



A beautiful life





Located on a pristine bend
along a beautiful river

Where lush nature and
modern living go arm-in-arm

And every luxury is at hand
to let you live to the fullest

Is a place that can
only be described as gold

Introducing
Casa Rio Gold

A beautiful life
just got even better.



G-Front

Casa Rio: The union of nature and modern living.

Enter a world so modern, yet so blessed with natural beauty, you'll scarcely believe it's in Mumbai.

Casa Rio is a shining example of how development can go hand-in-hand with natural beauty. Beautifully integrated into 134 acres of lush greenery is a city that is better planned than anything you've imagined.

That's why over 5000 families have chosen Casa Rio as their home. This grand residential development has every modern facility and convenience to enhance your life, built amid a serene natural environment with a river, nature trails and lush greenery.

It's a verdant refuge from the noise of the city. The perfect place to nurture a family, make new friends and explore a more satisfying lifestyle.

Drive through the wide gates, down the shaded, tree-lined road, towards the riverside promenade, and you'll begin to realise how beautiful living here can be.

Casa Rio Gold.

The best of Casa Rio.

Casa Rio Gold was envisaged to offer discerning customers the finest that Casa Rio has to offer, from its location, to its design and amenities.

Pride of place

Casa Rio Gold is located on the most premium part of the property - along the river, close to the grand entrance, superbly designed riverside promenade, clubhouse and sports facilities. Casa Rio Gold offers quick access to Nilje Station, ensuring easy connectivity for its residents.

Commanding views

Majestic 22 & 7 storey towers offer uninterrupted views of the river and the surrounding hills on one side, and 134 acres of green with open spaces on the other. And each apartment has 2 sun decks to enjoy all this beauty from.

24-carat homes

Casa Rio Gold offers the best possible lifestyle for its residents: apartments with home theatre rooms, designer fitted kitchens, wide sun decks, store rooms and specially designed wardrobes.

Luxurious fittings and finishes take the living experience to a new level. And the wide variety of choices from 1 BHK to 2 BHK Aura homes provide every family the opportunity to customise their lifestyle in this dream development. Life has never been so luxurious.



Gold - inside your dream home.

Casa Rio Gold's tall towers and dream homes provide the best of everything. Easily accessible from the main road at Casa Rio, they offer grand views of the river, sports facilities and clubhouse.

Step into the immaculately designed entrance lobby. Catch a high-speed elevator up to your floor. And enter your new world: a lavishly appointed and immaculately styled residence, framing spectacular views of the river and the mountains. Each residence takes luxury to an even higher level with air-conditioning, contemporary styling, exclusive finishes and designer fittings.

Garden living

A select group will have the unique opportunity to own a private garden attached to their dream home. Garden homes provide all the comfort of apartments and the unique luxury of having a garden adjacent to your living room and master bedroom. Let the kids run around, grow your favourite plants or entertain your friends in the idyllic setting of your very own garden.

Indeed, life is beautiful.

Garden homes

:: Select 1 BHK, 2 BHK Optima and 2 BHK Ultima homes with private gardens

1 & 2 BHK amenities

2 BHK Aura

- :: Air-conditioned homes with split air-conditioners (excluding kitchen, toilets and service areas)
- :: Special home theatre room in each apartment
- :: Private sun deck attached to the living room and bedrooms with grand views
- :: Marblital™ flooring in the living room and dining area
- :: Laminated wooden flooring in the bedrooms
- :: Walk-in wardrobe area in master bedroom
- :: Separate wardrobe area in other bedroom
- :: Multi-tier security with video door phone and controlled access
- :: Separate puja area
- :: International look modular kitchen with granite platform, stainless steel sink and premium vitrified tiling
- :: Separate utility area
- :: Separate store area
- :: Designer bathrooms with Spanish Roca® sanitary ware and Jaquar® fittings
- :: Occupancy sensors for automated lighting in the toilets.
- :: Provision for telephone and internet connection
- :: High-speed automatic elevator by Schindler / Otis / ThyssenKrupp®
- :: Designer entrance lobby to building
- :: Lavish floor-to-floor height of 9'10" (approx. clear height of 9'4")





2 BHK OPTIMA & 2 BHK ULTIMA

- :: Spacious, well-designed apartments in 7 storey towers
- :: Air-conditioned bedrooms[#]
- :: Private sundeck attached to the living room & master bedroom
- :: Premium vitrified tile flooring in the living room and dining area
- :: Designer bathrooms with Spanish Roca[®] sanitary ware, 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
- :: Separate store area
- :: Intercom facility
- :: Provision for telephone and internet connection
- :: Elegant entrance lobby
- :: Automatic elevator
- :: Floor-to-floor height is 9'6" (approx. clear height of 9'0")

1 BHK

- :: Spacious, well-designed apartments in 7 storey towers.
- :: Air-conditioned bedroom[#]
- :: Private sundeck attached to the living room
- :: Designer bathroom with Jaquar fittings[®] and Parryware[®] sanitary ware
- :: Premium vitrified tile flooring in the living room, bedroom and passage
- :: Modern kitchen with granite platform, stainless steel sink and premium tiling
- :: Separate wardrobe area in bedroom
- :: Separate puja area
- :: Separate utility area
- :: Provision for telephone and internet connection
- :: Intercom facility
- :: Elegant entrance lobby
- :: Automatic elevator
- :: Floor-to-floor height is 9'6" (approx. clear height of 9'0")





Casa Rio Gold. Located in a 21st century city: Palava.

The advantage of living at Casa Rio Gold doesn't stop at its gates. The development is located in a marvel of 21st century India: Palava. A city that is taking shape today, for the citizens of tomorrow.

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 top 50 places to live in the world 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 5 lac residents.

A dream location

Palava is situated just off the 6-lane Kalyan-Shil Road, minutes from rapidly expanding business hubs and the proposed airport.

- :: 15 minutes from Navi Mumbai and DAKC
- :: 25 minutes from Thane
- :: 10 minutes from Dombivali
- :: 20 minutes from the proposed international airport
- :: Short walk from Nilje railway station on the Diva-Parvel line
- :: More than 1 lakh IT and related jobs within a 30-minute drive
- :: Located along a river bank
- :: Proposed Monorail service, with station located within Palava

Future city

Everything has been thought of and planned with the future in mind: extra wide roads, abundant water and power supply, high-quality security and civic administration, luxurious residences for all. The city will have an awe-inspiring social, educational and commercial infrastructure that covers every need.

- :: 24 x 7 power supply^
- :: ICSE School
- :: Hospital
- :: 9-hole golf course
- :: Mall & multiplex
- :: Cricket ground & training academy
- :: Key civic amenities like fire station and post office
- :: Wide roads and footpaths
- :: Internal bus transport system

A vibrant central business district

Palava will attract a multitude of businesses and industries to the city. An ultra-modern, highly efficient business district will be built to accommodate them.

- :: Developed over 200 acres
- :: 1 lac+ professionals
- :: Global IT and ITES companies, financial institutions and other corporations



Environment-sensitive planning

The city's planning includes a total commitment to preserving the natural bounty it is endowed with, and sensitivity in its use of natural resources.

- :: 50% of area preserved for green open spaces
- :: Parks, woods, nature trails and riverside walks
- :: Waste water recycling
- :: Vermi-composting
- :: Rainwater harvesting
- :: 100% sewage treatment technology
- :: Solar power for street lights
- :: Water-cooled air-conditioning, with 100% recycled water
- :: US approved LEED certification

The lifestyle you imagined.
Brought to life.





Casa Rio Gold has the space and diversity to offer just about everything you would want. Whether that's a rewarding family life, a more active life, a social life, or a bit of everything.

Spend more time with nature

Casa Rio Gold is a green haven in the city. With acres of open spaces, a riverside promenade, nature trails, plentiful picnic spots, contemplative corners and fresh air, it's a place that invites you to enjoy the outdoors.

- :: Riverside promenade and boardwalk
- :: Stunning river and hill views
- :: Riverside café
- :: Beautiful landscaping with lawns, walkways and plazas
- :: Riverside haats (jetties)
- :: Yoga and meditation areas
- :: Fragrant gardens
- :: Ganesha temple
- :: Green, environmentally friendly development with:
 - 100% sewage recycling
 - Rainwater harvesting
 - Garbage recycling
 - Solar power for select common areas

Be healthy and active

The development boasts every facility you need to stay healthy and active. From a 25,000 sq.ft. club to a sports complex. All you have to do is decide what you'd like to do – it's all here.

- :: Grand clubhouse with:
 - State-of-the-art gymnasium
 - Indoor games - pool, table tennis, carrom, chess, etc
 - Library lounge
 - Swimming pools and separate kids' pool
- :: Sports court with tennis, basketball & badminton courts
- :: Children's play area
- :: Amphitheatre

Connect with friends and family

Casa Rio Gold has all you need for an active social life and entertainment. Choose from the central clubhouse or private venues in your own building cluster. There's no need to go anywhere on the weekend.

- :: Large living and dining spaces
- :: Restaurant and lounge at club
- :: Party venues
- :: Outdoor public venues



Cricket India Academy: The first step to cricket stardom. Opening at Casa Rio Gold.

Casa Rio Gold is proud to be the home of India's premier body for nurturing budding cricket talent in the country, Cricket India Academy. The Academy will offer a fully integrated cricket development pathway by providing an opportunity for everyone to enjoy the game of cricket, identifying high performers and nurturing them to reach their full potential.

At the centre of the program is the Cricket Education Program which is affiliated with Cricket Australia. This six-level coaching system, developed by Cricket Australia for 9 to 14 year old boys and girls, focuses on skills, physical training, tactics and mental development through a specialised and internationally-certified curriculum.

The program provides exclusive access to the finest Australian and Indian cricket expertise, supported by Brett Lee, Mike Hussey and Ellyse Perry, with Pravin Amre as the Coach Director, who guides a team trained by Cricket Australia Coach Educators.

With training material, methodologies and best practices developed by the sport's most respected professionals, and an excellent cricket facility for hands-on training, Cricket India Academy offers the children of Casa Rio Gold an unmatched opportunity to grow into the cricket stars of the future.



CRICKET EDUCATION PROGRAM IN
AFFILIATION WITH CRICKET AUSTRALIA



Casa by Lodha: Palava's Grand Residential Developments.

Within Palava's boundaries, the country's finest residential developments are already taking shape: Casa Bella, the City of Dreams, Mumbai's first integrated township, its adjoining development, Casa Bella Gold, and Casa Rio are functioning examples of the detailed planning, natural beauty and sophisticated luxury that will mark every development within the Palava fold.

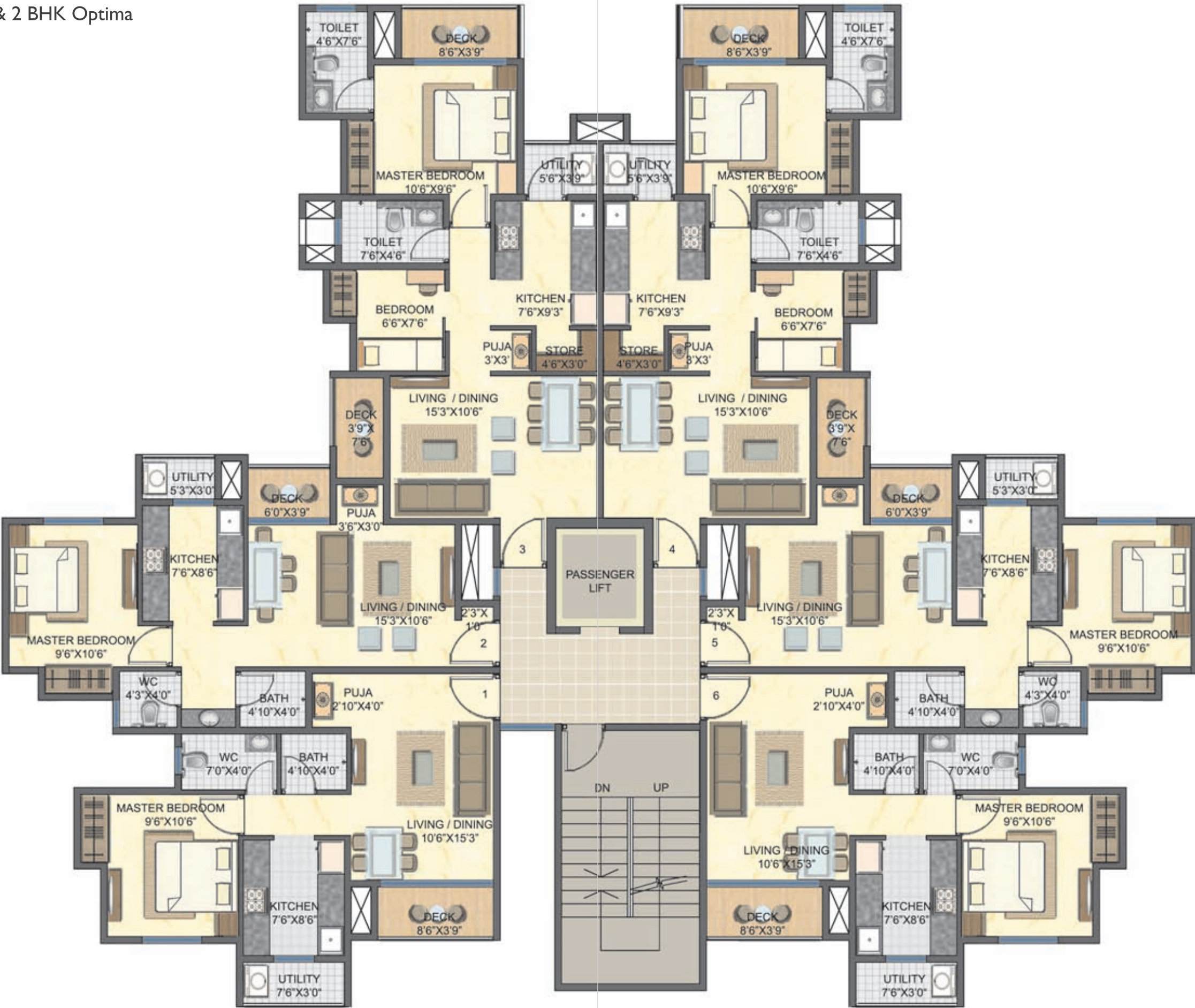
These three townships have been runaway successes, with 12,000 happy families having already booked their homes. In a short span of a year and a half from launch, these developments have already given possession to scores of families and delivered a value appreciation of over 50 percent.

Casa Rio Gold will add to the success of these developments with its incredible value, unmatched luxuries and unforeseen level of planning. Residences will be ready for possession within 2 to 3 years.



Casa Rio Gold
Floor Plans & Details.

I & 2 BHK Optima



The floor plan illustrates a 4-story apartment building with four distinct floor layouts. Each floor features multiple units with rooms such as Master Bedroom, Bedroom 2, Living & Dining, Kitchen, Bathroom, Utility, and Toilets. The plan includes dimensions for each room, a central elevator, stairs, and various decks. Units are numbered 1 through 6, with some units having multiple entrances.

Unit Details:

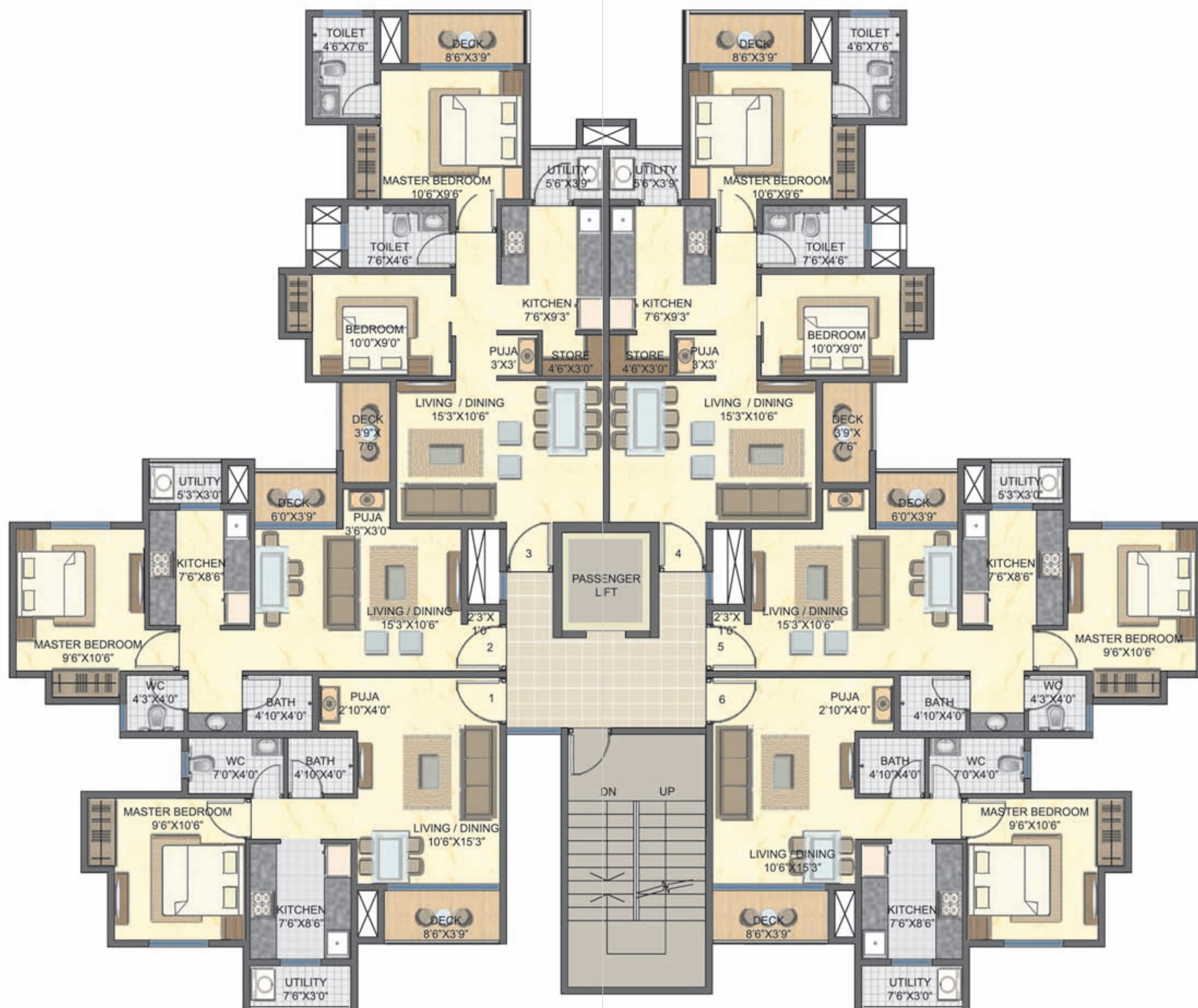
- Unit 1 (Top Right):** Master Bedroom (10'8"X9'6"), Kitchen (7'0"X8'6"), Living & Dining (15'3"X10'6"), Deck (3'0"X9'6"), Bathroom (4'10"X4'0"), Utility (3'4"X4'0"), W.C. (4'0"X4'0").
- Unit 2 (Middle Right):** Master Bedroom (10'6"X9'6"), Kitchen (7'0"X8'6"), Living & Dining (15'3"X10'6"), Deck (3'0"X9'6"), Bathroom (4'10"X4'0"), Utility (3'4"X4'0").
- Unit 3 (Bottom Right):** Master Bedroom (10'0"X10'3"), Bedroom 2 (8'0"X6'6"), Living & Dining (15'3"X10'6"), Kitchen (7'0"X8'6"), Bathroom (4'10"X4'0"), Utility (3'4"X4'0").
- Unit 4 (Middle Left):** Master Bedroom (10'0"X10'3"), Bedroom 2 (8'0"X6'6"), Living & Dining (10'6"X15'3"), Kitchen (8'6"X7'10"), Store (3'0"X4'7"), Puja (3'6"X2'9"), Entry, Elevator, Stairs (DN/UP).
- Unit 5 (Top Left):** Master Bedroom (10'0"X10'3"), Bedroom 2 (8'0"X6'6"), Living & Dining (10'6"X15'3"), Kitchen (8'6"X7'10"), Store (3'0"X4'7"), Puja (3'6"X2'9"), Entry, Toilets (4'6"X7'6", 7'6"X4'6").
- Unit 6 (Bottom Left):** Master Bedroom (10'0"X10'3"), Bedroom 2 (8'0"X6'6"), Living & Dining (10'6"X15'3"), Kitchen (8'6"X7'10"), Store (3'0"X4'7"), Puja (3'6"X2'9"), Entry, Toilets (4'6"X7'6", 7'6"X4'6").

Common Areas:

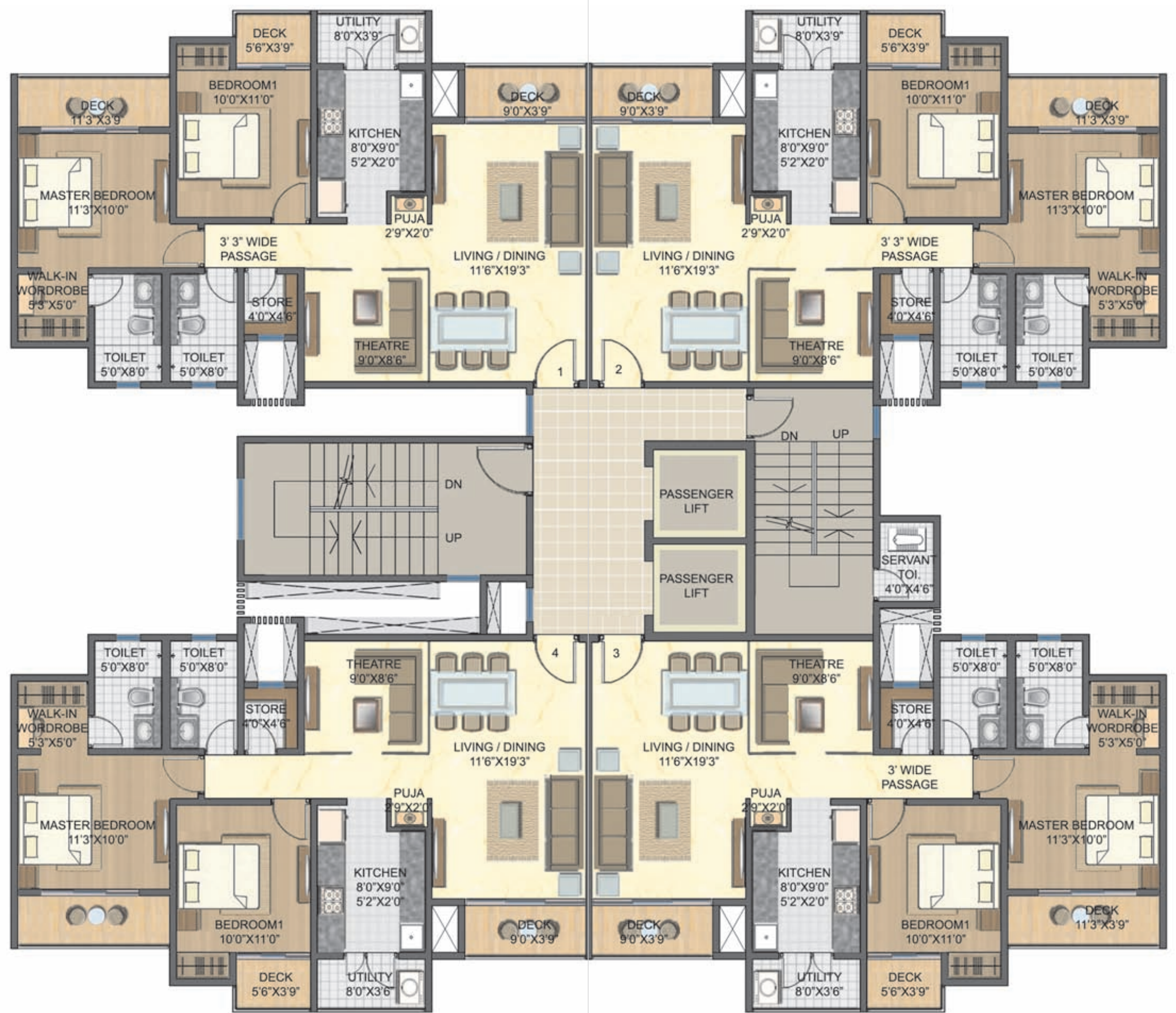
- Elevator:** Located in the center of the building.
- Stairs:** Located in the center, with 'DN' (Down) and 'UP' directions.
- Decks:** Various sizes, including 10'0"X3'6", 7'3"X3'6", 3'0"X9'6", and 3'3" Wide Passage.



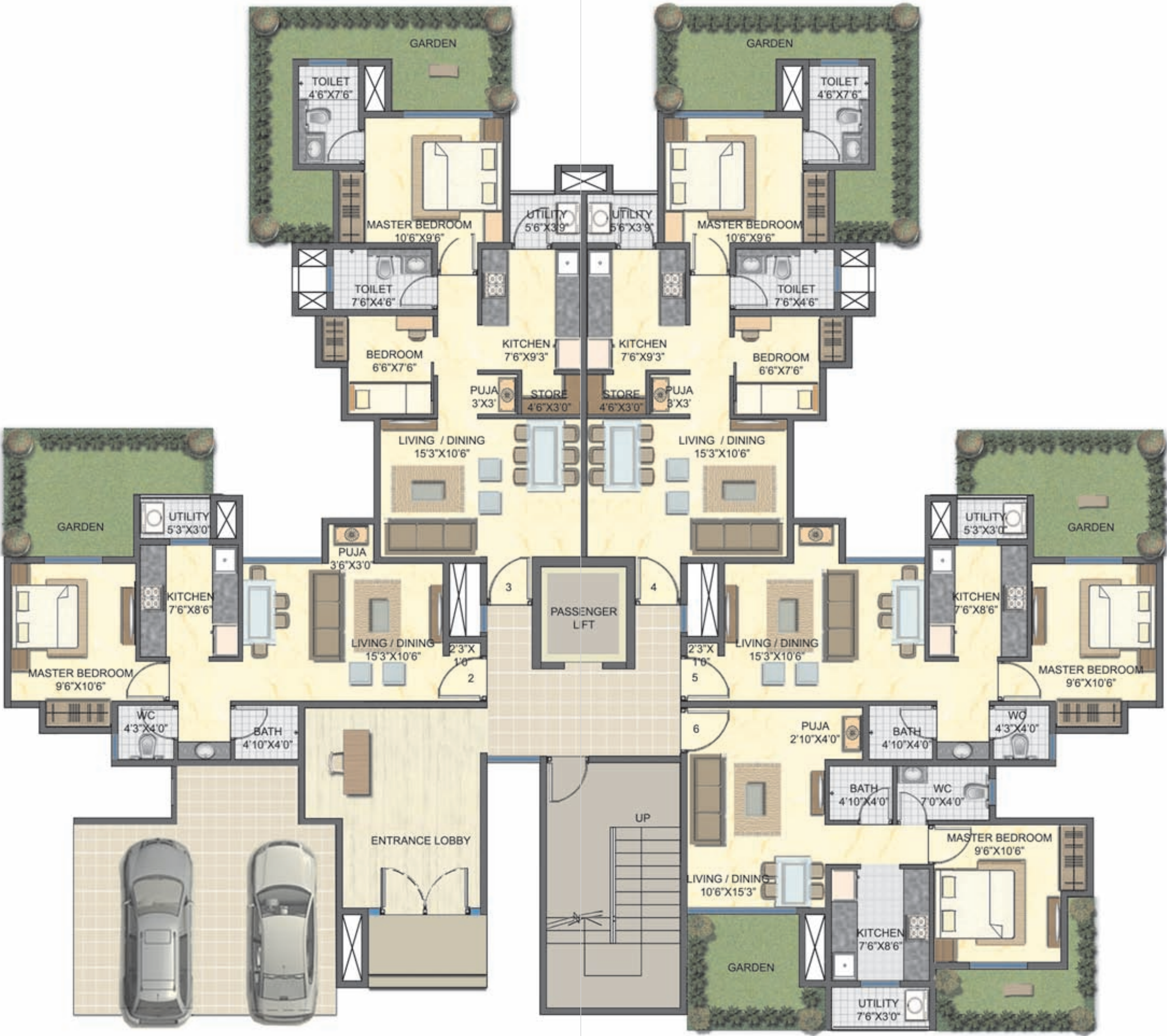
I & 2 BHK Ultima



2 BHK Aura



I & 2 BHK Optima
- Garden Flat



I & 2 BHK Ultima
- Garden Flat





LEGEND

- 1 Entrance plaza with trees
- 2 Ganesh temple with lotus pool
- 3 Riverside promenade & board walk
- 4 Central rotary with art installation
- 5 Central club house with party lawn
- 6 Swimming pool
- 7 Lily pool
- 8 Fragrant garden
- 9 Congregation lawn
- 10 Sports hub with open courts
- 11 Cricket academy
- 12 Retail plaza
- 13 Water body
- 14 Deck with sit outs
- 15 Plaza
- 16 Neighbourhood garden with tot's lot
- 17 Deck overlooking river
- 18 Senior citizen's corner
- 19 River
- 20 Fire station
- 21 Walkway
- 22 Cluster clubs
- 23 Riverside 'hatt'
- 24 Amphitheatre
- 25 Transport hub

* NOT PART OF DEVELOPMENT

- | |
|--------------------------|
| 1 & 2 BHK Optima Classic |
| 1 & 2 BHK Optima |
| 1 & 2 BHK Ultima |
| 2 BHK Aura |



7 storey towers



Grand entrance lobby



Stunning river views from living room



Arrival plaza



Riverside promenade



Sports hub

The people behind Casa Rio Gold.

Casa Rio Gold was created by a coming together of the finest minds in architecture, infrastructure planning, engineering and design. These world-class organisations have partnered with the Lodha Group, India's premiere real estate developer, to create a city like no other.

The Lodha Group

Established in 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 30 million sq.ft. of prime real estate, over 27 projects in and around Mumbai, from Napean Sea Road to Dombivali.

With Lodha Bellezza, an unparalleled super-luxury residential project & Casa Paradiso, a mid-income luxury project in Hyderabad, the Group has expanded geographically, and is soon expected to launch its first project in Pune.

The Lodha Group has several landmark developments to its credit, including World One - the world's tallest residential tower; Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world; and Palava - 21st century India's largest planned city, spread over 3,600 acres. The Group has also made history by recording the biggest land deal in India till date, buying a plot in Wadala for Rs. 4,053 crore, from the Mumbai Metropolitan Region Development Authority (MMRDA).

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices, to large scale office campuses and signature boutique offices for growing businesses.

The Group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures.

The group works with some of the finest experts across the world including:

Architecture: Pei Cobb Freed & Partners, New York; WOHA, Singapore

Interior Design: Hirsch Bedner Associates, Singapore; yoo London

Landscape Design: Sitetectonix, Singapore; Ken Smith Studio, New York; Prabhakar Bhagwat Associates, Ahmedabad

Structural Design: LERA, New York; MKA, New York; Sterling Consultants, Mumbai

Other Key Partners: Sasaki, Boston; Arup, Singapore; Buro Happold, New York

The group currently employs over 2,300 associates and provides site-based employment to over 25,000 workers. And going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

Other accomplishments include:

- : Winner of International Property Awards, 2011⁵ in association with Bloomberg
 - Lodha Fiorenza, Mumbai for best high-rise development
 - Lodha Bellezza, Hyderabad for best high-rise architecture
 - Lodha Golflinks, Palava for best residential golf development

: : Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava
: : Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
: : Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH

Projects completed

Lodha Excelus, Mahalaxmi; iTHINK by Lodha, Kanjurmarg; iTHINK by Lodha, Thane; Lodha Costiera, Napean Sea Road; Lodha’s Château Paradis, Worli Seaface; Lodha Aria, East Parel; Lodha Grandeur, Prabhadevi; Lodha Palazzo, JVPD Scheme, Juhu; Lodha Paradise, Thane; Lodha Goldcrest, Lonavala

Ongoing projects - Office spaces

Lodha Supremus, Upper Worli, Lodha Supremus, Kanjurmarg
Lodha Supremus, Thane

Ongoing projects - Residences

Lodha Bellissimo, Mahalaxmi; Lodha Primero, Mahalaxmi; World One, Upper Worli; World Crest, Upper Worli; Lodha Fiorenza, Goregaon
Lodha Aurum, Kanjurmarg; Lodha Aurum Grande, Kanjurmarg
Lodha Imperia, Bhandup; Lodha Aristo, Thane; Lodha Luxuria, Thane
Lodha Aqua, Dahisar; Lodha Golfinks, Palava; Lodha Bellezza, Hyderabad
Casa Univis, Thane; Casa Ultima, Thane; Casa Royale, Thane
Casa Essenza, Dahisar; Casa Bella, Palava; Casa Bella Gold, Palava
Casa Rio, Palava; Casa Paradiso, Hyderabad

Our projects to come

Lodha Supremus, Powai; Residences at Walkeshwar, Prabhadevi, Andheri and Thane; Bungalows at Palava and Pune

OTHER PARTNERS:

Master planning & 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.

Plumbing services, electrical services and HVAC 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, specialising 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.

Infrastructure and flood management: Tata Consulting Engineers Limited

Tata Consulting Engineers Limited (TCE) belongs to Tata Group of Companies. Tata Group is one of the largest industrial conglomerates in the private sector in India. TCE is ISO 9001 - 2008 certified by Lloyd’s Register Quality Assurance.

TCE offers design engineering and construction supervision services in the fields of urban and rural Infrastructure such as water supply, wastewater & sewerage, environmental improvements and strengthening of other civic services, roads, irrigation and water resources, industrial plants, chemical projects, power generation, transmissions and distribution; telecommunications, nuclear, mining, minerals and metallurgical.

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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.

^99% reliability | * Or equivalent | ** Similar to Italian Marble | # Window Ac’s | § Asia Pacific Chapter 2011



A beautiful life

Site Address: Casa Rio Gold, Near Khidkaleshwar Temple, Kalyan-Shil Road, Palava

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai.

www.casabylodha.com