



MORE TIME FOR LIFE

MAKE MORE TIME FOR LIFE.
WITH INDIÁS NO.1*
REAL ESTATE DEVELOPER.

Whether it's transforming the skyline of Mumbai with India's most iconic address or crafting one of the world's most coveted residences in London; dazzling the city of Mumbai with a glittering icon or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving a smart city with the highest liveability quotient* – one name is transforming the way we live with landmarks at par with the best in the world: Lodha.

Our passion is to create landmarks of global standards, epitomizing the values of our family, and built on a legacy of trust over 3 decades. Every one of our developments delivers world-class design and uncompromised quality while benchmarking the highest standards of service.

We have grown to become India's No.1 real estate developer by residential sales for FY 17 and the 9 month period ended 31st December 2017, with net sales (in India) of over 6,900 crore in FY 16-17. We have completed more than 7400 high-quality homes and offices the same year. Our more than 3500 associates, including over 2000 technically trained people, work relentlessly to create developments of exceptional quality with a passion for delivering the finest homes, offices and retail.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments across residential, retail and office spaces, time and again. Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai, Singapore and Shanghai, Lodha is now a multinational corporation.



The World Towers
India's most iconic address



No.1 Grosvenor Square, London
London's most desirable address



Palava
India's finest smart city – planned for over 2 million residents



Trump Towers, Mumbai
Mumbai's glittering jewel with a striking gold façade



Lodha Altamount
India's finest residences on Mumbai's Billionaires' Row



Lodha Excelus
Head office to India's leading corporates

THE LODHA FOUNDATION

Our vision – 'Building a Better Life' – extends to our commitment to society. We make significant efforts to improve and uplift the areas we work in, and the communities we work with, by dedicating a portion of our annual profits to social initiatives. The Lodha Foundation was established in 2007, to implement developmental initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. Our Corporate Social Responsibility initiatives include educating children from low income families, vocational training for disadvantaged youth and other community welfare measures.

LEADERS IN SUSTAINABLE DEVELOPMENT

Guided by the principles of responsible luxury, we ensure every development is conceived and designed with an abiding respect for nature, and a commitment to give back to the environment.

- All developments benchmarked to deliver to LEED standards.
- Working with global experts to set new benchmarks in sustainability.
- Use of solar power through solar power farms at various locations.
- Rainwater harvesting and recycling of fresh water at all developments.
- Large-scale landscaping and tree plantation at all developments.
- Recycling of waste materials to ensure conservation of resources.
- Commercial developments with water efficient landscaping, waste water treatment reuse mechanisms and increased ventilation.

AWARDS AND RECOGNITION

2017

- Best 'Social Media Integrated Campaign' for The World Towers at the National Awards for Marketing Excellence by Times Network
- 'Most Respected Real Estate Brand – India' by 2017 Grohe Hurun
- Scroll of Honour award for 'Marketing Firm of the Year – India' by CREDAI
- 'Highest Liveability Quotient' for Palava, by JLL's liveability quotient

2016

- 'Best Private Township' in the BW Business World Smart Cities Awards
- Certificate of recognition for 'Iconic Upcoming Project – World One Worli' as the Times Realty Icon 2016 by Optimal Media Solutions

2015

- 'Special Recognition Award' in the ET Best Realty Brands (BRB) Awards
- Ranked as one of 'India's Best Companies to Work for, 2015' by Great Places to Work

2014

- 'The Global Leadership in Real Estate Award' in the NDTV Property Awards
- 'The Most Trusted Real Estate Brand in the Country' by the Brand Trust Report
- Ranked as one of 'India's Best Companies to Work for, 2014' by Great Places to Work
- 'India's Most Admired Builders' by the Construction World Architect & Builder (CWAB)

THE LODHA PROMISE: 9 COMMITMENTS FOR A WORLD-CLASS HOME BUYING EXPERIENCE

We believe that the buying experience is as critical as the living experience and hence it is our endeavour to make it world-class as well.

TIMELY DELIVERY

Else we pay you interest @ SBI MCLR + 2% from expiry of grace period to offer of possession.

HOME LOAN SUPPORT

Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time.

OC FIRST

Possession with Occupation Certificate.

RENTING SUPPORT

We will help you find a tenant / lease if you decide to rent your unit any time within 12 months from possession.

NO TRANSFER FEE

Processing charges of only 25,000/- per unit or as permitted by authorities.

TIMELY CONVEYANCE

Within 18 months of completion of layout.

TIMELY UPDATES

Ongoing online updates through photographs of construction progress. We also organize physical site visits on at least 2 occasions between commencement of construction and possession.

TOP-CLASS PROPERTY MANAGEMENT

We manage your property to ensure that the value of your home continues to appreciate. And we do it for the long-term: a minimum of 5 years.

WORLD-CLASS QUALITY

Homes built with passion and precision, with the knowledge that every home we build carries our name.





- Ongoing Residential Projects
- Upcoming Residential Projects
- Ongoing Commercial Projects
- Upcoming Commercial Projects
- ✓ Delivered Projects

London: Lincoln Square, No.1 Grosvenor Square | Pune: Lodha Belmundo | Hyderabad: Lodha Bellezza, Lodha Meridian, Casa Paradiso

CASA VIVA.
BECAUSE TIME SAVED
IS TIME WELL SPENT
AT HOME.

Located just off the Eastern Express Highway in Majiwada, Thane's best-connected location, Casa Viva puts you at the centre of everything – minutes from Thane's finest malls, best schools, hospitals, business hubs and social hotspots. More importantly, it makes your daily commute to work, a breeze. Saving you precious time, and sparing you the stress of long hours on the road – which translates into quality time spent at home with your loved ones. With plenty of avenues for sport, fitness and recreation; quiet corners and open spaces to unwind; a 60+ acre thriving integrated neighbourhood with all aspects of ready social infrastructure at your disposal; and every modern-day comfort and convenience within your home – Casa Viva brings you a living experience Thane has never seen before.





**THANE'S BEST LOCATION:
SHORTER DAILY COMMUTES,
LONGER FAMILY TIME.**

Majiwada enjoys the best location in terms of centrality and connectivity within Mumbai's rapidly growing suburb: Thane. With unmatched connectivity to all parts of the Mumbai Metropolitan Region through the Eastern Express Highway (Central Suburbs) and Ghodbunder Road (Western Suburbs), you are never too far from any destination you wish to be at.



A THRIVING
NEIGHBOURHOOD
THAT PUTS YOU
AT THE CENTRE
OF EVERYTHING.





Lodha World School
Boulevard Premium Shopping Centre
Supermarkets
McDonald's
State Bank of India
Ganesh Temple
Multimodal Transport: Bus Service/Taxi Stand

Nestled amidst a thriving neighbourhood with Thane's finest ICSE school, multiple shopping and social hotspots at your disposal, Casa Viva is just minutes away from Viviana Mall, Jupiter Hospital, Big Bazaar, Smt. Sulochanadevi Singhania School and a growing list of dining and entertainment hubs. Putting you at the centre of everything.

QUALITY LIVING.
NOW WITHIN
YOUR REACH.

Apartments designed by renowned master architects, Kapadia Associates, and landscaped by India's No.1 landscape design firm, Prabhakar Bhagwat Associates, Casa Viva invites you to upgrade to a superior lifestyle – with multiple avenues for sport, fitness and recreation, quiet corners and a thriving neighbourhood that puts everything at your command, just minutes from where you stay.



ACTIVE TIME

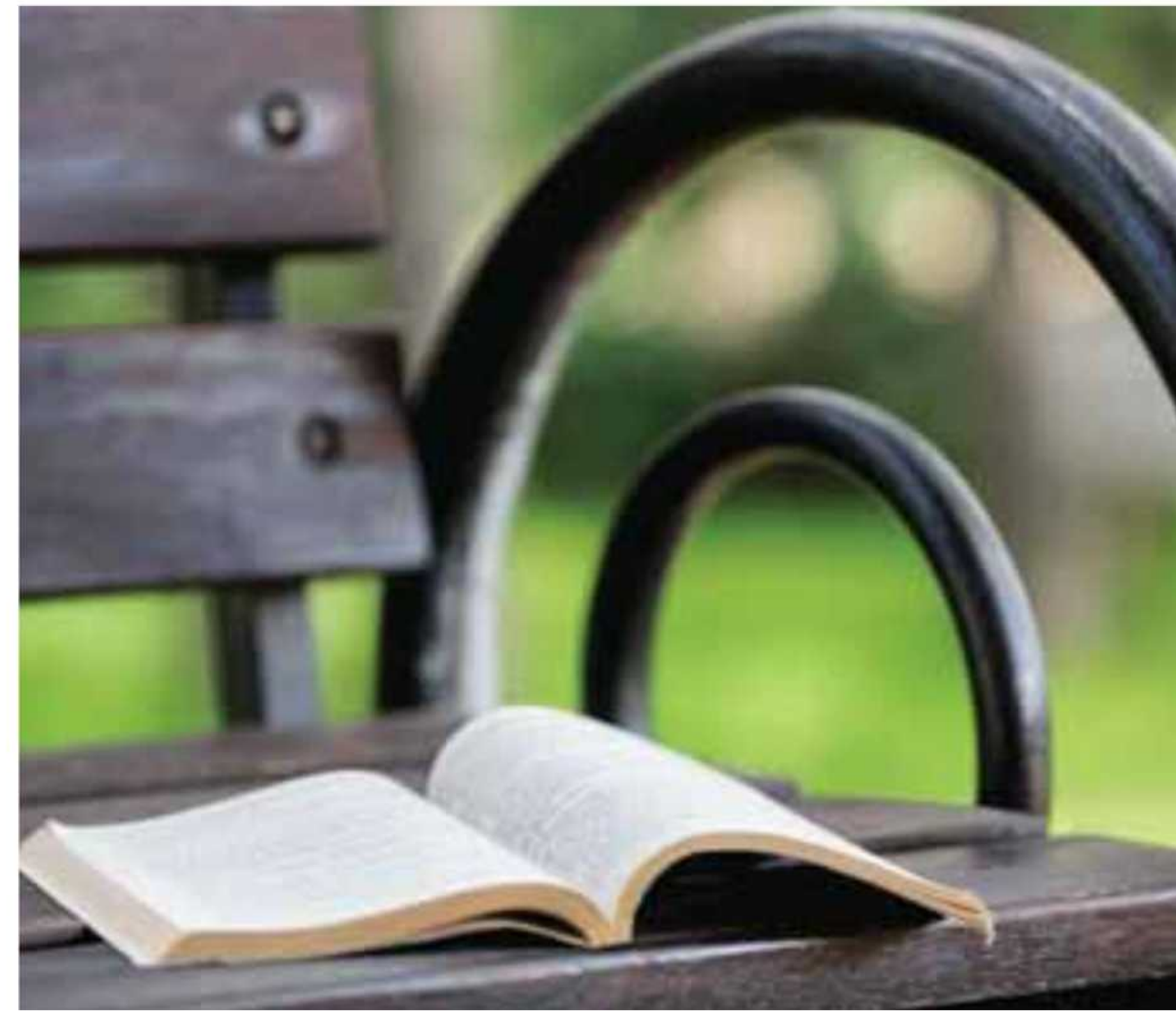
Catch up with life, before life catches up with you. At Casa Viva, there are multiple ways to enjoy an active lifestyle, and put your health back on track.

- Jogging track^{A&B}
- Gymnasium^A
- Swimming pool^A
- Indoor games room^{A&B}
- Multipurpose lawn^A
- Multipurpose play turf^A
- Toddlers' play court^A
- Indoor and outdoor kids' play area^{A&B}
- Indoor and outdoor party venues^{A&B} to dance away the calories

QUIET TIME

To find time for yourself and your loved ones, is the ultimate luxury in today's world. And with thoughtfully created spaces at Casa Viva, you can spend that precious time bonding and reconnecting.

- Around 60% open spaces^{A&B}
- Open-air seating^{A&B}
- Serene temple court^A
- Senior citizens' seating^{A&B}



PEACE OF MIND, GUARANTEED.

Quality living demands homes with the most advanced security system. Deploying the finest technology and personnel and a 4-tier security system, makes Casa Viva the safest haven for you and your family.


BEST-IN-CLASS 4-TIER SECURITY SYSTEM:

- Access controlled entrance lobby
- Video door phone for each apartment[®]
- Intercom for each apartment
- 24X7 CCTV monitoring of key common areas





SPEND LESS TIME COMMUTING.
MORE TIME LIVING.

A man and a woman are sitting on a white sofa on a balcony. The man is wearing a blue sweater and the woman is wearing a black top. They are both smiling and looking towards each other. The balcony has a white railing. In the background, there is a large body of water (a lake or river) and green hills under a clear blue sky. The scene is bright and sunny.

TWO TOWERS OFFERING THE BEST OF LIVING

Casa Viva comprises two elegant towers – thoughtfully conceived to bring like-minded residents together. Enter the grand air-conditioned lobby of your tower, and high-speed elevators silently whisk you up to your swanky floor lobby.

Meticulously planned to optimize space and minimize wastage, your apartment comes with tall elegant windows, inviting fresh air and natural light, to keep you bright and cheerful through the day, while select apartments enjoy spectacular views of the Kalwa Hills and Ulhas River.

Spacious, well-planned and air-conditioned, your apartment has the finest fittings and finishes, and a host of other features, providing you an experience in living you would be hard pressed to find anywhere in Thane.

CASA VIVA WING A



Artist's Impression

WING A (ONE BED)

- 1) Fully air-conditioned* homes.
- 2) Marble-like Marbita® flooring for living, dining, passage and bedrooms.
- 3) Designer bath with CP fittings and sanitaryware from Kohler / Roca and designer tile dado.
- 4) Kitchen with granite platform, high-end stainless steel sink and premium vitrified tile flooring.
- 5) Tall elegant windows for ample natural light and ventilation.
- 6) Spectacular views* of the Kalwa Hills and Ulhas River.
- 7) Apartments with optimal space planning designed by renowned master architects, Kapadia Associates.
- 8) Large and well-designed living room for complete dining privacy.
- 9) Large master bedroom with separate wardrobe space for best space utilization.
- 10) Separate storage area* and utility space.
- 11) Two washrooms in each apartment.
- 12) Grand entrance lobby with the finest finishes.
- 13) 3 high-speed elevators (including one stretcher elevator) from Kone / Otis / Schindler
- 14) DG power backup for common area lighting, elevators and water supply system.
- 15) Provision for telephone and TV connectivity
- 16) Next-generation homes with high-speed internet access provided by fibre optic and direct to home TV.
- 17) Retail plaza.



GRAND ENTRANCE LOBBY

Artist's Impression





WING B (TWO BED)

- 1) Fully air-conditioned* homes.
- 2) Marble-like Marbita® flooring for living, dining, passage and bedrooms.
- 3) Designer bath with CP fittings and sanitaryware from Kohler / Roca and designer tile dado.
- 4) Kitchen with granite platform, high-end stainless steel sink and premium vitrified tile flooring.
- 5) Tall elegant windows for ample natural light and ventilation.
- 6) Spectacular views* of the Kalwa Hills and Ulhas River.
- 7) Apartments with optimal space planning designed by renowned master architects, Kapadia Associates.
- 8) Bedrooms with separate wardrobe space for best space utilization.
- 9) Cross ventilation in master bedroom.
- 10) Separate storage area* and utility space.
- 11) Two washrooms in each apartments.
- 12) Grand air-conditioned entrance lobby with the finest finishes.
- 13) Elegant elevator lobby on each floor.
- 14) 3 high-speed elevators (including one stretcher elevator) from Kone / Otis / Schindler
- 15) DG power backup for common area lighting, elevators and water supply system.
- 16) Provision for telephone and TV connectivity
- 17) Next-generation homes with high-speed internet access* provided by fibre optic and direct to home TV.





LANDSCAPED SEATING AVENUE

Artist's Impression



MULTIPURPOSE PLAY TURF

Artist's Impression



SERENE TEMPLE COURT

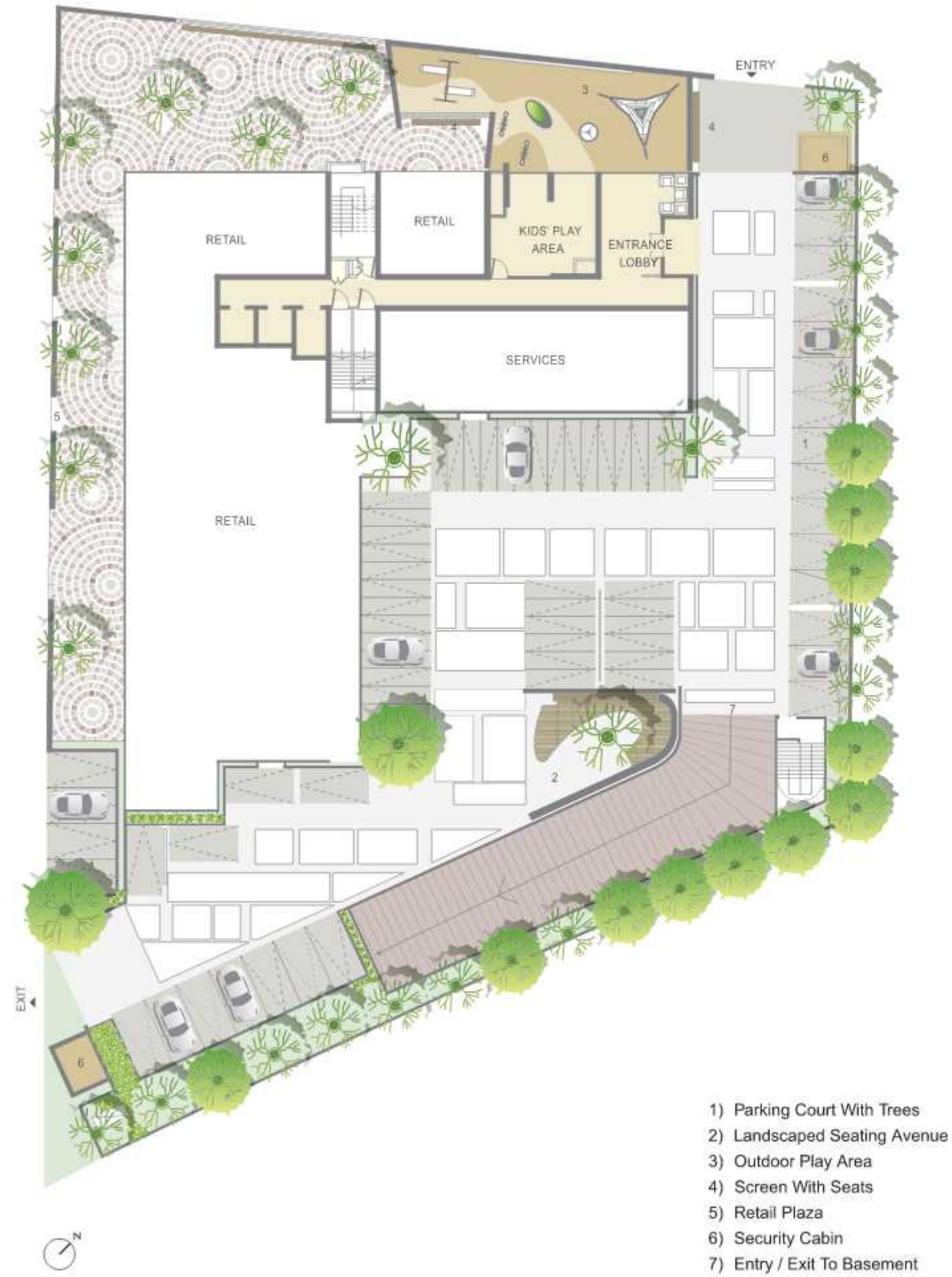
Artist's Impression



KIDS' PLAY AREA

Artist's Impression

LAYOUT PLAN – WING A



- 1) Parking Court With Trees
- 2) Landscaped Seating Avenue
- 3) Outdoor Play Area
- 4) Screen With Seats
- 5) Retail Plaza
- 6) Security Cabin
- 7) Entry / Exit To Basement

AMENITY FLOOR PLAN – WING A



- 1) Party Hall
- 2) Party Hall Deck
- 3) Indoor Games Room
- 4) Gymnasium
- 5) Multipurpose Play Turf
- 6) Jogging Track
- 7) Elders' Sit-out
- 8) Peripheral Screen
- 9) Way to Play Turf

TYPICAL FLOOR PLAN – WING A



UNIT PLAN – WING A
ONE BED



LAYOUT PLAN – WING B

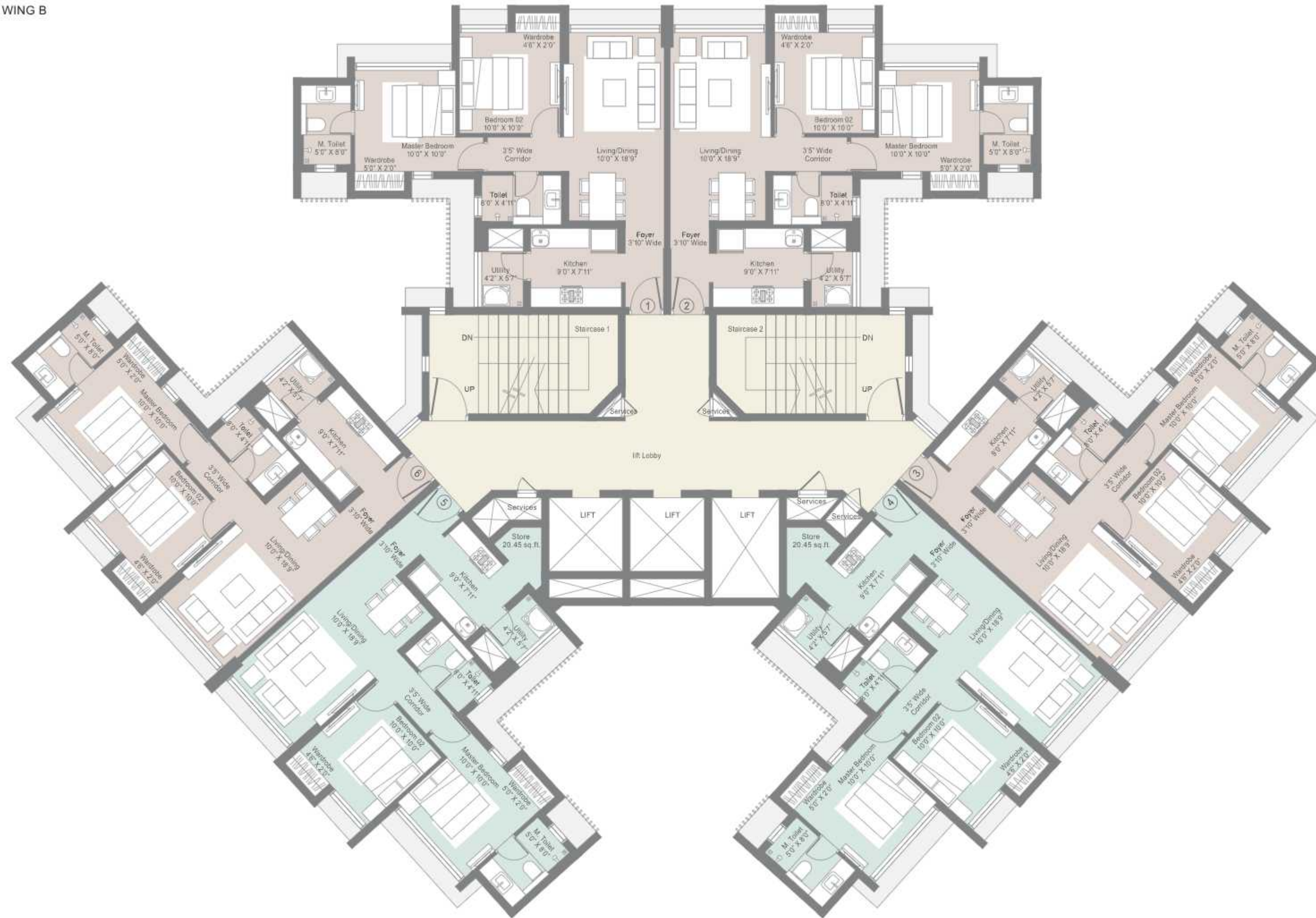


- 1) Arrival Court
- 2) Temple Court
- 3) Multipurpose Lawn
- 4) Kids' Play Court
- 5) Trellis with Seating
- 6) Jogging Track
- 7) Elders' Sit-out
- 8) Toddlers' Play Court
- 9) Outdoor Play Court
- 10) Planter Edge Along Parking
- 11) Screen With Climbers
- 12) Drop Off Canopy
- 13) Peripheral Pedestrian Walkway
- 14) Indoor Games Room
- 15) Gymnasium
- 16) Kids' Play Area
- 17) Party Hall
- 18) Entry/Exit To Basement
- 19) Security Cabin
- 20) Swimming Pool – Future Part of Development

← Future Development and Swimming Pool



TYPICAL FLOOR PLAN – WING B



UNIT PLAN – WING B
TWO BED



UNIT PLAN – WING B
TWO BED WITH STORE



PARTNERS

ARCHITECTURE

Kapadia Associates: Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continually exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement in all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has a number of prestigious awards.

LANDSCAPE DESIGN

Prabhakar Bhagwat Associates: Arguably the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm has been showcased in several national and international publications; it has also been the recipient of several international awards.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. 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. Tolerance of +/- 3% is possible in the limit areas on account of design and construction variances. All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer / Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand.

^A For Wing A

^B For Wing B

^{AB} For Wing A and B

[^] Select apartments

[&] Or equivalent

[⊗] For Wing B and to be shared with future towers

^{*} Excluding kitchen, bathrooms, passage, store, utility, and any service areas

[‡] Subject to agreement and supply from third party provider

The project has been registered via MahaRERA registration number: P51700013263 / P51700013789 available at website: <http://maharera.mahaonline.gov.in>
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Website : www.lodha-luxuria.com | Contact No : +91 8691896377

 **CASAVIVA**
BY LODHA

More time for life

Corporate Office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400 011.
Site: Casa Viva, Near Majiwada Flyover, Off Eastern Express Highway, Thane 400 608.

1 & 2 BED PLANS BOOK

 **CASAVIVA**
BY LODHA

More time for life

DEVELOPMENT PLAN - 1 BED

LEGEND

- 1. DROP OFF
- 2. ENTRANCE LOBBY
- 3. KIDS' PLAY AREA
- 4. OUTDOOR KIDS' PLAY AREA
- 5. LIFT LOBBY
- 6. SERVICES
- 7. BASEMENT ENTRY / EXIT
- 8. PARKING COURT WITH TREES
- 9. LANDSCAPED SEATING AVENUE
- 10. SECURITY CABIN
- 11. SCREEN WITH SEATS
- 12. RETAIL
- 13. RETAIL PLAZA



AMENITY FLOOR PLAN - 1 BED

LEGEND

- | | |
|-------------------------------|---------------------------------------------|
| 1. INDOOR GAMES | 6. PERIPHERAL SCREEN WITH FRAGRANT CLIMBERS |
| 2. GYMNASIUM | 7. MULTIPURPOSE PLAY TURF |
| 3. PARTY HALL | 8. ELDER'S SIT-OUT |
| 4. PARTY HALL SPILL OVER DECK | 9. WAY TO PLAY TURF |
| 5. JOGGING TRACK | 10. TOWARDS RESIDENCES |



TYPICAL FLOOR PLAN - 1 BED



UNIT PLAN - 1 BED



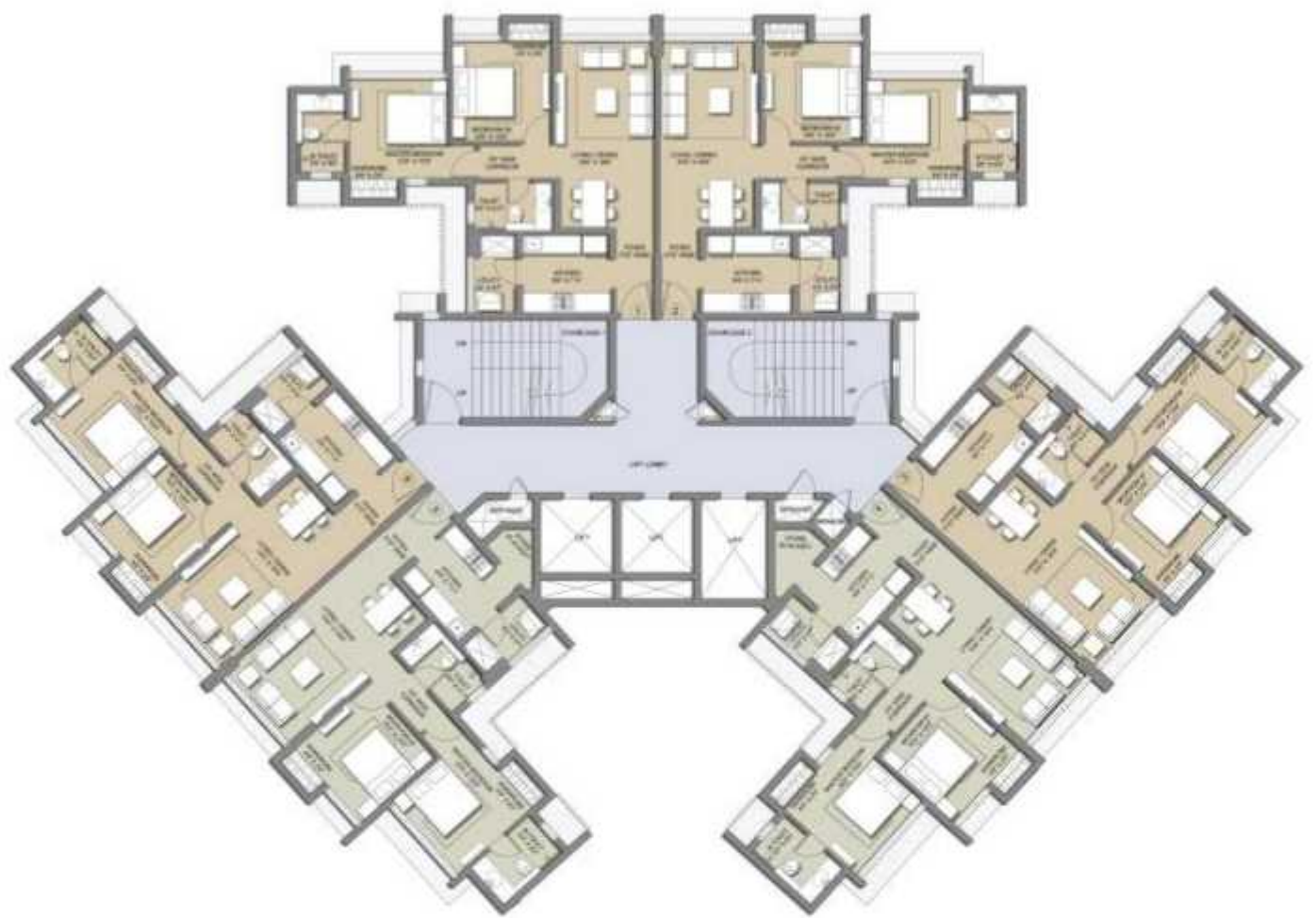
DEVELOPMENT PLAN - 2 BED

LEGEND

- | | |
|--------------------------------|------------------------------------------------|
| 1. ARRIVAL COURT | 12. DROP OFF CANOPY |
| 2. TEMPLE COURT | 13. PERIPHERAL PEDESTRIAN WALKWAY |
| 3. MULTIPURPOSE LAWN | 14. INDOOR GAMES |
| 4. KIDS' PLAY COURT | 15. GYMNASIUM |
| 5. TRELLIS WITH SEATING | 16. KIDS PLAY AREA |
| 6. JOGGING TRACK | 17. PARTY HALL |
| 7. ELDERS' SIT - OUT | 18. ENTRY / EXIT TO BASEMENT |
| 8. TODDLERS' PLAY COURT | 19. SECURITY CABIN |
| 9. OUTDOOR PLAY COURT | 20. SWIMMING POOL - FUTURE PART OF DEVELOPMENT |
| 10. PLANTER EDGE ALONG PARKING | |
| 11. SCREEN WITH CLIMBERS | |



TYPICAL FLOOR PLAN - 2 BED



UNIT PLAN - 2 BED



UNIT PLAN - 2 BED WITH STORE



LODHA