

DISCOVER TRULY CONNECTED LIVING.

ROAD

- Just 1 hour drive from South Mumbai (via the Eastern Freeway)
- Airoli-Palava commute to reduce to 10 minutes via the 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
- Taloja-Diva-Dombivli-Kalyan Metro line planned to further boost the connectivity

AIR

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



THE BEST TIME TO BOOK YOUR WATERFRONT 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), if you are a first-time home buyer with an annual household income between ₹6-18 lacs



LOWEST INTEREST RATE
Lowest interest rates in a decade, resulting in super-low EMIs



BETTER RETURNS THAN GOLD
While gold may have given returns of 7% annually, Palava has given 3x returns compared to gold over the last 7 years



INFLATION HEDGING
Real estate is the best bet against inflation, as it's the only asset that loses little or no value in periods of rising prices



RERA SEAL OF TRUST
With RERA getting implemented, the new homes come with a seal of trust, ensuring fair-play and timely delivery

LUXURY FINISHES TO COMPLEMENT YOUR INTERNATIONAL LIFESTYLE.

Efficiently designed 1,2 and 3 bed homes with luxury finishes.

PREMIUM FINISHES

- Air conditioned homes
- Marble flooring[®]
- Optimally designed homes with utility area and separate wardrobe space in each bedroom[®]
- Bath fittings from Jaquar[®] and other brands
- Designed with maximum space utilisation
- Multi-tier security system
- Garden or tree-lined street views from every home



SPECIAL LAUNCH PRICES

Residence	Price (₹ In lacs)	Early Bird Savings (₹ In lacs)	Early Bird Price (₹ In lacs)
1 BHK	41.04	-1.08	39.96
2 BHK	55.89	-1.44	54.45
3 BHK	65.52	-1.71	63.81

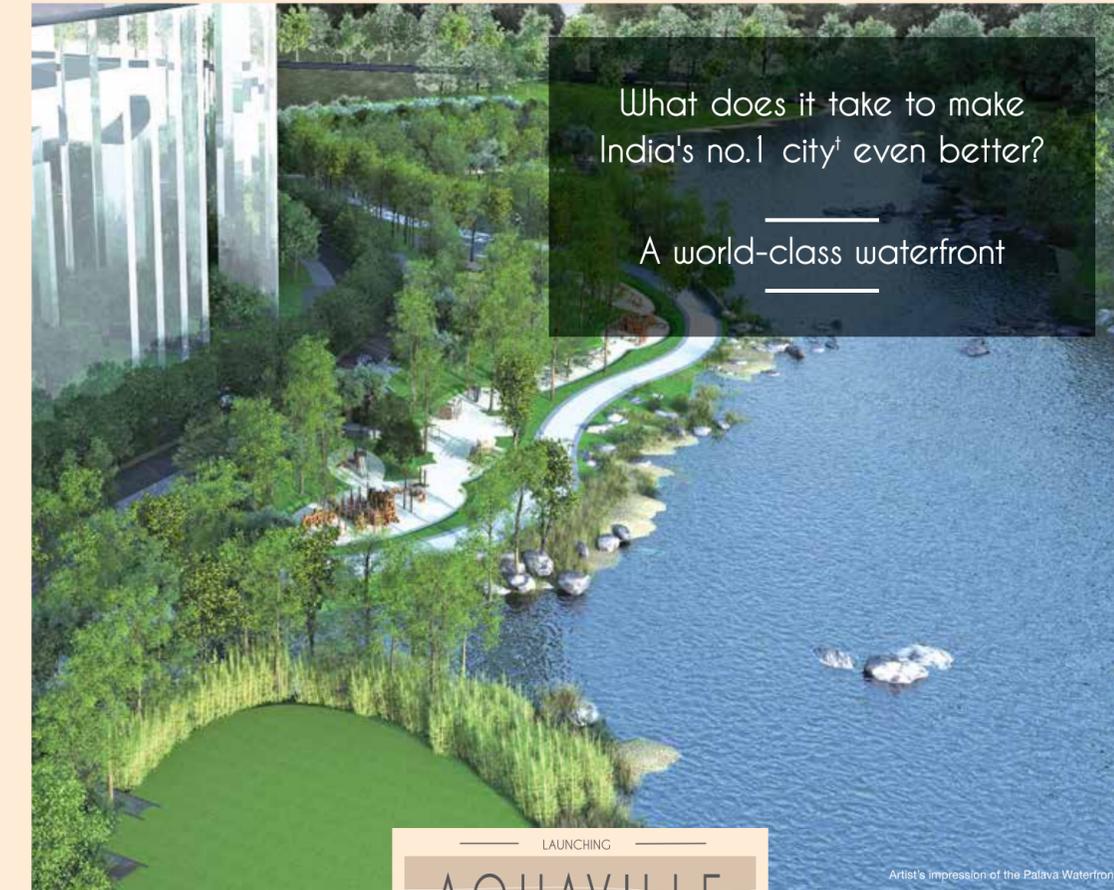
Easy Buy Special: Pay just 5% and bank pays the remaining 65%.

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



Disclaimer:

¹Ranked No. 1 by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' report 2017. ²Not available in all apartments. Conditions apply. ³Or equivalent. ⁴1 and 2 BHK only. ⁵Source: Propequity & goldprice.com. 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. Date of printing: Feb, 2018 | Exceptions apply.
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What does it take to make India's no.1 city¹ even better?

A world-class waterfront

LAUNCHING
AQUAVILLE
SERIES

Artist's Impression of the Palava Waterfront

- After being recognized as India's No. 1 city to live in¹, Palava brings to you a world-class waterfront inspired by waterfronts in Chicago, Dubai and Singapore
- Launch opportunity to own your dream home a short walk from Palava's waterfront – extending over 2.5 km with children's play area, outdoor exercise arena, water play zone, large greens for relaxation and sports, wide pathways for cycling and jogging and a forest area with hundreds of trees
- A neighbourhood with two world-class schools, a grand clubhouse, high-street retail and Jain temple, all within walking distance from your home
- Air-conditioned homes with maximum space utilization, luxury finishes and beautiful garden or tree-lined street views
- Best time to buy with GST rate getting reduced to 8%[^] from 12%

Early Bird Offer: Save up to ₹1.71 lacs. Offer valid for FIRST 270 homes only

Over 30,000 happy families.
Great lifestyle. Promised and delivered.



AQUAVILLE

SERIES

A WORLD-CLASS WATERFRONT. NOW AT HOME IN INDIA'S NO.1 CITY†.

Ideally located close to Palava's 2.5 km waterfront, homes at Aquaville series offer a global lifestyle. Inspired by waterfronts in Chicago, Dubai and Singapore, with a host of sports and recreational facilities, 2 renowned schools, an exclusive clubhouse and other world-class amenities, all within walking distance, there is a fuller life waiting for you at the waterfront.



Wide pathways for cycling and jogging

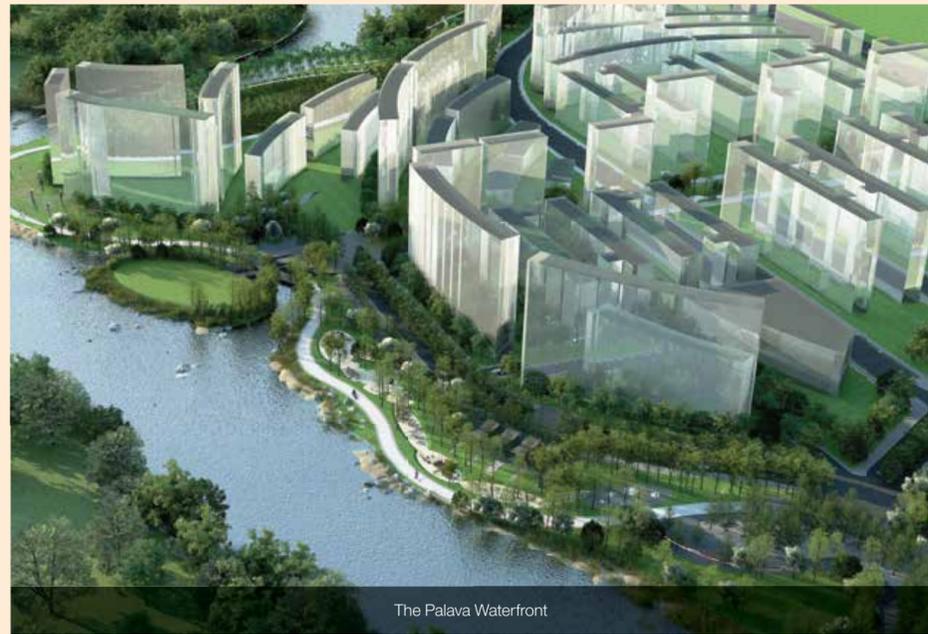


Water play zone



Children's play area

STUNNING FEATURES



The Palava Waterfront



2 world-class schools



Grand clubhouse



Jain temple



Forest area with hundreds of trees



Grand plaza with food truck zone



New age outdoor exercise arena

PALAVA TODAY. INDIA'S NO.1 CITY†.



- Ranked as India's No. 1 city for livability by world renowned American property firm **JLL**
- Two ICSE schools operational with 3,000+ students
- International standard sports facilities including a 9-hole golf course, a FIFA standard football field, a cricket ground, a multi-sport arena and the opportunity to get coached by professionals
- 5 lac sq. ft. mall with PVR multiplex, Big Bazaar, Central and other shopping and dining options
- Smart City tie-up with IBM for 24x7 CCTV monitoring, e-governance, Palava Smart Card and much more
- 1.3 km riverside promenade with an amphitheatre to host cultural performances
- Dedicated shuttle buses to key locations in Thane, Mumbai and Navi Mumbai
- Luxurious clubhouses in every neighbourhood

HOME TO
30,000+
FAMILIES

21,000+ TREES
WITH
60% OPEN SPACES

300% VALUE
APPRECIATION
IN 7 YEARS

CUSTOMER
SATISFACTION SCORE
OF 4.5/5

PALAVA IS TAKING A LEAP.

Palava is moving up and opening up further avenues of unparalleled growth and opportunities.



India's no.1 school, Shri Ram Universal has opened



Palava's first office tower is ready to open with top corporates



Hamleys and H&M have joined other International brands at Xperia mall.

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

- Over 20 world-class schools
- Olympic 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



OVER 2 LAC TREES
GIVING THE BEST-IN-CLASS
AIR QUALITY

OVER 5 LAC
FAMILIES

OVER 5 LAC
JOB OPPORTUNITIES

SIGNIFICANT GROWTH
IN RENTAL AND
CAPITAL VALUES