



FOR THE *FEW*.

The world's
finest developments.
Brought to you by
India's largest
real estate developer.

Our environments shape us. They nourish our minds and lift our spirits. They empower us to push our boundaries. They make us more than we thought we could be. They inspire us to give our best each day we live. So we can be winners not just for a day, but for a lifetime.

Whether it's giving India its most iconic address or crafting the world's most coveted residence; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No.1 smart city with the highest liveability quotient** – one name has been transforming the way we live, with environments at par with the world's finest.

For over 4 decades, Lodha has created environments that benchmark the highest global standards, and are built on a legacy of trust - guided by a singular vision of 'Building a Better Life' for each of its stakeholders – residents, office-goers, and shoppers. In keeping with this vision, and our belief that 'every Indian deserves a richer environment to live and work in', each of our environments is conceived to catalyse ambition, enabling us to fulfil our dreams and aspirations. So we can joyfully embrace each moment and live life to the fullest.

Every one of our environments delivers a multitude of experiences – each enabling us to maximise our potential and become a better version of ourselves. So that we can be the best we can – physically, mentally, and spiritually - not just in our living and work environments, but even beyond them.

Our kids' play zones are designed not just for play, but as tools to sharpen their cognitive skills, improve mental agility and motor skills – keeping our children fit and alert, and preparing them for life's challenges ahead. Our sports activities are geared to encourage sports enthusiasts to step up their training and push their boundaries. Our thoughtfully designed residences come with wide open decks and dedicated WFH spaces that make working from home a delight, while conference-ready business centres and co-working areas are geared to help you perform at your peak, and network with like-minded individuals sharing your environment.

Homemakers are encouraged to hone their skills and pursue their interests and hobbies, with workshops on gardening, painting, origami, pottery, culinary art, nutrition planning, and more. While seniors can find companionship and care in the many facilities and services planned specially for them. All access within our environments is wheel-chair friendly so the physically challenged can move around freely and independently. Doorstep services like fresh home-cooked meals can be found at all our developments. While special activities, outings, and trips are routinely planned for this cohort, to give them a sense of purpose, achievement, and self-worth.

With manicured greens, tree-lined avenues, and vast outdoor spaces to soothe you, and places of worship within, to enrich your spiritual well-being, Lodha's enabling environments are envisioned with the highest level of design, uncompromising quality, and unparalleled service.

Today, Lodha is India's largest real estate developer*, The group has recorded sales of over ₹55,000 Cr.+ in the last 7 years. Delivering an area of 8 crore sq. ft.**, with 40 ongoing projects and 23 planned projects^^. Our team of 3,000 associates works relentlessly to create environments of exceptional quality, delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By forging the finest global partnerships, deploying the best talent and processes, being nimble to the needs of our consumers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest environments – with self-contained eco-systems, great outdoor spaces, robust infrastructure, and every facility and convenience to your doorstep.

Our ability to deliver scale, along with innovative design, superior execution, differentiated branding and marketing, and efficient and enthusiastic on-ground sales staff, allows us to create the best value for our customers across residential, retail and office spaces - winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet and society. We are committed to being a net-zero carbon emission company by 2035.

Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' for our stakeholders and helping them flourish in every way they can.



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



The World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
The world's most desirable address



The *Joyous* LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Be it locations with excellent connectivity, or thoughtfully planned and designed residences - every aspect and detail ensures you spend your time meaningfully, and create joyful memories in the company of your loved ones.



SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Be it is easing your shift into your new residence, fixing any issues, or curating events and experiences to bring delight to your family - everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



A BADGE OF PRESTIGE.

When you live in a home delivered by India's No.1 real estate developer, you are assured world-class design, the highest standards of quality and service, and a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live joyfully, and also with a sense of pride, knowing you live in a home at par with international standards.



DON'T LET YOUR CHILDHOOD DREAM REMAIN A DREAM.

Remember those big dreams you had as a little one - of having your own home with a big gate, and your family name on it? With an enchanting garden, and enough space for your pets to run free. Where you can gaze at the stars lying on the grass. Where nature surrounds you, and laughter echoes in every corner. Well, you can soon live those dreams in Mumbai - in a world-class, secure, gated community.



PRESENTING THE
RAREST
ACQUISITION MUMBAI
HAS TO OFFER:

*Your own home
on your own land.*

Set amidst a verdant expanse of nature, lies Mumbai region's best-kept secret: an all-villa estate with a serene lake, tree-lined avenues, and wide open spaces. Within a like-minded neighbourhood of residents who have chosen to live on their own terms, on their own land. Presenting Villa Royale at Central Avenue, Palava: your dream home where you are the master of all you survey, from the name on the gate, to the land your villa stands on.



CONNECTED TO MOTHER NATURE. *And everything else.*

Villa Royale at Central Avenue, Palava is an urban oasis nestled amidst greens. It is located within a 30-minute drive from Navi Mumbai, Kalyan and Dombivali, and yet, away from the hustle-bustle of the city centre.

Located off Kalyan-Shil Road.

Excellent connectivity to Navi Mumbai, Kalyan & Dombivali.

In close proximity to world-class ICSE and CBSE schools.

Major hospitals including Jupiter[^] and AIIMS[^] in the vicinity.



LIVE LIKE THE RICH AND FAMOUS.

For centuries, the most successful and influential people in the world have always lived on their own land, in their own independent villas. Now, it's your turn.

“Buy land, they’re not making it anymore.”

– MARK TWAIN



SOMETHING
YOUR
GRANDCHILDREN
WILL
THANK YOU FOR.

Build a legacy from the ground up and pass it on to the next generation. With land being an ever-appreciating asset, there's no better gift you can give your children and grandchildren.



FOR THE FIRST TIME EVER IN INDIA'S NO.1 SMART CITY - PALAVA:

**A luxury gated
community of villas.**

Limited plots ranging from 250 yd. to 600+ yd.

Villa layouts designed by renowned architect Hafeez Contractor with spacious interiors with home office space, staff quarters and security cabin.

Landscape designed by renowned landscape architect – M/s. Prabhakar B. Bhagwat

Serene Lakeside promenade overlooking the quarry lake.

Beautiful, tree lined internal roads

Plentiful greenery

Estate club with:
a. Gymnasium
b. Cafe

Multi-tier security including CCTV monitoring, secure boundary wall and controlled access.

Environmentally sustainable development.

DG power backup for common area lighting and water supply system.



YOUR OWN VILLA SHOULD ALSO REFLECT YOUR OWN AESTHETIC.

Something as personal as a home should reflect your own style and choices. That's why we've given you an open canvas, so you can design your home exactly the way you want, using our design and construction services. We give you the independence to build the villa at any point in time, as per your family's needs. And if you choose to simply own or trade the land, that's entirely your decision.



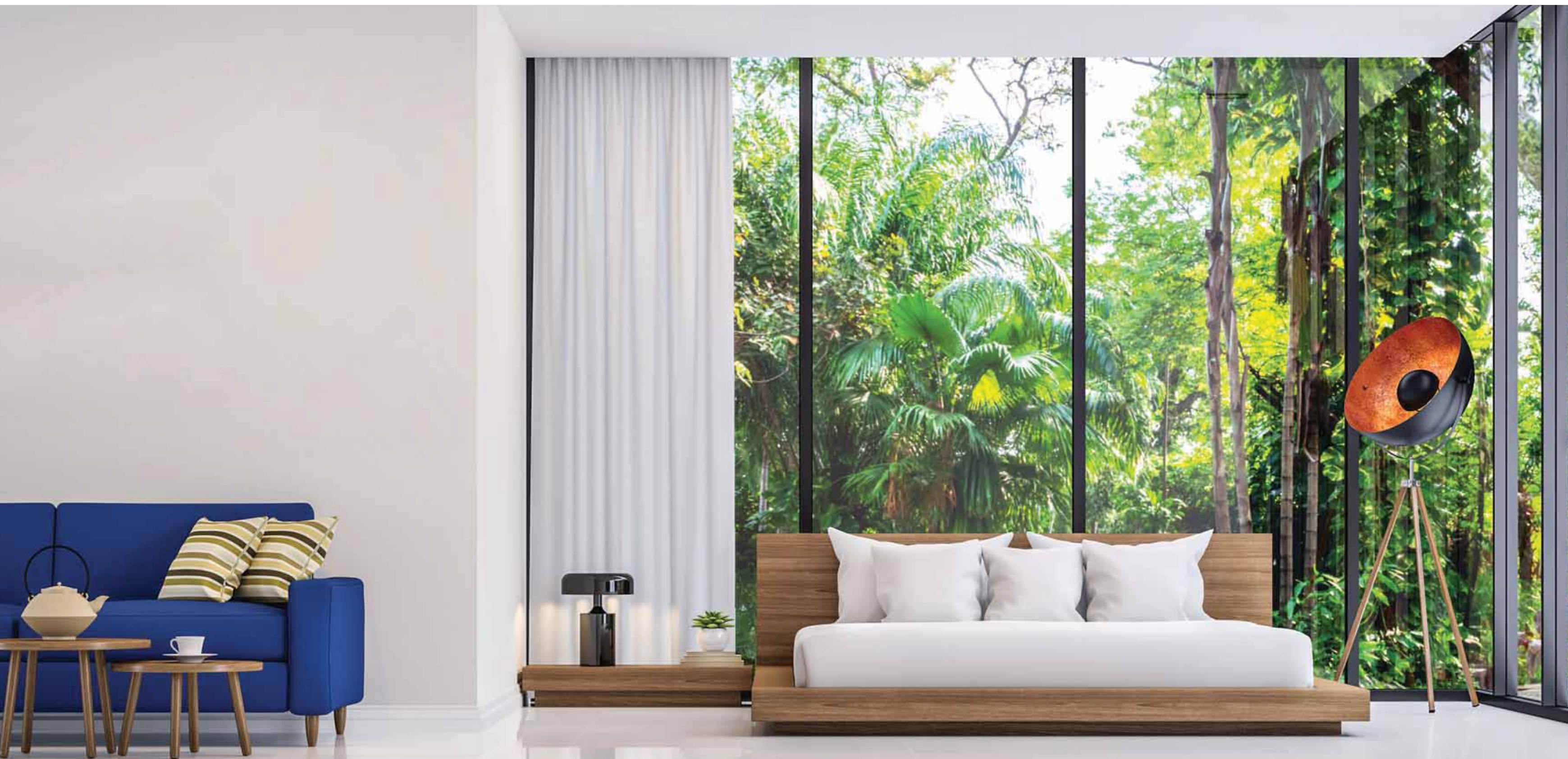
IN A CITY
THAT FORCES YOU
TO LIVE SMALL,
villas that
allow you to *live big*.

The prestige of owning a villa on your own land, that too in the Mumbai Region, is vested in the hands of a very small number, with limited plots available in the sub-division being launched. Privileged owners will enjoy the luxury of sipping tea in their own private garden as they watch their children frolic and play. Even when you entertain, from the comfort of the sprawling living room, the view of the garden out front will add to the magic of the night. Or choose a quiet evening instead, bonding with loved ones over popcorn and a good movie in the family room. While you relax within, you can be calm knowing that your luxury car has the safety of a secure front yard. Every moment spent in your villa^{###} will be a rare delight.

Not just a home,
your private cocoon
of *luxury*:

Grand villa design with focus on independent living, including:

- Secure front yard with parking
- Large private garden
- Large living & dining room adjacent to garden
- Grandparents bedroom / home office on ground floor
- Master bedroom with large master bathroom
- Additional bedroom(s) on 1st floor
- Separate family room on 1st floor
- Separate powder toilet
- Staff rooms (1 or 2) with toilet
- Separate Utility area
- 5 year club membership^{##}





ALIGNED TO YOUR HAPPINESS AND WELL-BEING.

Each villa is Vastu-compliant, planned and aligned according to Vastu Shastra – the ancient ‘science of architecture’. The design integrates architecture with nature, utilising geometric patterns, symmetry and directional alignments, for the unity, well-being and peaceful co-existence of your loved ones. Every tiny detail has been consciously taken into consideration, to ensure your family lives in peace and harmony for generations to come.

A RARE LIVING EXPERIENCE.

————— Nature, luxury and privacy co-exists here in perfect harmony, to create a rare living experience unlike any the Mumbai Region has to offer. Set against the backdrop of a serene lake, these villas bring their privileged residents an abundance of nature, acres of privacy, and every comfort right at their doorstep, with all the security, comforts, and peace of mind that a gated community provides.



LIVE THE HIGH LIFE:

Palava's finest luxury homes, where
like-minded families come together to live the
high life.





THE MARKERS OF ELITE LIVING ARE MANY.

The opportunities few.

Exceptional Service

Saint Amand is the unrivalled hospitality service personally curated by Lodha and exclusively catering to its luxury and premium developments. Catering to residents is the highest priority for Saint Amand. Imbued with warmth and personality, Saint Amand's experts deliver a 5-star service of care and attention to detail that's second to none.

Special Company

Several areas for activity, leisure and recreation create the perfect ecosystem for its members to meet, socialise, and bond with each other. With picnic spots, shaded nooks, barbeque areas, and the grand Club Elite, it is designed to create a community of like-minded people from diverse professions, where exchanging views is as easy as sharing a cup of coffee, or playing a round of chess.

Exclusive Lifestyle

From partnerships with the world's finest brands, to food and wine tasting of the highest standards, a curated lifestyle that matches the world's finest.

CLUB ELITE

A private member’s club, accessible only to the privileged few, Club Elite^s brings the highest standards of luxury lifestyle and truly distinguishes living at Villa Royale at Central Avenue, Palava from any other plotted development.

- State-of-the-art gymnasium
- Café
- Indoor games area with table tennis, carom, snooker and chess
- Work-from-home zone/Business centre
- Party hall
- Grand swimming pool
- Separate kid’s pool
- Steam & massage room
- Indoor Badminton Court
- Indoor children’s play area





**METICULOUSLY
PLANNED TO FULFIL
EVERY
NEED AND DESIRE.**

World-class infrastructure, the finest amenities and public spaces, and splendid hospitality services, ensure your every need is attended to.



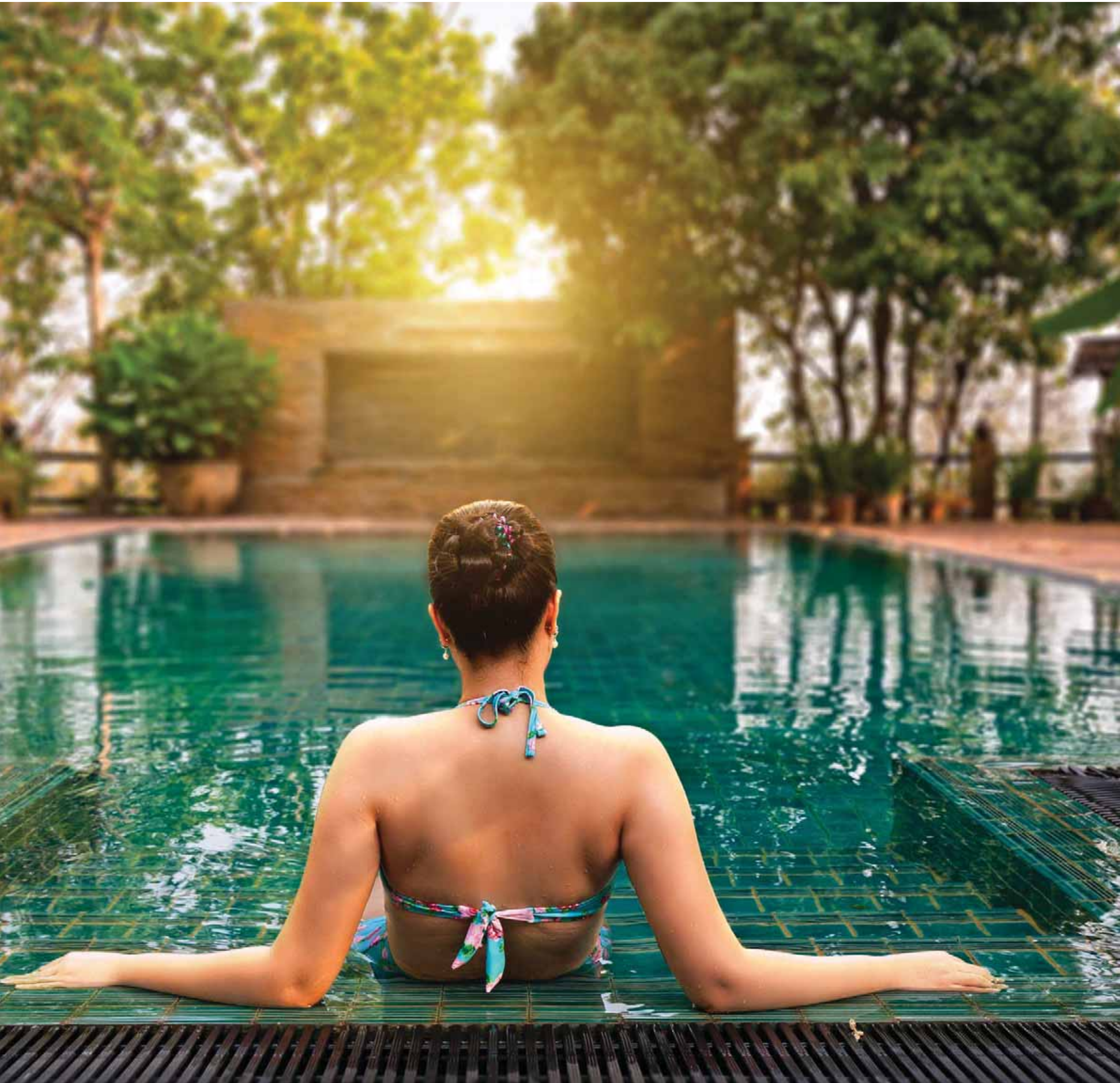
FOR THE MIND.

Abundance of nature.

Overlooking serene lake.

Beautiful, tree-lined avenues.

Grand Shiva and Jain temples in close proximity.



FOR THE BODY.&

- State-of-the-art gym.
- Indoor games area with table tennis, carrom and chess.
- Badminton court.
- Grand swimming pool.
- Massage and steam room.
- Sports ground.
- Jogging/walking track.



FOR KIDS[&].

Separate kids pool.

Outdoor children's play area with slide,
swing and multi-play facilities.

Pet-friendly zone.

FOR FAMILY AND FRIENDS.*

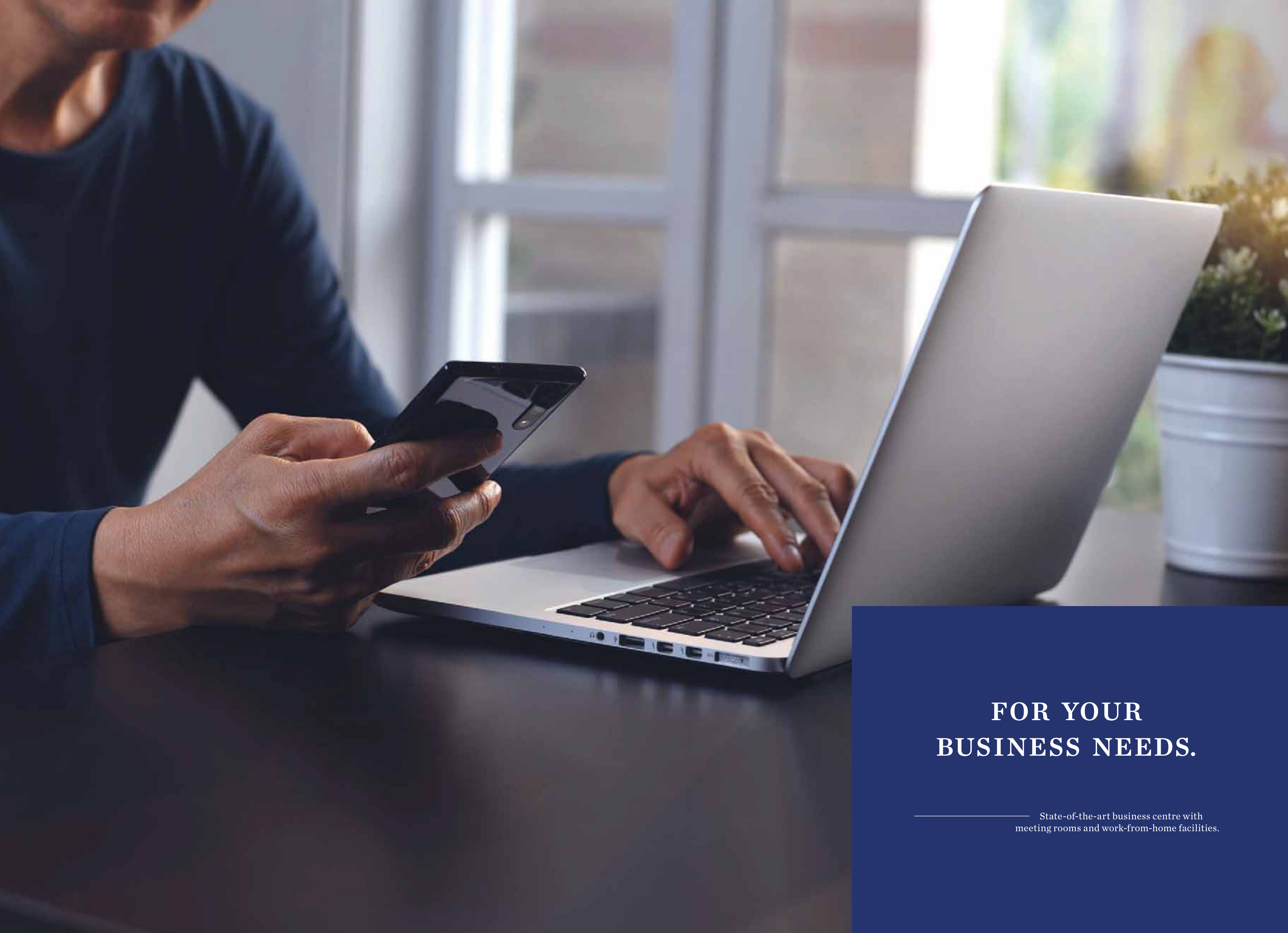
Café

Party Hall

Barbeque & picnic spots

Senior citizens corner





**FOR YOUR
BUSINESS NEEDS.**

State-of-the-art business centre with
meeting rooms and work-from-home facilities.



FOR SECURITY AND PEACE OF MIND.

- Zero risk of encroachment with clear land titles.
- Secure gated community.
- Multi-tier security designed by international experts.
- Provision for CCTV monitoring in the front yard^.
- Provision for intruder alarm^.
- Provision for video door phone^.
- Provision for gas detector in kitchen^.
- Provision for invertor for lighting + power (other than AC and appliances)^.

THE BEST PLACE TO OWN LAND IN MUMBAI REGION: PALAVA'S CENTRAL AVENUE.

Palava, India's No. 1 smart city, is ideally located close to Navi Mumbai and Dombivali and a short drive from Kalyan and Ambernath. And Palava's Central Avenue is its most prime location – replete with the finest brands, a Ganesh, Shiva and Jain temple, as well as the finest sports and lifestyle facilities.

Train at the state-of-the-art Olympic Sports Complex.

World-class education with CBSE & ICSE schools, including India's leading – The Shri Ram Universal School.

Find inner peace and tranquillity at the Shiva and Jain temples.

Medical care just a stone's throw away at the upcoming Jupiter and AIMS Hospital.

Your shopping needs are taken care of at the Retail High-Street on the 3-km Central Avenue.

A friendly tee-off at the 9-hole golf course is hard to shy away from.

Just 5 minutes~ from Kalyan-Shil Road (Premiere Colony Ground) through the 6-Lane Central Avenue.

20 minutes~ from Airoli via upcoming Airoli-Katai Naka Freeway through Parsik Hill.

30 minutes~ from the upcoming Navi Mumbai International Airport.



PLANS



MASTER PLAN



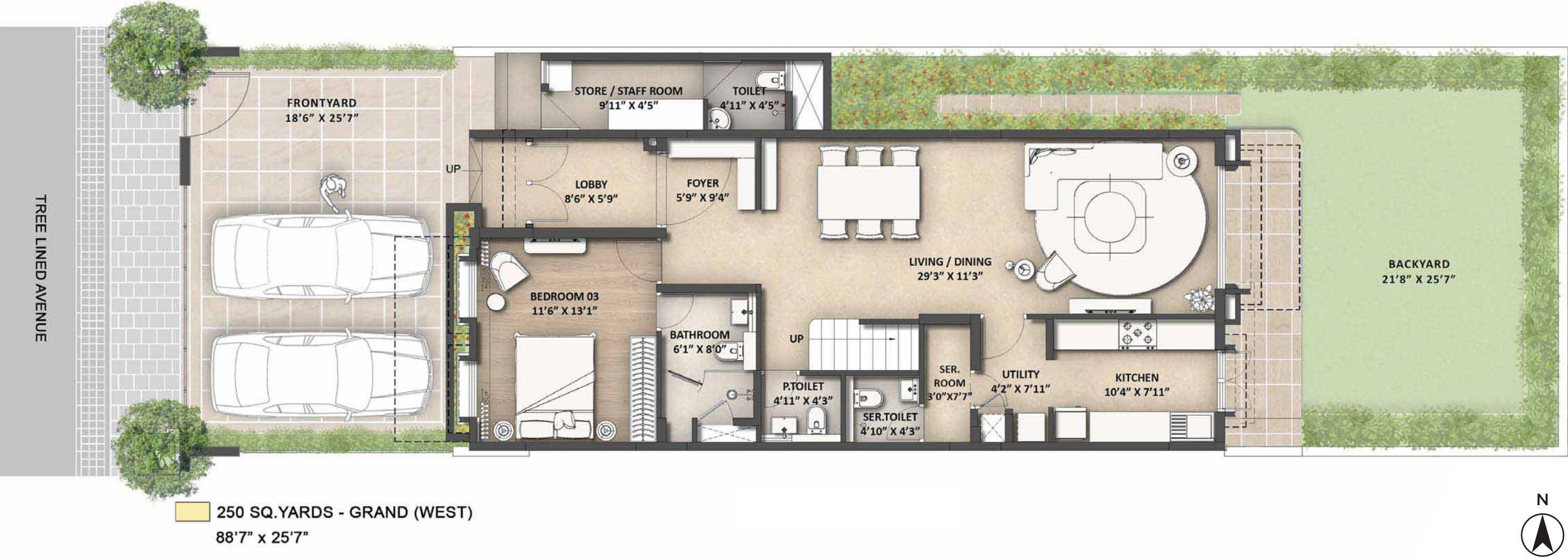
LEGEND

- 250 Sq. Yard - Grand
- 350 Sq. Yard - Ultimate
- 450 Sq. Yard - Supreme
- 600 Sq. Yard - Presidential
- Villa

- 1. Estate entry
- 2. Lake*
- 3. Lake side promenade*
- 4. Tree-lined avenues
- 5. Estate club
- 6. Future development

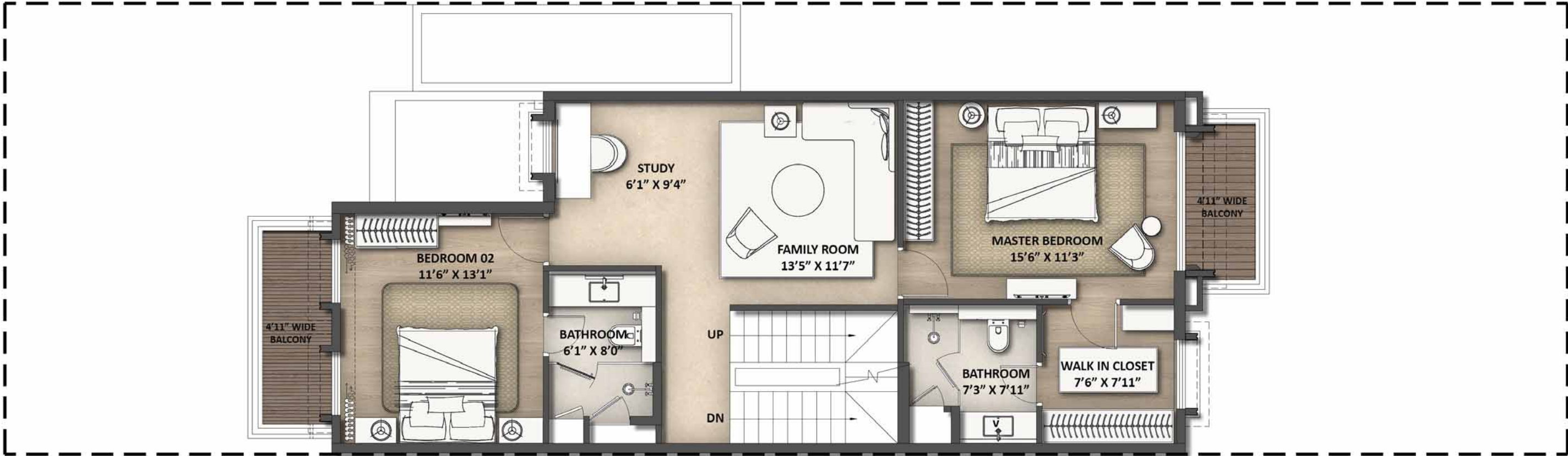
*Outside villa royale boundary

GRAND - 250 SQ. YARDS - WEST



GROUND FLOOR PLAN

GRAND - 250 SQ. YARDS - WEST

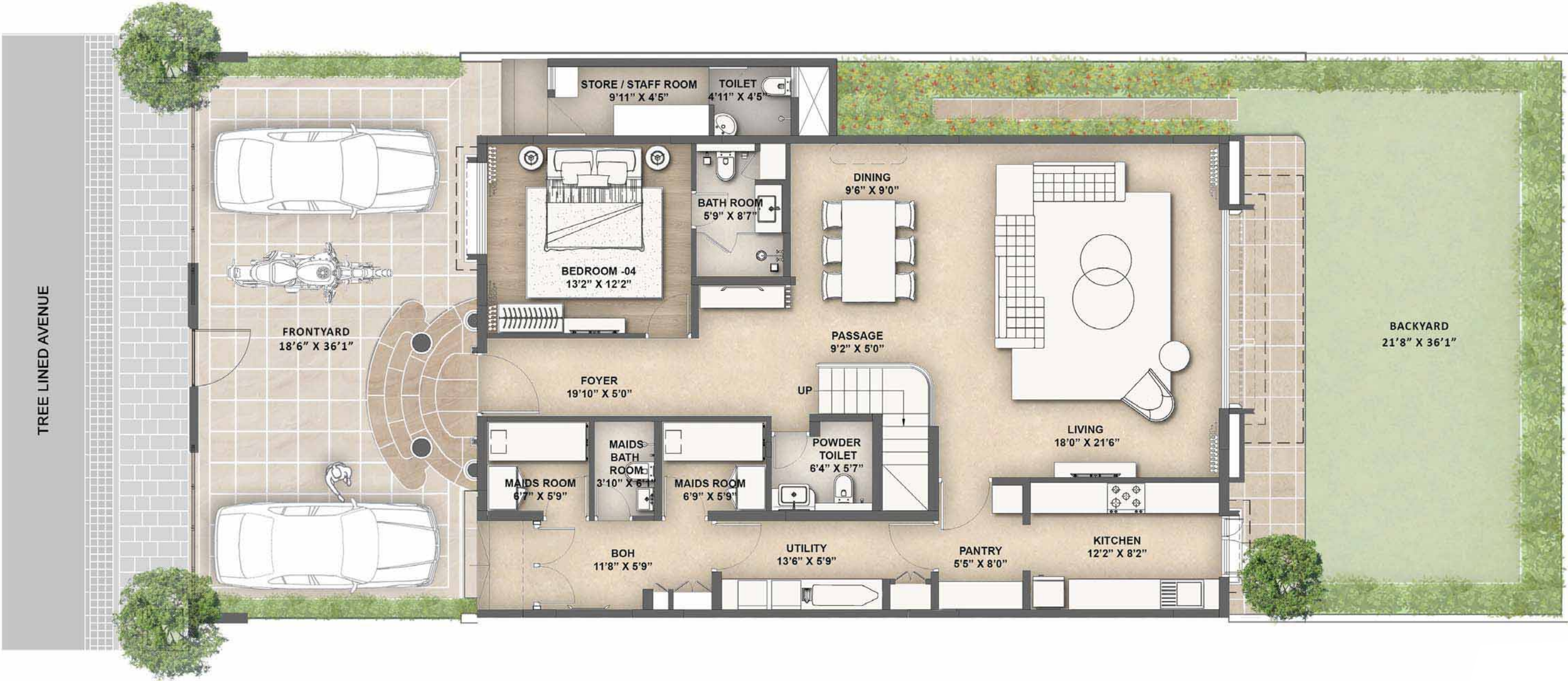


250 SQ.YARDS - GRAND (WEST)
88'7" x 25'7"



FIRST FLOOR PLAN

ULTIMATE - 350 SQ. YARDS - WEST

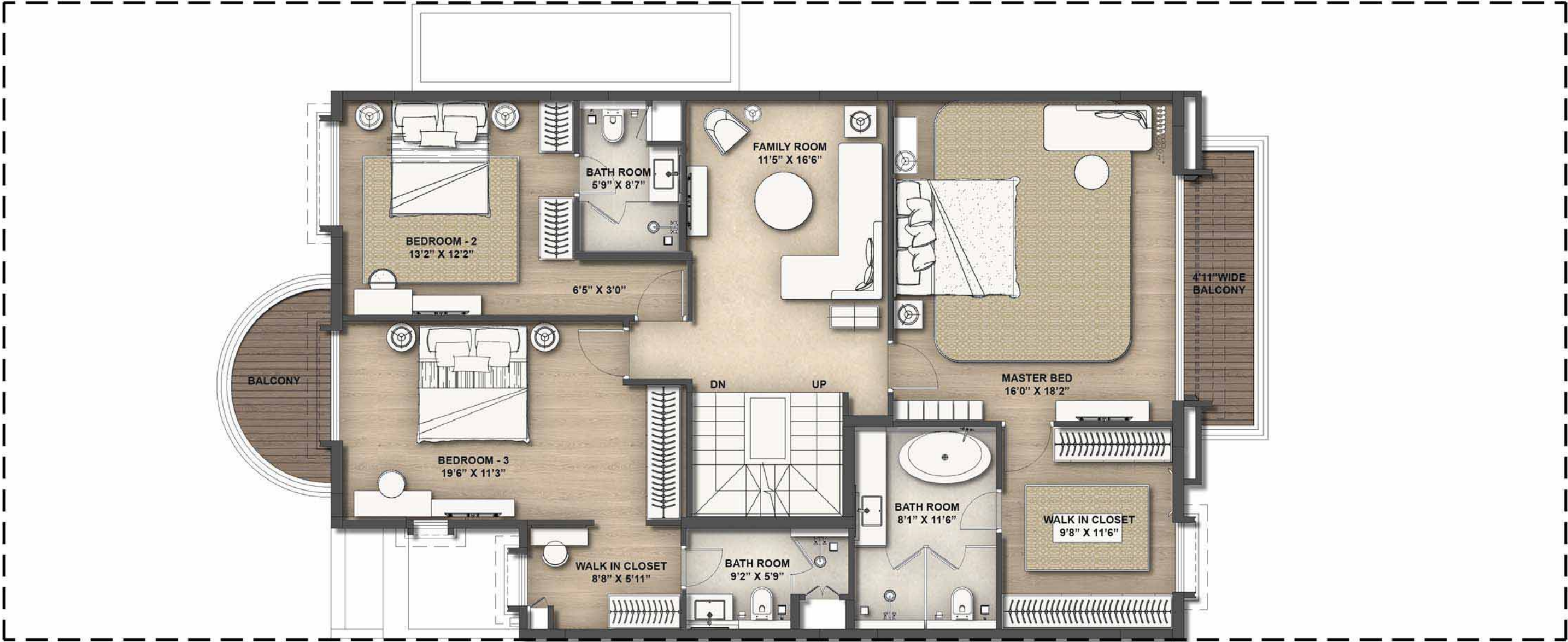


350 SQ.YARDS - ULTIMATE (WEST)
88'7" x 36'1"



GROUND FLOOR PLAN

ULTIMATE - 350 SQ. YARDS - WEST

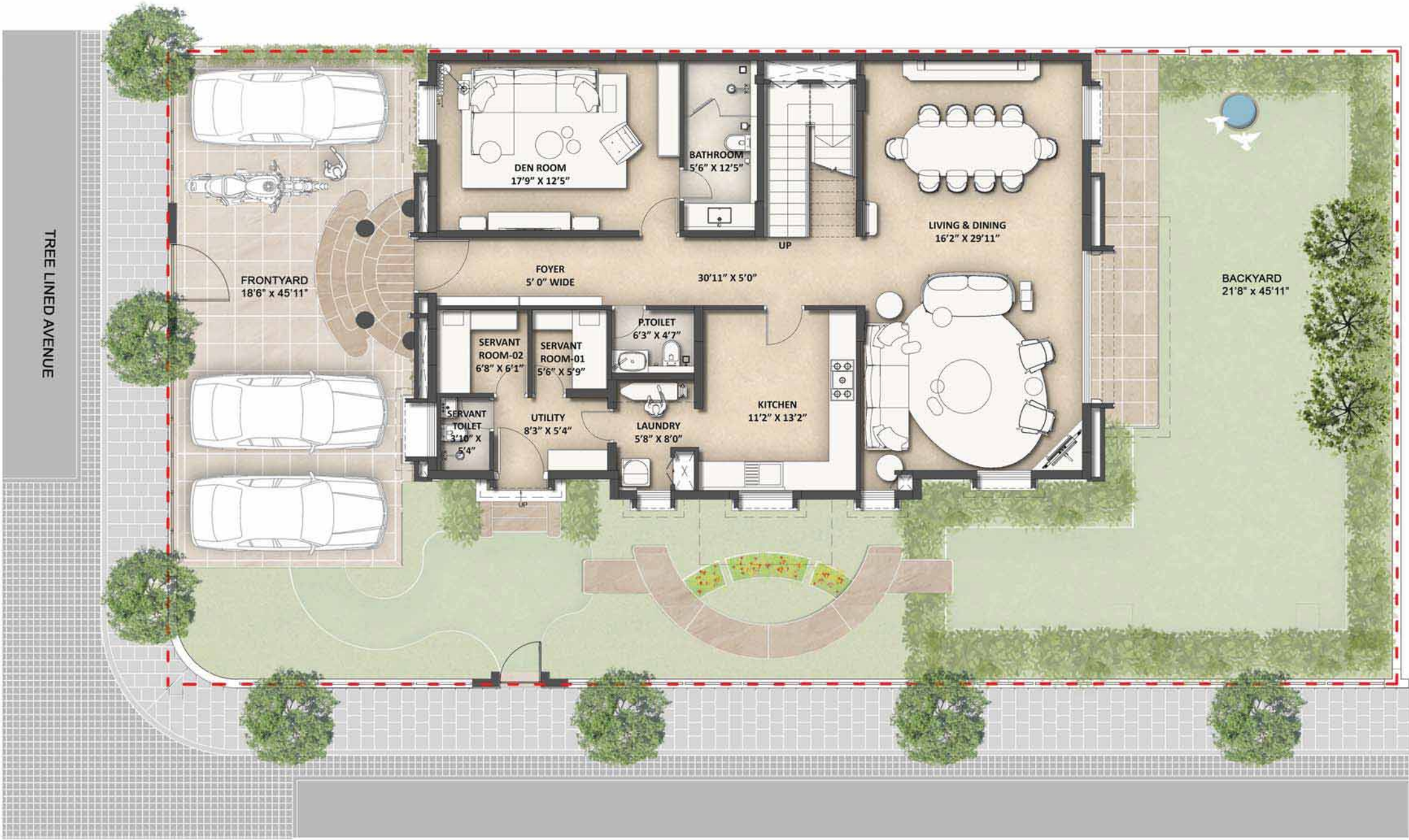


350 SQ.YARDS - ULTIMATE (WEST)
88'7" x 36'1"



FIRST FLOOR PLAN

SUPREME - 450 SQ. YARDS - B



450 SQ.YARDS - SUPREME B
(88'7" x 45'11")



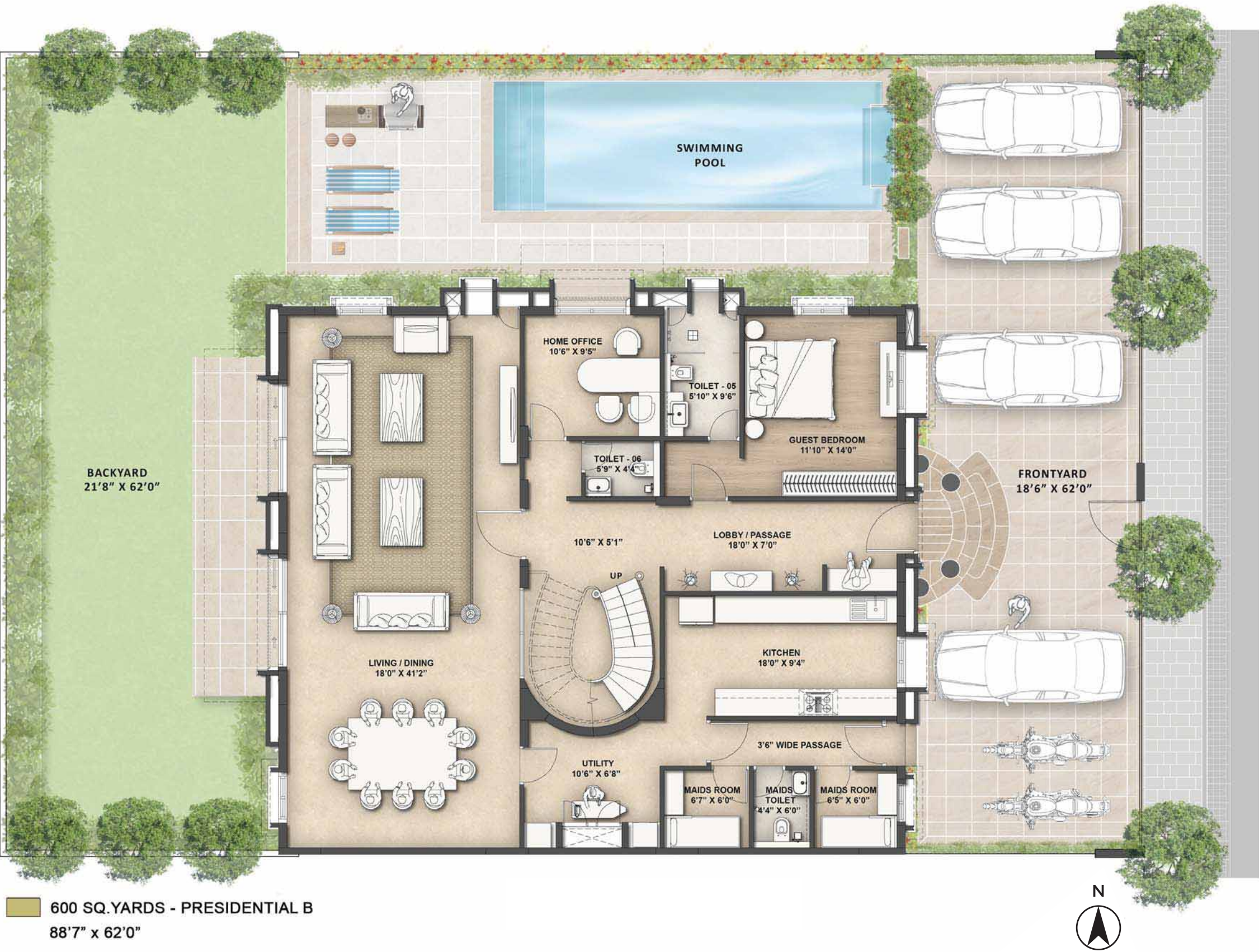
GROUND FLOOR PLAN

SUPREME - 450 SQ. YARDS - B



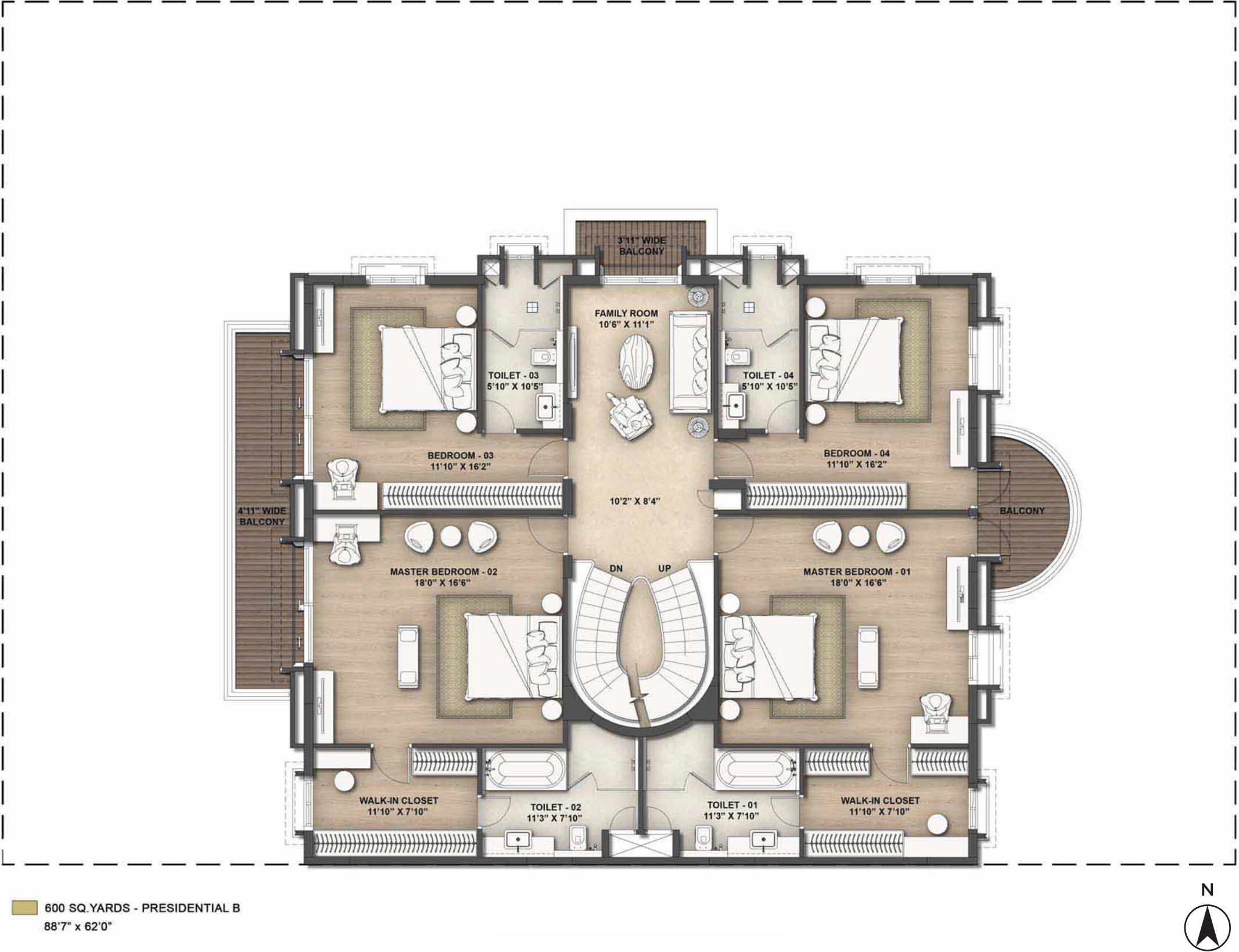
FIRST FLOOR PLAN

PRESIDENTIAL - 600 SQ. YARDS - EAST



GROUND FLOOR PLAN

PRESIDENTIAL - 600 SQ. YARDS - EAST



FIRST FLOOR PLAN

ONLY WHEN YOU CURATE THE BEST TALENT, CAN YOU CURATE TO PERFECTION.

Designed by renowned architect
Hafeez Contractor and India’s finest landscape
design firm M/s Prabhakar B. Bhagwat, every aspect
of this luxurious estate is curated to perfection.

PROJECT PARTNERS

ARCHITECTURAL DESIGN: HAFEEZ CONTRACTOR

Hafeez Contractor needs no introduction. Awarded one
of India’s highest civilian honours – the Padma Bhushan –
for his contribution to architecture in India, he has become
a household name throughout the country. As one of India’s
leading architects, he has changed the face of the nation’s urban
landscape forever. His long list of prestigious architectural
projects includes luxury hotels like ITC Grand Central
and ITC Grand Maratha Sheraton; the Infosys Global Education
Centre, Mysore; D.Y. Patil Stadium in Nerul, Navi Mumbai
and the redesigning of Mumbai Airport.

LANDSCAPE DESIGN: PBB

Named after its founder, Prabhakar B. Bhagwat, PBB is
arguably India’s most renowned landscape design firm,
with a diverse portfolio of prestigious projects across the country,
and a clutch of national and international awards to its name.
With a deep commitment to furthering the boundaries
of landscape design in India, PBB’s expertise spans every aspect,
from design to engineering to lighting to water management.

Corporate Office: Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalakshmi, Mumbai - 400011, Maharashtra.
Sales Office: Lodha Sales Gallery, Central Avenue, Lakeshore Greens, Palava, Maharashtra - 421204.

Ranked India’s No.1 city to live in by JLL in its ‘Liveability Quotient – A Paradigm Shift in India’s Emerging Cities’ Report 2017 | *In last 2 years,
for 80% of units delivered - possession offered prior to agreement due date including grace period | *Club Elite is located outside the physical
neighbourhood of Villa Royale at Central Avenue, Palava

^ Monthly services on chargeable basis from provider | ^^For partial common area loads | *Select villa typologies only

^Exception permitted only for non-sale plots/buildings | **Starting from 1/12/2024, subject to payment of applicable charges

***Villa construction to be done by Purchaser or contractor through Macrotech developers as per façade design and section specified

Disclaimers: The plans, layouts, 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 an additional price and are not a part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. This 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 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. The dimensions/areas stated in the plans are measured basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on accounting of the finishes being installed. Further, variance of +/- 2% in the unit carpet area and/or unfinished room dimensions and/or plot area and/or plot dimensions is possible due to design and construction variances. Facilities and amenities mentioned herein will be shared by different sub-divisions of villa, townhouse and/or other typologies of low rise housing. | Printed in November 2022.



The project is registered under MahaRERA number
P51700026503 available at <http://maharera.mahaonline.gov.in>

