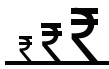


OWN A HOME IN INDIA'S FASTEST GROWING CITY AT JUST ₹22,500 P.M.

C O D E N A M E
GOLDEN TOMORROW

**NEVER BEFORE PRE-LAUNCH PRICES - UP TO 15% LOWER
FOR THE FIRST 500 UNITS ONLY**

5 REASONS TO INVEST IN PALAVA



If you're looking to make a safe investment that grows twice as fast as gold and even faster than other instruments like FDs and mutual funds



If you're looking for a better lifestyle, world-class amenities and convenient location without having to pay a fortune for it



If you want to secure your children's future, ensure you have resources to fund their higher education, or make sure they have a home when they are ready for marriage



If you're an NRI and want an international standard home in India, from India's No. 1 developer close to the upcoming international airport, ensuring long term growth and security



If you're a government employee and would like to take advantage of your HRA allowance and enhanced loan eligibility due to 7th pay commission

3 DAY APPLICATION WINDOW 1st OCT-3rd OCT

For more details, contact your relationship manager.

PALAVA TODAY. POISED TO TAKE OFF.

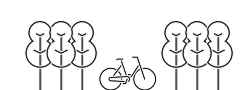
Located 20 minutes from the upcoming international airport in Navi Mumbai and a short drive from Thane, Kalyan and Panvel is Palava, Mumbai's sister city which is poised to emerge as the top 50 most liveable cities in the world by 2025.



HOME TO
25,000
FAMILIES



**300% VALUE
APPRECIATION**
IN 6 YEARS



20,000+ TREES
WITH
60% OPEN SPACES



**INDIA'S FASTEST
GROWING CITY**
WITH ANNUAL POPULATION
GROWTH OF MORE THAN 50%



- ◆ Two ICSE schools operational with close to 3,000 students
- ◆ Sports facilities including a 9-hole golf course, a FIFA standard football ground, a cricket ground, a multi-sport arena and coaching by professionals
- ◆ 5 lakh sq.ft. mall with PVR multiplex, 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
- ◆ 911 emergency services with a quick response team to tackle fire, medical and other emergencies
- ◆ Convenience stores for everyday needs within walking distance
- ◆ Exciting events, carnivals, workshops, festival celebrations and community gatherings to keep the city buzzing



FIFA standard football ground



Lavish clubhouses

ALL IMAGES ON THIS PAGE ARE ACTUAL PHOTOS OF PALAVA CITY

PALAVA TOMORROW. CITY OF OPPORTUNITIES.



AMONG TOP 50
MOST LIVEABLE CITIES



OVER 4 LAC
FAMILIES



OVER 3.5 LAC
JOB OPPORTUNITIES



SIGNIFICANT GROWTH
IN RENTAL AND CAPITAL VALUES

- ◆ Over 20 schools including India's No.1 - Shri Ram Universal
- ◆ Walk to work and ensure that you spend maximum time with family
- ◆ World-class multi-disciplinary university
- ◆ Olympic standard sports complex
- ◆ Iconic Centre for Performing Arts
- ◆ Central avenue with high-street retail



IT'S NOT JUST THE CITY THAT'S PERFECTLY PLANNED. YOUR HOME IS TOO.

PRESENTING PREMIUM 1, 2 & 3 BED RESIDENCES WITH
WORLD-CLASS INTERNAL AND EXTERNAL AMENITIES

- ◆ Special residences with each unit having views of garden or tree lined street
- ◆ Air-conditioning in all bedrooms
- ◆ Imported Marbltal® flooring
- ◆ Optimally planned homes with separate wardrobe space in each bedroom, separate utility areas#
- ◆ World-class bath fittings from Jaquar and other well-known brands
- ◆ Clubhouse, temple, school, medical facilities and lots more within walking distance

#Not available in all apartments. Exceptions apply.



DOUBLE THE JOY

GOLDEN FLATS (JODI FLATS)

Joint flats are offered so you can maximise your benefits
and enjoy a king-sized lifestyle.

THE GOLDEN WINDOW

Buy world-class homes at unbelievable pre-launch prices – upto 15% lower.

Valid for the first 500 units only. Allotment on first-come-first-serve basis.

Unit	Price	Effective EMI [^]
1 BHK	₹39.90 lacs	₹22,500
2 BHK	₹53.60 lacs	₹33,500
3 BHK	₹62.60 lacs	₹39,500

- ✦ Govt. taxes/levies shall apply as per actuals – currently about 11% of the Price.
- ✦ At the time of possession, additional 4.8% (approx.) shall be payable towards maintenance charges and reimbursements.
- ✦ [^] Assuming home loan @ 80% of the Price and Effective post-tax equivalent EMI taking into account tax savings available for home loans. To know more, contact your relationship manager.

GOLDEN RETURNS

- ✦ Pre-launch prices at up to 5% lower than currently prevailing prices leading to significant appreciation.
- ✦ Investing in a home in Palava is better than investing in almost any other asset like gold, shares or FDs.
- ✦ While investment options like stocks and commodities like gold have been highly volatile, Palava has constantly appreciated giving you peace of mind.

GOLDEN TOMORROW FOR YOUR FAMILY

- ✦ Live in Palava and give your family comfort, safety and opportunities to grow that you could only dream of.
- ✦ Even if you don't move to Palava, an investment here will mean that your family has a second home which can serve as a source of rental income and also help whenever your family needs – higher education, marriage, new business or any emergency.

[^] Calculated assuming loan of 80% of the price, as equivalent of post-tax amount taking into account the tax benefits offered. Please verify calculations at time of booking or by contacting your relationship manager.

Disclaimer: Conditions apply. All loans are at sole discretion of the institution concerned and developer takes no responsibility for the same. All sales/leases shall be governed by the terms of the agreement for sale/lease.

EARLY BIRD LETTER OF INTENT

Dear Sir/Madam,

I/We (Applicant/Co-Applclicant) is/are interested in purchasing a unit(s) in your project 'Codename Golden Tomorrow' (Project) situated at Sector 4/5/6, Palava City and being developed by Lodha Estate Private Limited, Samvara Buildtech Private Limited and Microtec Constructions Private Limited (individually or collectively referred to as 'Company'), being a part of the Lodha Group.

I/We understand that the terms and conditions applicable in respect of the application/ allotment of the unit(s) in the Project will be released on 9th September 2016.

I/We further understand and acknowledge that it is imperative to sign the application form containing the terms and conditions in relation to the booking/allotment of the unit(s) in order for our application to be eligible for allotment. I/We hereby confirm that I/We will sign and submit the application form as and when called upon by the Company to do so.

I/We herewith deposit an amount of INR _____/- (Deposit) as a token of our interest in applying for allotment of a unit type _____ in the Project by way of/vide: (Please tick the applicable option below)

- ☐ Credit Card Swipe vide APR Code [_____]
- ☐ Demand Draft bearing Demand Draft Number [_____]
- ☐ NEFT/RTGS vide UTR Code [_____]
- ☐ Cheque bearing number [_____] dated [_____] in favour of
[_____] drawn on
[_____] Bank

Floor Band preference (choose 2; write "1" against first preference and "2" against 2nd preference):

- _____ Silver (Floors 1- 4)
- _____ Gold (Floor 6-11)
- _____ Platinum (Floor 14-18)

I/We hereby request you that at the time of allotment of the unit(s), the unit(s) is offered to us at the rates prevailing at that time.

I/We further understand that in case, I/We are not willing to go ahead with the aforesaid proposal of buying the unit(s) at the Project prior to the signing of the application form, I/We will be eligible for a refund of the entire Deposit.

Yours Sincerely,

Applicant

Co-Applclicant (if applicable)

___/ ___/ 2016