


# Code Name EPIC



# PALAVA

City of opportunity

Life at Palava's most happening  
neighbourhood.

An aerial photograph of a smart city development. The left side shows a lush green golf course with a winding water feature. The right side is dominated by a dense cluster of modern, multi-story residential towers with white and gold facades. In the foreground, there are several commercial buildings, including one with a sign that reads 'LODHA WORLD SCHOOL'. The sky is clear and blue.

Thank you for showing interest in the pre-launch of Codename Epic, this year's biggest pre-launch in India's first smart city, Palava. This is the best opportunity to buy a residence in Palava's newest, most desirable neighbourhood.

World-class AC residences starting from Rs. 42 lacs. Opportunity opens Oct 2nd, 2015.

## OPPORTUNITY HIGHLIGHTS

- This year's biggest pre-launch opportunity to book a home in Palava's newest, most desirable neighbourhood
- Exclusive world-class 1, 2 & 3 bed residences with lavish internal and external amenities
- Homes neighbouring a 100-acre central park, a serene river swale, a world-class school, a grand clubhouse and a highway
- Easy Buy Special: Pay only 5% and buy your home, the bank pays the next 65%
- Limited period pre-launch opportunity



## About India's first smart city, Palava

- A 4,500-acre privately planned city, which is already home to 23,000+ families
- The city is setting benchmarks for the best lifestyle offered to its residents, and is home to 7 residential projects, 2 world-class schools, 3 grand clubhouses, a FIFA standard football ground, a cricket ground and other exceptional sports facilities
- A 5-lac sq. ft. mall is expected to open shortly, with brands like PVR, Marks & Spencers, Central, Big Bazaar, McDonalds and much more



**Codename Epic: opportunity to live in Palava's finest neighbourhood**

- A brand new neighbourhood, with residences catering to all the needs of its residents. Located beautifully in the city, this sector is bordered on the north by the vibrant Downtown neighbourhood
- An upcoming school and a sector clubhouse would share its north-west boundary
- A river swale in the west and Central Park in the north-west brings this cluster closer to nature
- For those for whom connectivity is critical, this sector has the highway running by the east which directly connects with the business districts of Taloja and Kharghar on one side and Thane, Dombivali and Kalyan on the other



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**World-class residences for everyone's needs:  
opportunity to select your home from amongst  
countless choices**

Starting from cosy 1BHKs, which are the best opportunity for those who want to start young, to grand 3 BHKs for a complete family, residences at Codename Epic offer a huge amount of variety in terms of availability and size.



**Opportunity to book a home in the most profitable investment destination**

- In comparison to any other investment asset, Indian real estate has consistently shown positive and secure returns. Mumbai's real estate has grown leaps and bounds and homes at Palava have given their residents an average 20% annual growth in last 6 years
- If you are a young professional, it is the best time to invest, as the financing on your home is easiest and with time on your side, a rupee invested today would yield more returns than a rupee invested ten years later
- Codename Epic provides the best opportunity as the prices in pre-launches are the lowest and you get the additional benefit of relaxed payment schedules



### **Easy Buy Special: opportunity to buy a home at Rs. 2 lacs only\***

- The most successful real estate buying program where you can buy your home by paying only 5% and the bank pays the next 65%
- Your next contribution comes 12-15 months later, which gives you time to arrange your finances, helps to build your corpus and buy your dream home conveniently and comfortably

### **The most epic living and investment destination**

- Over the past year, the stock market and commodity markets worldwide have given negative returns to investors. Thousands of crores of investor wealth has been lost to rampant speculation and chance. However, Palava has weathered the storm, outperforming all the other markets
- So the most logical question is why would you invest in risky and volatile markets when you can earn consistent returns in real estate? At a macro [2] level, we have seen that Mumbai has shown the highest rate of growth in residential prices among all metros in the country
- In terms of returns, Palava has outperformed its neighbouring regions by over 2.5 times in terms of return on Investment. [3] Starting at Rs 1998 psf, [3] today the prices in Palava phase 1 are Rs 6500+psf.



YoY growth across asset classes:	
Asset class	% growth since last year
BSE	-5.43%
Gold	-3.65%
Mumbai real estate	6.72%
<b>Palava - Smart City</b>	<b>16.07%</b>

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Micro-market	% growth yoy
<b>Palava</b>	<b>16.07%</b>
Taloja	6.21%
Airoli	5.32%
Kharghar	5.14%
Ghodbunder Road	4.41%
Kalyan	3.99%
Belapur	3.80%
Ambernath	3.60%
Ghansoli	2.03%
Koparkhairne	1.44%
Dombivali (E)	1.28%



## Infrastructure story

**Codename Epic is located just next to the Taloja Bypass Road, connecting the business districts of Taloja and Kharghar on one side and Thane, Kalyan and Dombivali on the other. It is:**

- Within 20 minutes of the upcoming international airport
- Less than an hour from South Mumbai (via the Eastern Freeway)
- 40 minutes from Mumbai's main port, JNPT
- Well connected by rail. Nearby stations include Dombivili (Central Line) , Vashi (Harbour Line), and Diva (Vasai-Panvel Line)

**The upcoming infrastructure upgrades are expected to boost the development and growth in prices in the region –**

- Planned expansion of roads leading to Vashi and Kalyan
- Upgradation of Diva station to prime junction in central suburban line and approved new line to Navi Mumbai (Kalwa-Airoli)
- Monorail station proposed within the city
- Metro junction 8 km south of the city, for connectivity to the new International airport and Panvel
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**Its also within 20 minutes of the upcoming international airport.**

A woman with dark hair, wearing a light-colored top, is standing in a kitchen. She is looking down at something in her hands, possibly a phone or a small object. The kitchen has wooden cabinets and a white countertop. A window is visible in the background, letting in natural light. The overall atmosphere is warm and domestic.

## Palava's finest neighbourhood

This neighbourhood fuses two most desirable aspects- the perfect harmony of nature and connectivity to business centres. Beautifully balanced and surrounded by natural gifts on one side, it is also a symbol of community living with the presence of key amenities and infrastructure around it. This will be an upscale neighbourhood catering primarily to young professionals and families.

- **River swale** – trickling down from the Ulhas river, this water body near these homes would keep the energy flowing and provide a safe option of playful activities along a water body for children to grow and enjoy nature.
- **A highway** – swiftly connected to the outside world, this neighbourhood shares its boundary with the Taloja Bypass Highway which also connects with Palava's phase I (already developed) and the upcoming Xperia Mall.
- **School** – One of the 20 schools in Palava, this would add up to the promise of Palava to provide world class education. Lodha World School and Pawar Public School are already successfully operational.
- **Sector clubhouse** – In continuation to Palava's commitment to provide the best lifestyle for its citizens, the sector clubhouse will incorporate all the key amenities like gymnasium, swimming pools, restaurants, etc.
- **Central Park** – The southernmost part of the 100-acre Central Park meets with the north-west point of Codename Epic. Endless opportunities for family outings, evening walks and much more would complement the finest neighbourhood of Palava.
- **Downtown**- Located beautifully in the city, this sector is bordered on the north by the vibrant Downtown neighbourhood, whereby all the lifestyle amenities are there a few minutes from your home

## Intelligently designed and impeccably finished perfect residences

The residences in Codename Epic offer you an unmatched lifestyle. You can choose any kind of residence you desire depending on your preference for private sun-decks, requirement for number of rooms, eye for different finishes and much more. One thing is for sure – these residences will ensure that coming home every day will always be a delight. These residences offer –

- Fully air-conditioned homes\*
- Select homes with sundecks and french windows to enjoy charming garden, driveway and park views
- Imported Marbltal® flooring in living room, dining area and passage
- Bedrooms with stylish imported laminated wooden flooring and a separate wardrobe area in each bedroom
- Kitchen with high-grade granite platform, stainless steel sink, piped gas connection\*\*\*and premium vitrified tiling
- Bathrooms with Jaquar fittings\*\*, imported sanitary ware and designer vitrified tiles
- Provision for telephone, high-speed Internet access and digital gaming in each residence
- Separate utility area in each residence
- Select residences with spacious double-height terraces, personal garden and kitchen yard and store area
- Select residences with video door phones

**\*Some homes with AC in master bedroom only \*\* or equivalent Palava – an epic**



**example of a world-class city.**

Lodha Group's most ambitious development, it is designed to be one of the world's top 50 most livable cities. Spread across 4500 acres and planned to perfection by the best urban designers and architects. In the last 6 years, more than 25,000 families have become a part of Palava and 4,000 families are already living here.

**Promises well kept.**

Completed 12,700 flats to date and 8,000 handed over to customers with 4000+ families already living in Palava. Currently, on an average 400+ homes are being handed over by PCMA (Palava City Management Association) per month, and we have witnessed immense customer satisfaction post possession, a score of 4.5+ on 5 month on month, where 5 is excellent.



**PALAVA**

**CITY**

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**OF OPPORTUNITY**