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| SITE ADDRESS Bil - Chapad Road, Nr. Bil Village, Off. O.P. Road, Vadodara - 391410. Contact - 9016361361 |  |
| CORPORATE HEADQUARTERS Pacifica House, 4/5, Sigma-I, B/h Rajpath Club, Near Mann Party Plot, Bodakdev, Ahmedabad - 380 059 Ph: 9825041966 / 079-40027783-85, Fax : 079-40027786 | |
| Ahmedabad - Vadodara - Deesa - Chennai - Hyderabad - Bengaluru - NCR | |
| • www.pacificacompanies.co.in • info@pacificacompanies.in • | |
| Residential Senior Living Townships Hotels IT Parks Business Parks Commercial Plotted Development | |
| <small>Casa Lakeside: Phase 1: PR/GJ/VADODARA/VADODARA/Others/RAA00703/EX1/210119 Phase 2: PR/GJ/VADODARA/VADODARA/Others/RAA00704/EX3/130723 website: https://gujrera.gujarat.gov.in</small> | |

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LAVISH LIVING... at an exotic address

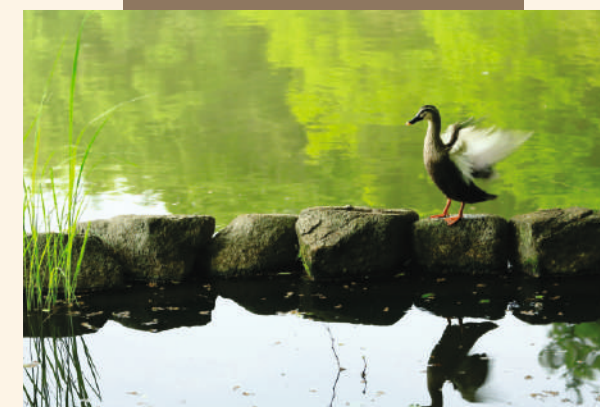


A world where you can hear the ripples;
in which you can sense nature's whispers;
wherein you can connect to the outer universe.

Yet be in my own!



TRUST, QUALITY & ETHICS



PACIFICA
COMPANIES

Pacifica Companies, a \$ 3 billion realty firm has a global presence, with an unrivalled history of creating distinctive life spaces.

Embarked in the year 1978, Pacifica has been innovating and acquiring new credibility in the realty sector. Its legion of real estate developments includes - Residences, Commercial Spaces, Mixed Used projects, Hospitality, Townships and Senior Living communities.

ABOUT THE DEVELOPER

PAN INDIA PROJECTS



Mr. Ash's (Ashok Israni) leadership has been instrumental for Pacifica's vast expansion and it continues to evolve on the solid rudiments of TRUST, QUALITY and ETHICS. By 1997 Pacifica inflated its presence across 22 states in the United States of America. The company then advanced into the Indian Real Estate market & is currently developing real estate projects in Ahmedabad, Vadodara, Deesa, Bangalore, Hyderabad, Chennai and NCR regions.

PACIFICA US

The beginning of Pacifica's journey of success took place in the United States of America way back in 1978. Since then, they have successfully developed and diversified their assets including hospitality, senior housing, multi-family, commercial development, land acquisition, residential development, debt acquisition and REO across 22 states in the US.

This diversity of experience has allowed Pacifica to confidently extend itself in any market or property type with its proven track record generating superior returns in all asset classes.

PACIFICA LATIN AMERICA

The Latin American real estate space, as a result of steady economic and demographic growth, offers a multitude of opportunities for those with a keen eye. Recognizing this, Pacifica is currently working to strongly position itself with an initial investment of \$400 million in a diverse range of asset classes.

Their first landmark in the region was The Calette Mall in Tijuana, Mexico, a mixed-use project, which we believe will become the most important type of development in the future.

PACIFICA INDIA

Pacifica's venture into the Indian sub-continent might eventually prove to be their most successful. The reasons for making this ambitious claim are manifold; the outstanding middle-class population growth in India, drastic improvements in the standard of living and most importantly, Pacifica's intentions to adopt long-term investor strategies.

Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, they are continuing today to exceed expectations of India's growing hospitality, commercial and residential construction demands.

VADODARA...

...CITY OF CONNOISSEURS



Bil Chapad Road is a well networked stretch. It is linked to new TP road and is a steady developing area near Bhayli, Akshar Chowk, Atladara Extension.

Moreover investment in Casa Lakeside is bound to reap benefits since this area & its surrounding belt is ambitiously growing and evolving.



4 BHK LUXURIOUS VILLAS

LIFE BEYOND EXQUISITENESS... Welcome to Casa Lakeside!

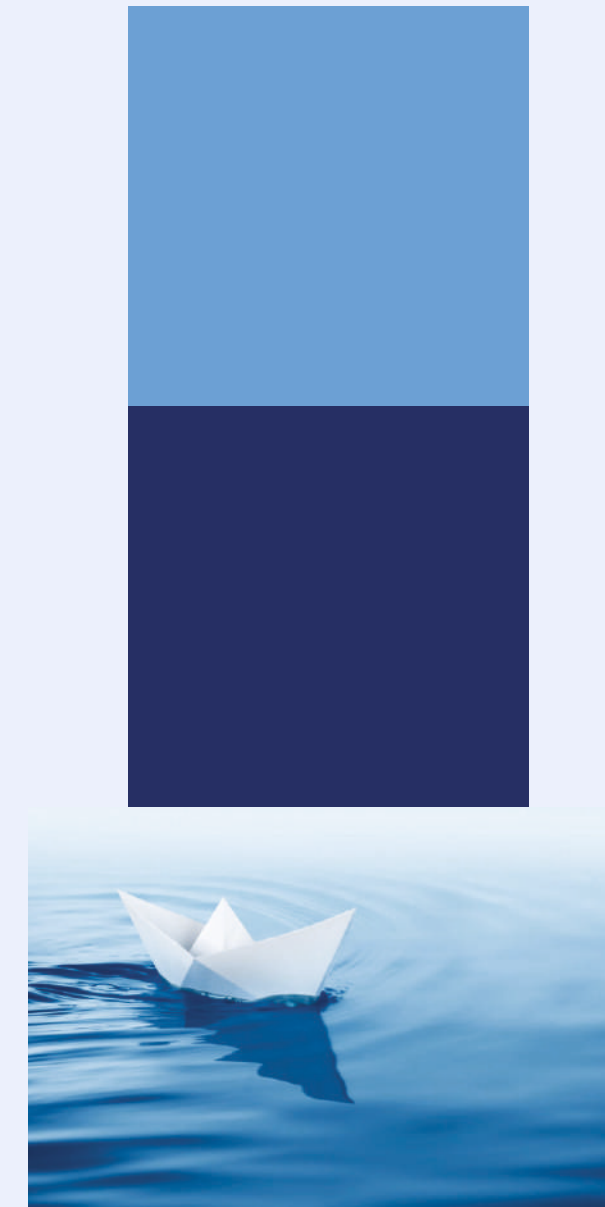


*Artist's impression



DREAM... of a place close to city; yet calm.

*Artist's impression/



Casa Lakeside, an urbane villas project by Pacifica is an endeavor to offer luxury living at an affordable price. A 4 BHK residence, Casa Lakeside is poised with amazing architectural efforts and has a location which is social networked at Bhil Chapad Road, Baroda. It has a close proximity to all the public places; yet calm in its own environ.

A space to unwind amidst the nature!



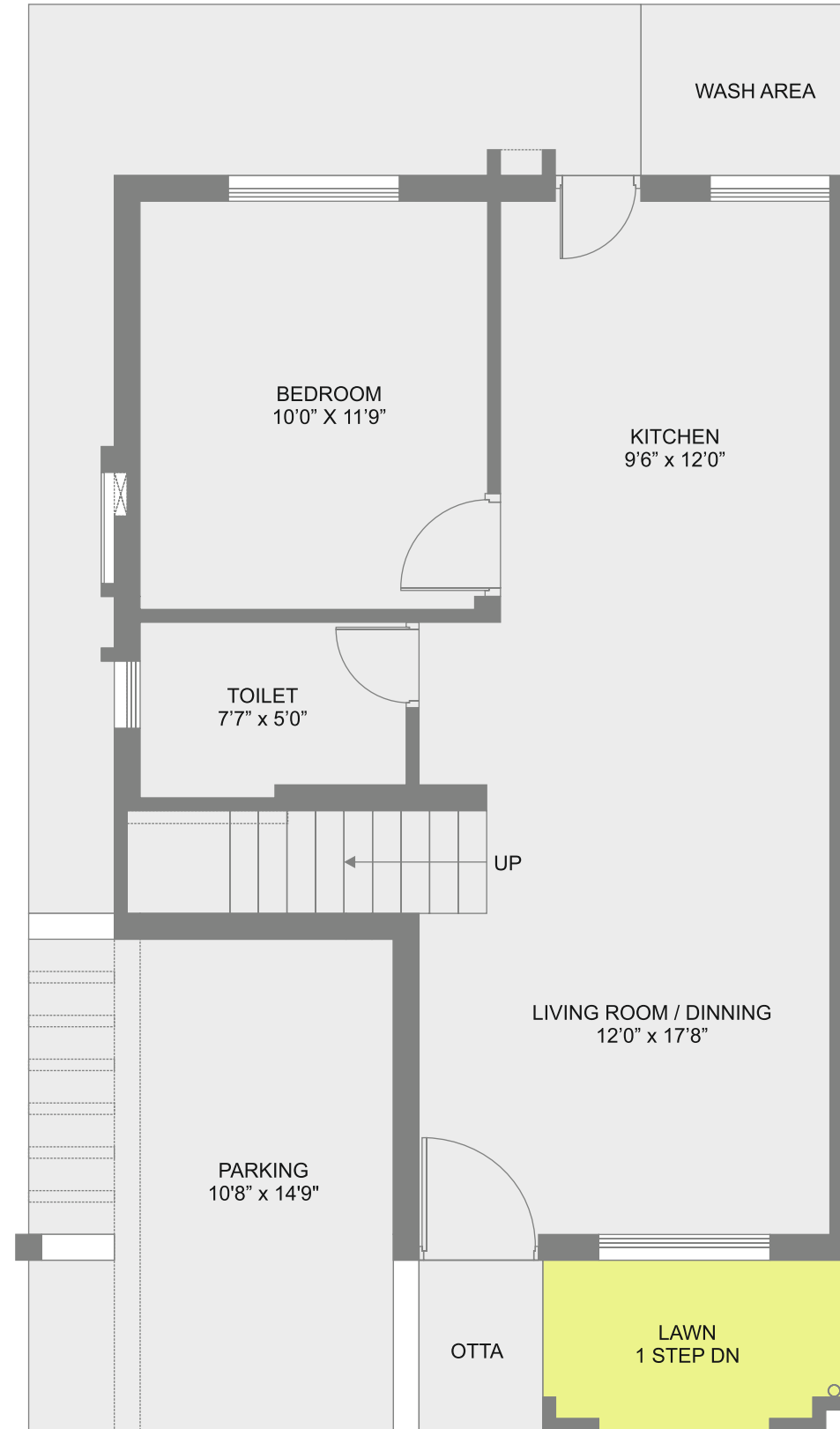
*Artist's Impression

FLOOR PLANS

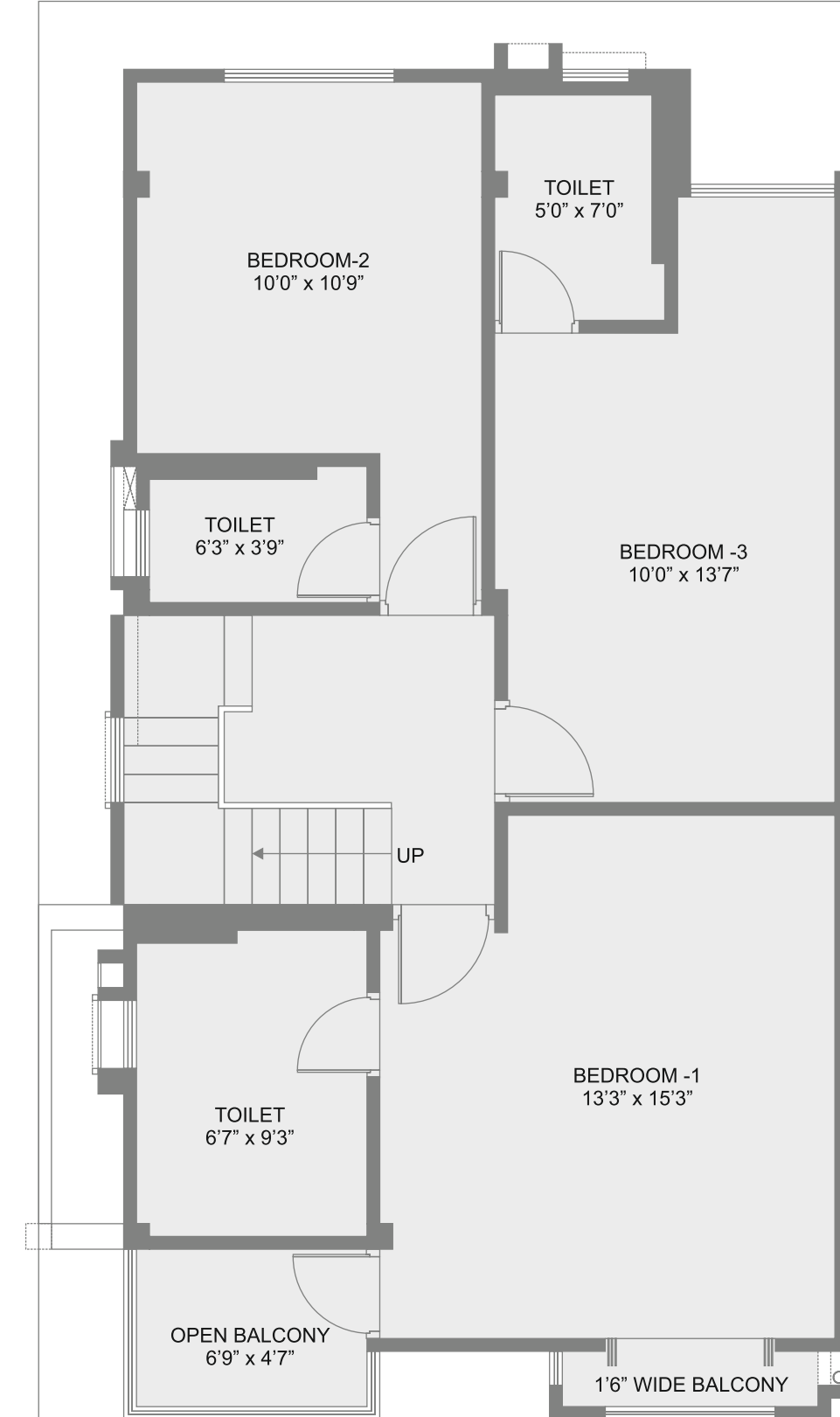


GROUND FLOOR PLAN

| RERA CARPET AREA | RERA BALCONY AREA | TOTAL CARPET AREA | PRE-RERA SUPER BUILT UP AREA |
|------------------|-------------------|-------------------|------------------------------|
| 1242 Sq. Ft. | 44 Sq. Ft. | 1286 Sq. Ft. | 1960 Sq. Ft. |



FIRST FLOOR PLAN





GROUND FLOOR PLAN

| RERA CARPET AREA | RERA BALCONY AREA | TOTAL CARPET AREA | PRE-RERA SUPER BUILT UP AREA |
|------------------|-------------------|-------------------|------------------------------|
| 1653 Sq. Ft. | 130 Sq. Ft. | 1783 Sq. Ft. | 2480 Sq. Ft. |



FIRST FLOOR PLAN



LIFESTYLE
AT CASA LAKESIDE

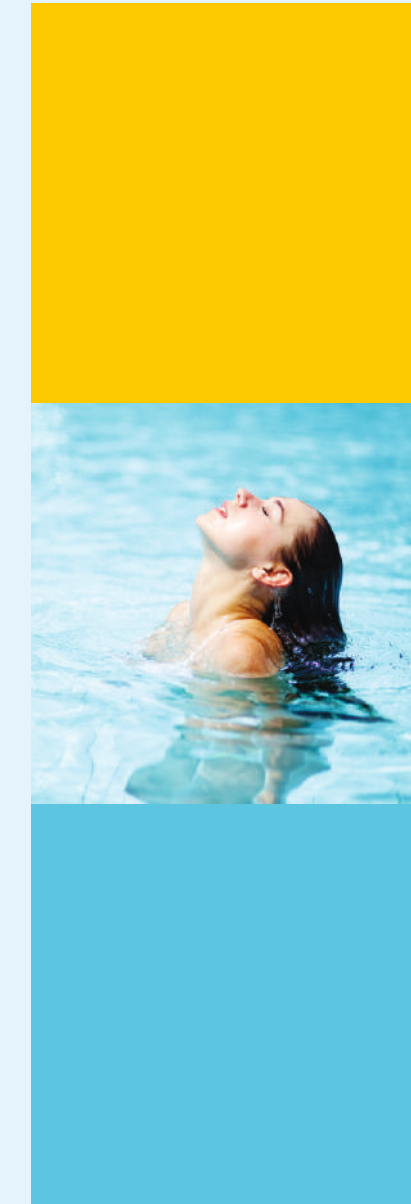
PURE CLUBBING!



*Artist's impression



REPOSE... in the steady flow of water



It's not just a club house. It's an exclusive zone wherein you are spoilt with choices of clubbing activities. You get to inhale life here at Casa Lakeside.

CLUB. INDULGE. REPEAT.

Clubbing never got this big! At Casa Lakeside Club house you get to indulge in a wide spectrum of clubbing culture. You unwind and relax as the world goes by.



*Artist's impression

THE
AMAZING AMENITIES...
will leave you in the awe.



YOUR HEALTH... is our wealth



At Casa Lakeside each amenity shares a common language of detail and planning. We understand your priority and since health is wealth, we have included a spacious, well equipped ultra modern gymnasium.

Celebrate a fit you everyday!



MOMENTS... when you need to be with yourself and loved ones



Planning to hit a café for a private moment?

Head straight to the club house café ; a serene café coupled with world class menu and an incredible service.

Or spend a rollicking time with your friends and family over a game at the card room. Else simply grab some lone time in the company of array of books at the vast library which is stocked with different genre of books!

Experience clubbing like never before. BE AMAZED!

LET US... make your life more luxurious

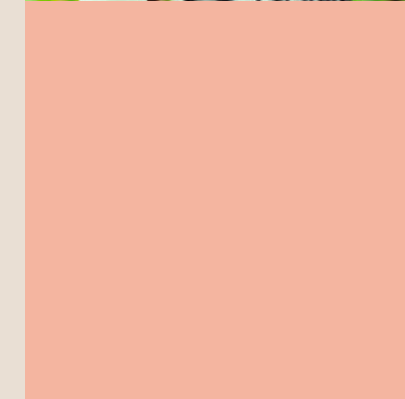
Casa Lakeside is a unique housing project; it is engulfed in luxury living from the start to finish.
Come make life a grand affair, here!





*Artist's impression

COME, RELAX in our world. Make it your own.



At Casa, we understand relaxation is one of your priorities. Hence we have included an area wherein you can sit by, relax, undertake your fitness activities or just lounge around amidst the still nature!

Making your me time,
FABULOUS!

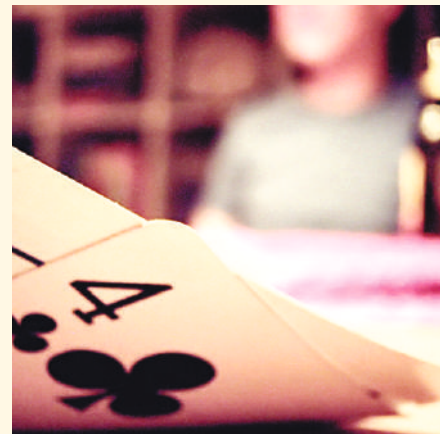
BEAUTIFY YOUR SENSES

Beauty is at bounty; that's where Casa is.

A place surrounded with beautiful natural scenes, calm water and lush greens.

Let your senses be occupied!





AMENITIES WITHIN CLUB CASA

Fitness Center

Cards Room

Game Room

Gymnasium

Multi Purpose Hall

Landscaped Gardens

Banquet Halls

Library

Party Lawns

Swimming Pool

Billiards

Courts - Badminton court,
Squash Court

Yoga Room

Table Tennis

Mini- Theater



SPECIFICATIONS



| | | |
|--|--|---|
| STRUCTURE | Composite RCC framed and load bearing wall structure | |
| | 230 mm brick masonry for Exterior walls, some interior walls & Double Coat Plaster | |
| | 115 mm brick masonry for some Interior& Single Coat Plaster | |
| OPENINGS | Main door Miranti frame or Equivalent with both side Veneer finish Flush doors | |
| | Bed room door - Miranti frame or Equivalent with enamel paint Flush doors | |
| | Toilet door - Miranti frame or Equivalent with enamel paint Flush doors | |
| | Balcony - French door UPVC sliding Doors | |
| | Windows - UPVC sliding Windows | |
| Ventilations - UPVC frame with louvers & exhaust provision | | |
| FLOORING & OTHER FINISHES | Living & Dining - Vitrified tiles (600mm X 600mm) | 2. Wall - Vitrified / Ceramic |
| | M.Bed room - Vitrified tiles (600mm X 600mm) | 3. Sink - Stainless Steel |
| | Bed rooms - Vitrified tiles (600mm X 600mm) | Balcony & Utility - Vitrified tiles (300mm X 300mm) |
| | Kitchen - Vitrified tiles (600mm X 600mm) | Toilet Floor - Vitrified tiles (600mm X 600mm; 450mmX450mm) |
| | 1. Platform Granite - Black Galaxy | Toilet dado - Vitrified tiles (600mmX 600mm) |
| | | |



| | |
|----------------------------|--|
| RAILING: | Railing - GRC and MS railing as per architectural details |
| PLUMBING, CP AND SANITARY: | Water Supply - UPVC / CPVC pipes |
| | Underground Drainage - UPVC pipes |
| | Utility Area - Washing Machine - Inlet / Outlet Provisions in kitchen utility area |
| | CP - Sanitary Fixtures - Master bedJaguar, RAK/ equivalent CP - sanitary fixtures for Master Bedroom toilets |
| | CP - Sanitary Fixtures - Other bedsJaguar, RAK/ equivalent CP Fittings for other toilets |
| ELECTRICAL: | Concealed wiring - RR KABEL, Finolex, Anchor, Polycab or equivalent |
| | Switches - Northwest modular switches or equivalent |
| | Adequate light, fan and power points |
| | Provision - of hot & cold water in shower area, provision for geyser in all bathrooms |
| | TV & Telephone in Living rooms & Provision for the same in Bedrooms |
| | Power Backup |
| PAINTING: | Internal ceiling - Putty Finish |
| | Internal walls - Putty Finish |
| | Living, dining, Bedroom & kitchen - Putty Finish |
| PAINTING: | External - 100% Acrylic paint |
| | Wood work - Enamel paint |
| | Grills & Railings - Zinc chromate non-corrosive primer with enamel paint |
| EXTERNAL DEVELOPMENT: | Paver blocks/ granite at Hardscaped Areas as per Architectural Design |
| | Compound wall in outer periphery with gates & Security Cabins |
| | Granite, paved flooring in parking area |
| | Landscaping as per architect details |
| GENERAL | Natural lake with landscaped area around |
| | Overhead tank with central water tank |
| | All Staircases with stone flooring & SS Railing as per Architect's design |
| | Lighting for All common areas |
| | Anti-termite Treatment |



LOCATION

