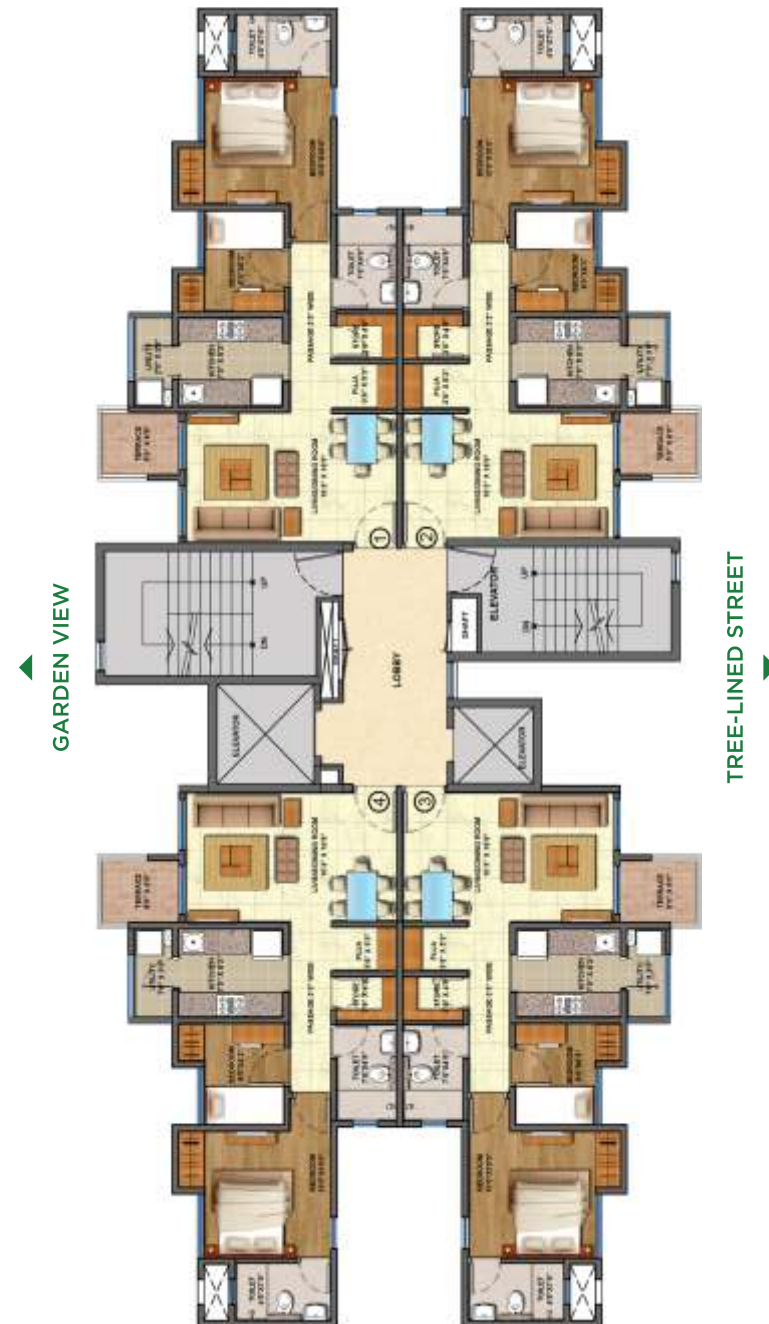
CASA PRIMIA- (WING- A,D,E,G,H,J)
CASA ELITE- (WING- A,C,E,F,H,J,K,M,O,P,R,T)
CASA REGALIA- (WING- A,C,E,F)
CASA PASEO- (WING- D,F,G)

UNIT PLANS



FLOOR PLANS

2 BHK OPTIMA
ODD FLOORS 1, 3, 5, 7, 9, 11, 16, 18



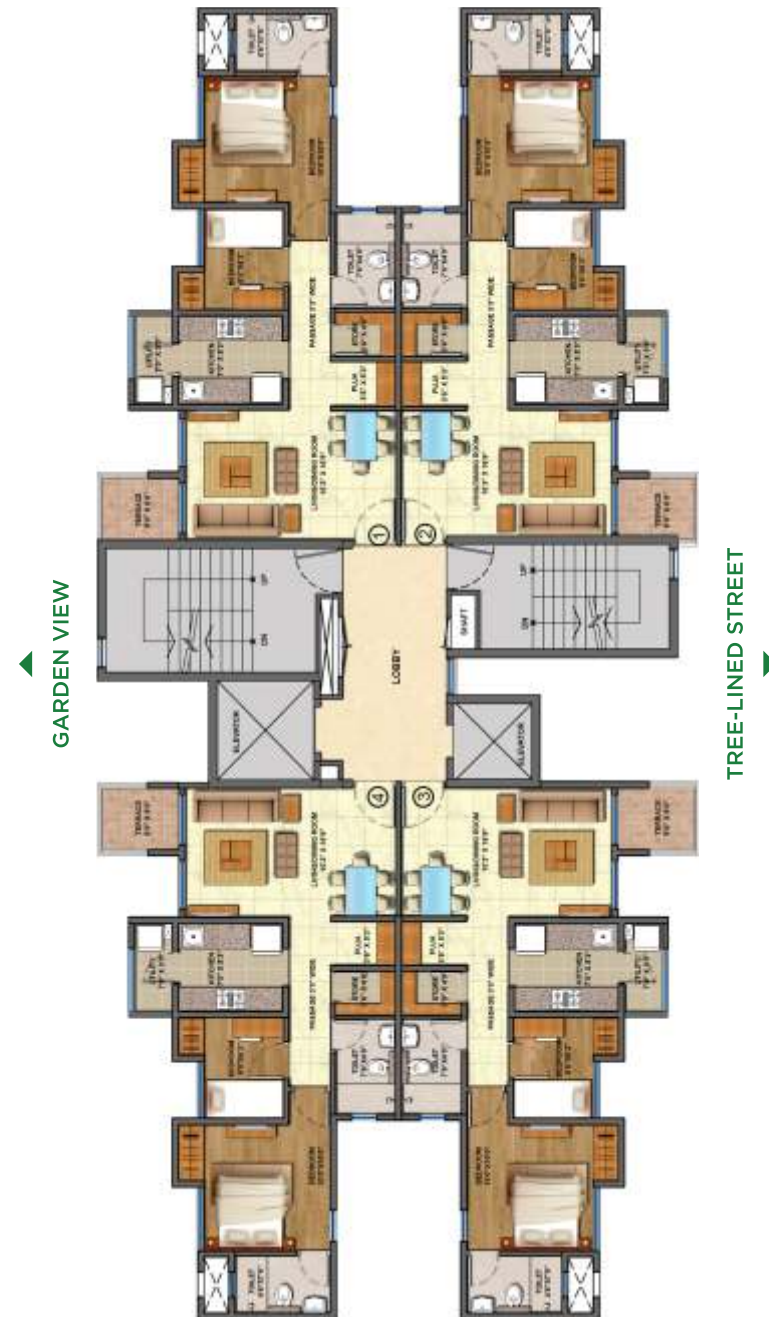
CASA PRIMIA- (WING- B,C,F,I)
CASA REGALIA (WING- B,D)
CASA ELITE- (WING- B,D,G,I,L,N,Q,S)
CASA PASEO- (WING-,E,H)

UNIT PLANS



FLOOR PLANS

2 BHK OPTIMA
EVEN FLOORS 2, 4, 6, 10, 12, 15, 17



CASA PRIMIA- (WING- B,C,F,I)
CASA REGALIA (WING- B,D)
CASA ELITE- (WING- B,D,G,I,L,N,Q,S)
CASA PASEO- (WING-,E,H)

UNIT PLANS



INTELLIGENT DESIGN AND ELEGANT FINISHES COME TOGETHER TO GIVE YOU THE PERFECT RESIDENCE

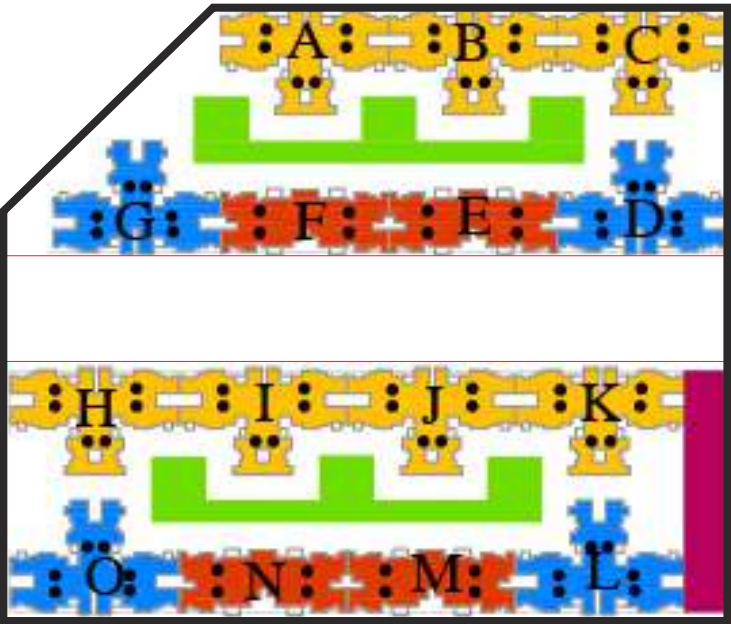


INTELLIGENTLY DESIGNED 1 & 2 BED RESIDENCES WITH LUXURY FINISHES

1. Air-conditioned master bedroom with high quality split air-conditioner
2. Spectacular garden, lake or tree-lined street views
3. Marbltal® flooring in living room, dining area and passage
4. Bedrooms with stylish imported wooden flooring, separate wardrobe areas[#]
5. Sundecks with French Windows[#]
6. Kitchen with high-grade granite platform, stainless steel sink, and premium vitrified tiling
7. Bathrooms with Jaquar fittings¹, imported sanitaryware¹ and designer vitrified tiles
8. Provision for telephone, high-speed internet access and digital gaming in each residence
9. Separate utility area
10. Spacious double-height terraces
11. Personal garden and kitchen yard
12. Store room
13. Pooja room
14. Lobby in living room

Pt. No. 9, 10, 11, 12, 13, 14 Only available in select residences.

PROJECT PLANS

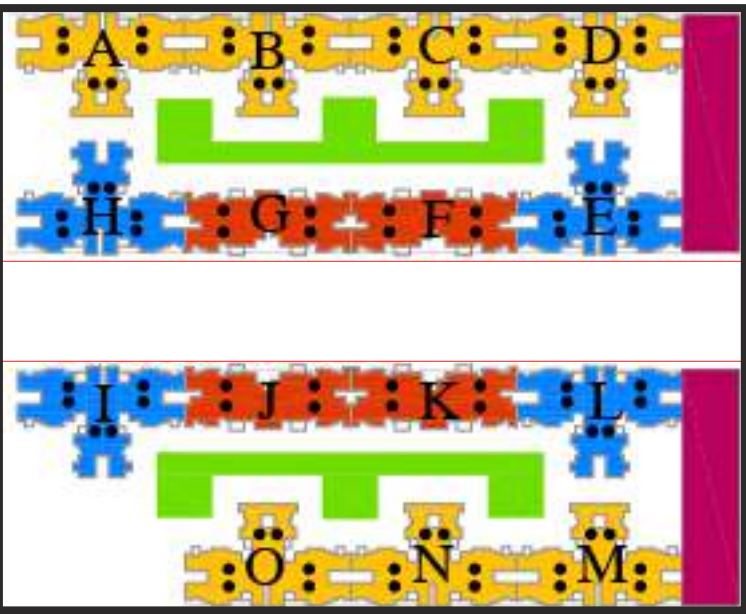


CASA UNO

LEGEND

- 2 BHK OPTIMA & ULTIMA TYPE 1
- 2 BHK OPTIMA & ULTIMA TYPE 2
- 3 BHK
- COURTYARD AROUND YOUR HOME WITH PLAY AREA, WALKWAY & SEATING AREA
- HIGH - STREET SHOPPING & DINING

CASA LAKESIDE



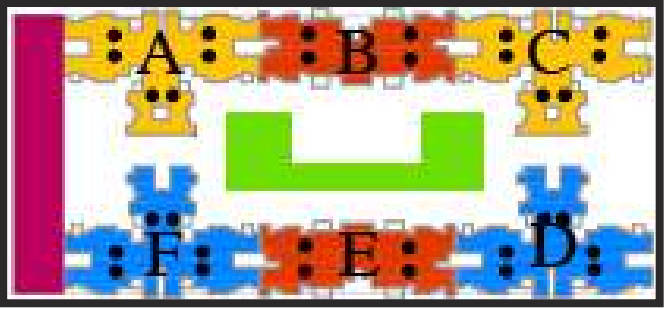
CASA CIELO



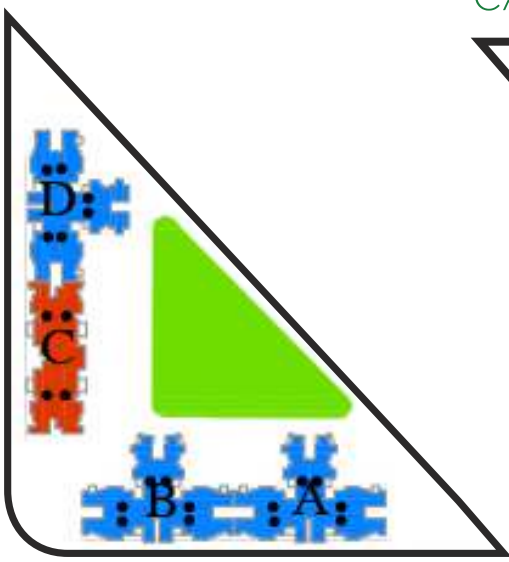
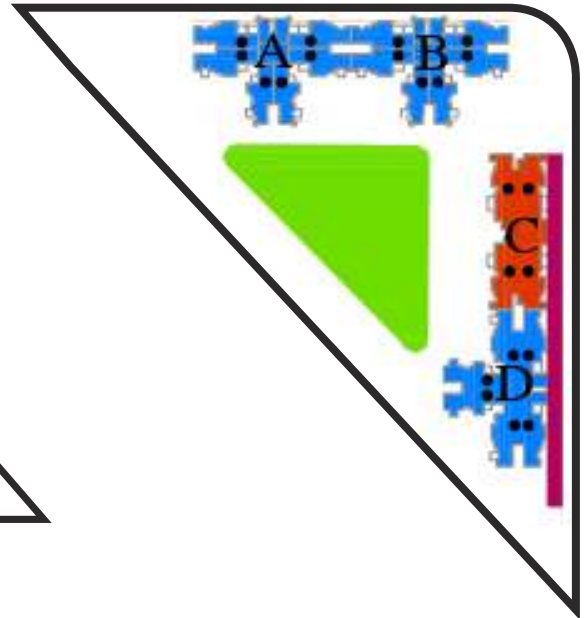
LEGEND

- 2 BHK OPTIMA & ULTIMA TYPE 1
- 2 BHK OPTIMA & ULTIMA TYPE 2
- 3 BHK
- COURTYARD AROUND YOUR HOME WITH PLAY AREA, WALKWAY & SEATING AREA
- HIGH - STREET SHOPPING & DINING

CASA LAGOONA



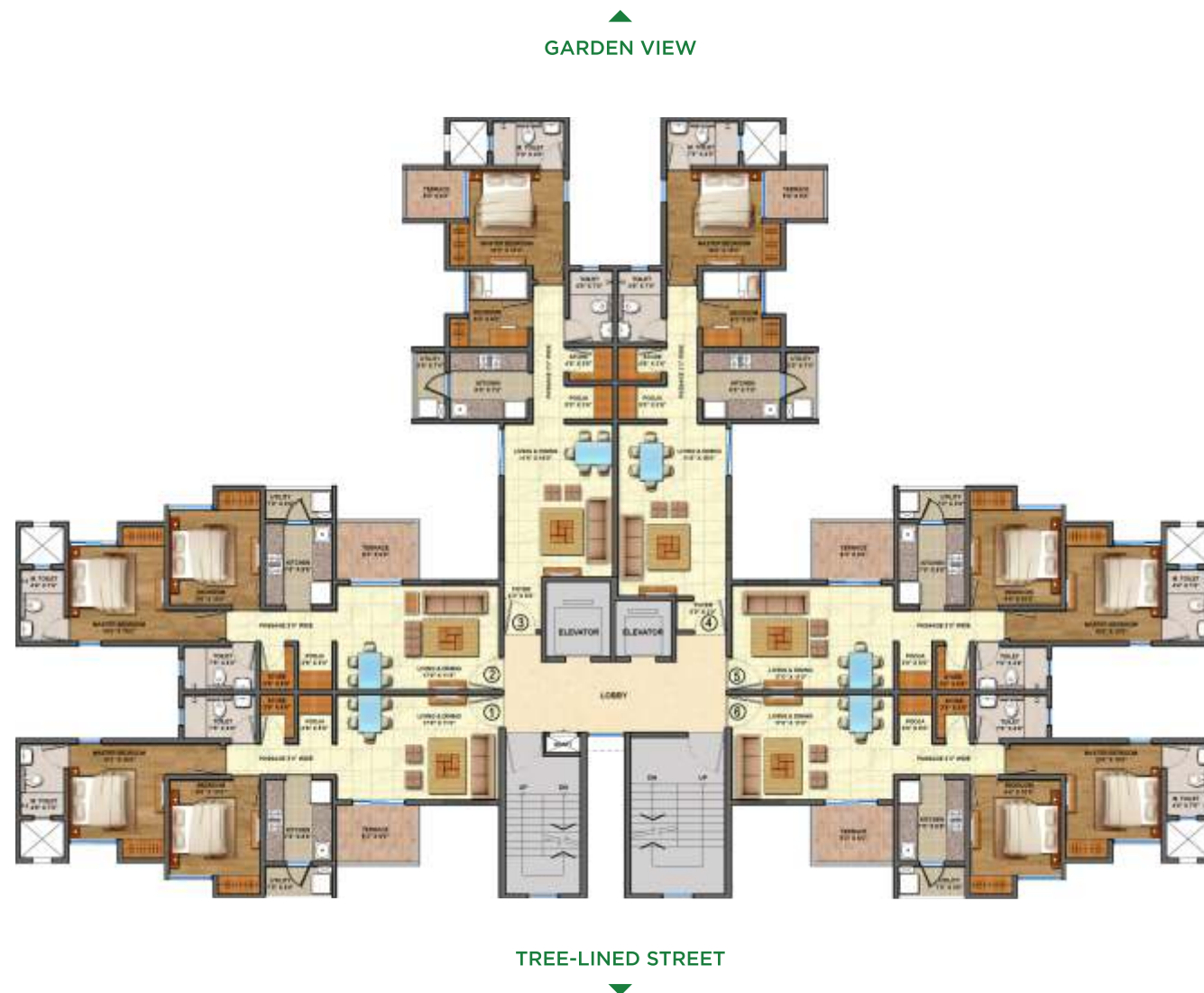
CASA VIENTO



CASA VISTA

FLOOR PLANS

2 BHK OPTIMA, 2 BHK ULTIMA - TYPE 1
ODD FLOORS 1, 3, 5, 7, 9, 11, 16, 18



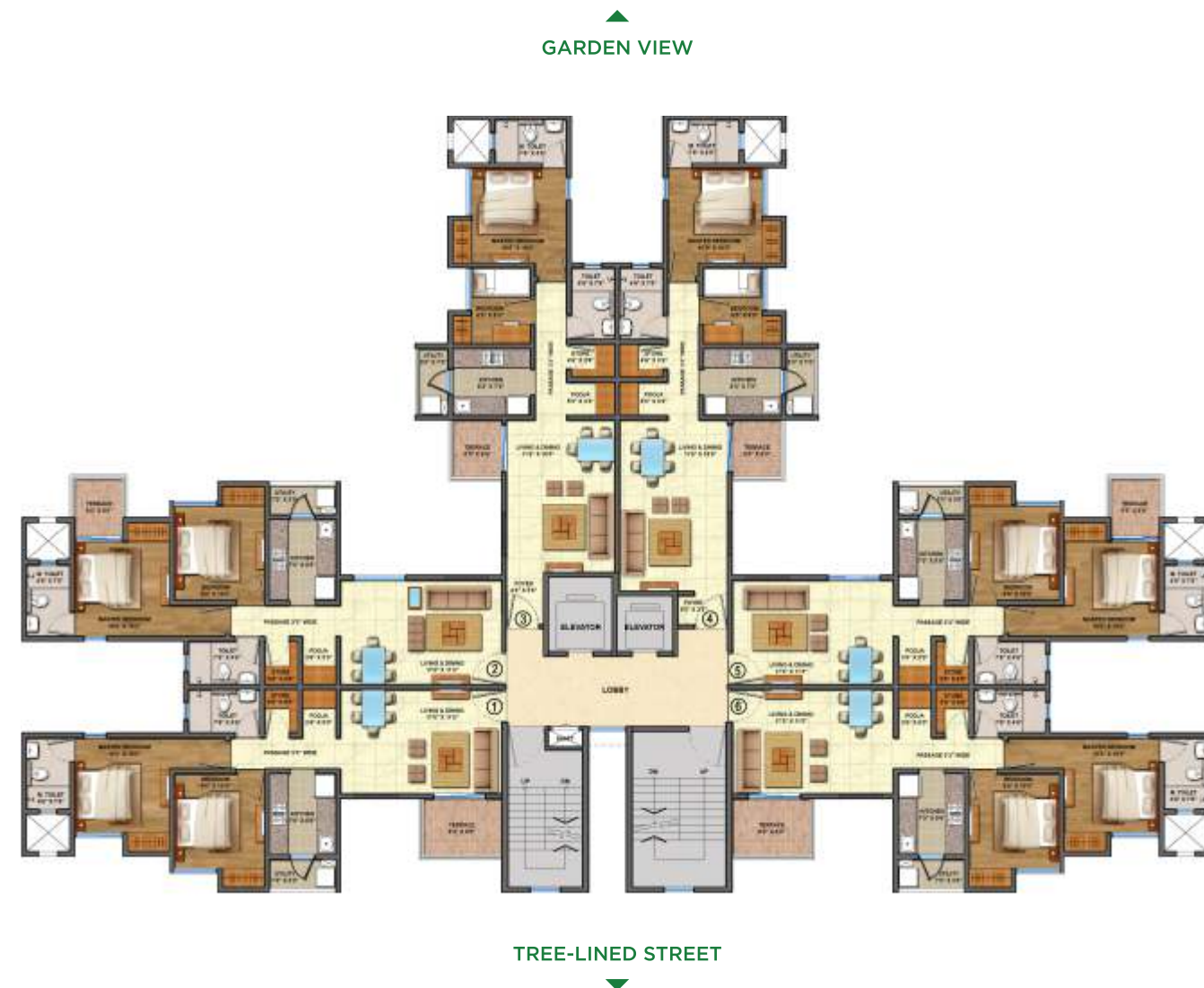
CASA UNO (WING- D,G,L,O)
CASA LAGOONA (WING- D,F)
CASA VIENTO- (WING- A,B,D)
CASA VISTA- (WING- A,B,D)
CASA LAKESIDE- (WING- E,H,L,I)
CASA CIELO- (WING-F)

UNIT PLANS



FLOOR PLANS

2 BHK OPTIMA, 2 BHK ULTIMA - TYPE 1
EVEN FLOORS 2, 4, 6, 10, 12, 15, 17



CASA UNO (WING- D,G,L,O)
CASA LAGOONA (WING- D,F)
CASA VIENTO- (WING- A,B,D)
CASA VISTA- (WING- A,B,D)
CASA LAKESIDE- (WING- E,H,L,I)
CASA CIELO- (WING-F)

UNIT PLANS



FLOOR PLANS

2 BHK OPTIMA, 2 BHK ULTIMA - TYPE 2
ODD FLOORS 1, 3, 5, 7, 9, 11, 16, 18

GARDEN VIEW



TREE-LINED STREET

CASA UNO (WING- A,B,C,H,I,J,K)
CASA LAGOONA- (WING- A,C)
CASA LAKESIDE- (WING- A,B,C,D,M,N,O)
CASA CIELO- (WING- A)

UNIT PLANS



FLOOR PLANS

2 BHK OPTIMA, 2 BHK ULTIMA - TYPE 2
EVEN FLOORS 2, 4, 6, 10, 12, 15, 17

GARDEN VIEW
▲



▲
TREE-LINED STREET

CASA UNO (WING- A,B,C,H,I,J,K)
CASA LAGOONA- (WING- A,C)
CASA LAKESIDE- (WING- A,B,C,D,M,N,O)
CASA CIELO- (WING- A)

UNIT PLANS



FLOOR PLANS

3 BHK OPTIMA
ODD FLOORS 1, 3, 5, 7, 9, 11, 16, 18



CASA UNO (WING- E,F,M,N)
CASA LAGOONA- (WING- B,E)
CASA VIENTO- (WING- C)

CASA VISTA- (WING- C)
CASA LAKESIDE- (WING- F,G,K,J)

UNIT PLANS



FLOOR PLANS

3 BHK OPTIMA
EVEN FLOORS 2, 4, 6, 10, 12, 15, 17



CASA UNO (WING- E,F,M,N)
CASA LAGOONA- (WING- B,E)
CASA VIENTO- (WING- C)

CASA VISTA- (WING- C)
CASA LAKESIDE- (WING- F,G,K,J)

UNIT PLANS



EVERY LUXURY YOU CAN THINK OF.
COMING HOME NEVER FELT
THIS GOOD.



INTELLIGENTLY DESIGNED 2 & 3 BED RESIDENCES WITH LUXURY FINISHES

1. Fully air-conditioned residences³ with high quality split air-conditioner
2. Spectacular garden, lake or tree-lined street views
3. Marbltal® flooring in living room, dining area and passage
4. Bedrooms with stylish imported wooden flooring and separate wardrobe areas[#]
5. Sundecks with French Windows[#]
6. Kitchen with high-grade granite platform, stainless steel sink and premium vitrified tiling
7. Bathrooms with Jaquar fittings¹, imported sanitaryware¹ and designer vitrified tiles
8. Provision for telephone, high-speed internet access and digital gaming in each residence
9. Separate utility area
10. Pooja room
11. Spacious double-height terraces
12. Personal garden and kitchen yard
13. Store room
14. Video Door Phone
15. Lobby in living room