

FLODDHA

≡ **CASA MARVELLA**
At Malacca
A Greener Life



Artistic Impression

*The world's
finest development
brought to you by
India's largest
real estate developer.*

Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient** – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that benchmark the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's finest.

Over the last 7 consecutive years, we've held the enviable position of being India's largest real estate developer by residential sales.

For FY 18-19, we achieved net sales of over ₹7,163 crore in India alone. We have successfully delivered a staggering 19,670 homes over the last 2 years, of which 15,800 homes were delivered before time, i.e. 4 out of 5 homes were delivered before time! Our team of almost 3,000 associates (including over 2,000 highly trained technicians) works relentlessly to create developments of exceptional quality, and is committed to 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 people 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 developments - with self-contained eco-systems, great outdoor spaces, and robust infrastructure, bringing every facility and convenience to the doorstep.

Our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail and office spaces - winning their trust and appreciation, time after time.

With its presence across London, Mumbai and Pune, and offices in New York, Dubai and Shanghai, Lodha is now a multinational corporation.



The World Towers
One of India's most landmark addresses.



Aman
A 50-acre urban oasis in the heart of Thane.



Pallava
India's next community?
planned for over 2 million residents.

*Welcome to Casa Marvella,
where the grass is always greener.*

Embrace a life surrounded by over 50 acres of lush greens that truly unite you with mother nature and let you experience the good health, peace and tranquility that you've always longed for.

Casa Marvella is conveniently located in Polaris, India's no. 1 smart city², where you get to Live, Work, Learn and Play with equal ease due to the supreme quality of life it offers.



Discover truly connected living.

Situated in the economic triangle of Navi Mumbai-Thane-Kalyan, Coas Marvella offers effortless connectivity to major business hubs and corporate parks, making your commute to work a breeze.



Walking distance from metro stations on the upcoming Kalyan-Talaja metro line

Just 5 minutes* from Kalyan-Shil Road (Premiere Ground) via the 4-Lane Central Avenue (Expected completion - Oct 2021)

5^{MIN}



Just 10 minutes* to Dombivli station from Kalyan-Shil Road entry

10^{MIN}

Just 15 minutes* to NRI station that connects to Diva (Central Line), Panvel (Harbour Line), and Vashi (Western Line)

15^{MIN}

20 minutes* from Airoli via upcoming Airoli-Kerali Naka Freeway through Parikh Hill (Phase-I expected completion - Sept 2021*)

20^{MIN}

30 minutes* from upcoming Navi Mumbai International Airport

30^{MIN}

Large green spaces with something for everyone.

Start your day with a refreshing jog amidst lush greens, cycle along a scenic route or create happy memories with adventurous play equipment like zip lines and climbing nets for your kids.



Jogging / cycling track & children's play area

Artistic Impression

The joys of your very own forest.

Experience the perks of living next to a forest area. Rediscover the meaning of serenity with hundreds of trees bestowing you with fresh air, the song of chirping birds, and the rustling of leaves in the wind.

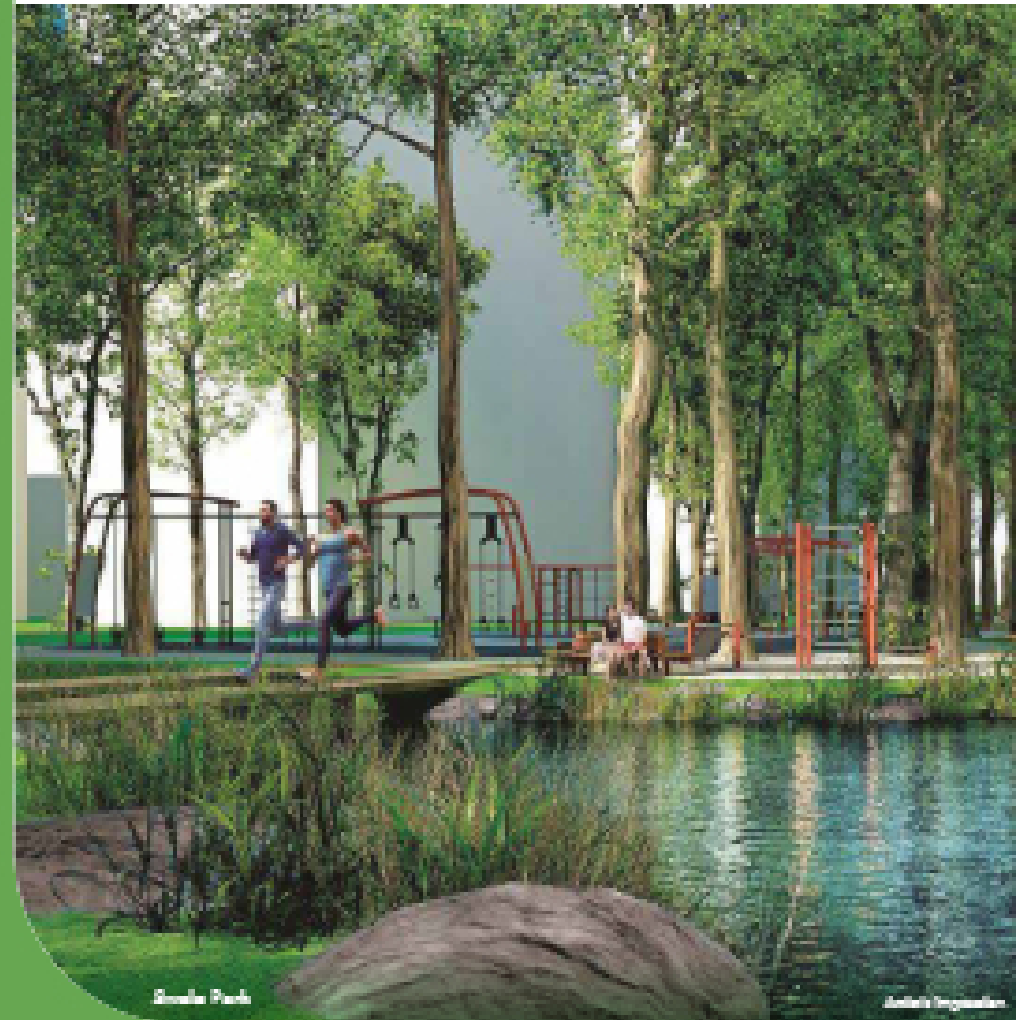


Forest area with hundreds of trees

Artistic Imagination

Soak in the serenity of a unique swale park.

Take a peaceful stroll by a serene stream or get fit at the outdoor exercise arena at the tranquil Swale Park, a haven for birds and many rare trees of the Western Ghats.



Swale Park

Artistic Imagination



Artista's Imagination

Children's play area

Give your little ones
a childhood full
of happy memories.

Multi-purpose spaces

Make the most of every
day with beautiful spaces
for picnics and events.



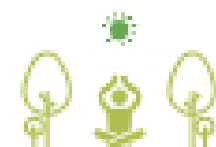
Artista's Imagination

*Never a dull moment when
you're surrounded by nature.*



The pleasure of morning walks
and get-togethers is just a
short walk away.

Grab your
picnic basket.



Find your inner
zen master.

A play area
amidst nature.



A promenade that
helps you stay fit.

Play with friends
from nature.



*The life you've always wanted,
now in your neighborhood.*

Beyond just greens and open spaces, the property provides the best in recreational amenities, wide roads and footpaths and much more, right at your doorstep.



*Quality education,
a short walk away.*

Give your child the best of education at a world-class school within walking distance. Here, you will also get a choice of four other renowned schools that are already operational in the vicinity.



*Because a world-class development
deserves world-class recreation.*

Unwind in style at the grand clubhouse, a contemporary rendition of a traditional courtyard originating in the Vides of Maharsahtra and boasting of modern amenities like a gym, swimming pool, café, and much more.



Amul City Image

Make time for worship.

Get in touch with your spiritual side in a calm, serene environment. The Shikhar-Sandhi style Jain Temple, built from the best quality Makrana stone, is covered in beautifully carved marble pillars. And the Shiva temple nearby will make your spiritual journey truly complete.



Amul City Image

Indulge in high-street fashion and dining.

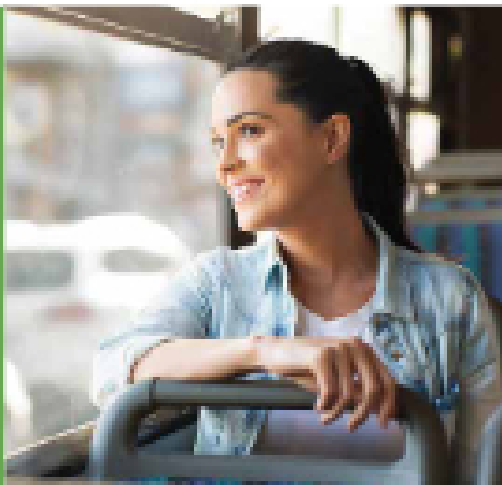
Go shopping, dining, or just step out for a stroll. At the retail high-street, part of the 3.5-km Central Avenue, you'll be spoilt for choice. Not only will you find the finest restaurants and cafes, but also premium boutiques that cater to all your retail therapy needs.



Get behind the scenes: Palava City Management Association

Consisting of expert city administrators, citizens of Palava and urban planners, the Palava City Management Association (PCMA) is responsible for everything from ensuring near uninterrupted power and water supply to formulating the city policies.





Dedicated bus service

Stay connected with a dedicated bus service to nearby stations and major work hubs like Andheri, Bandra-Kurla Complex, Airoli, Colaba, Lower Parel, Vashi, Dombivli and Ghansoli.

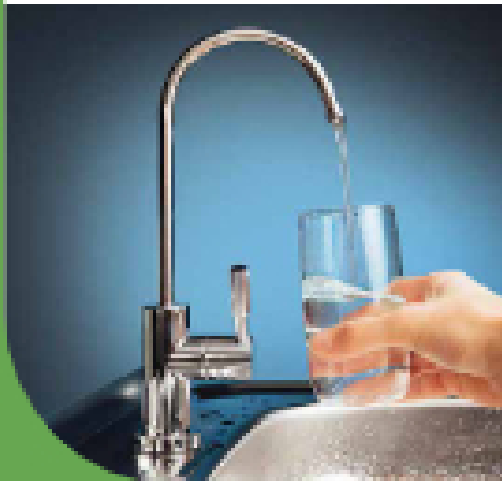
Multi-tier security

Safety and security are of utmost importance at Casa Marvella. That's why advanced technologies and trained personnel monitor the project round-the-clock.



24x7 water and electricity

Life takes no breaks and neither does the water and electricity at your new home. With an STP for water conservation and diesel generator backup, you can rest assured that your life will never be interrupted.



The best of life's luxuries reside within your home.

Every home at Casa Marvella is an ode to intelligent design, with premium fittings and luxury finishes to be found in every corner. Designed with you at the centre, your abode here will be unlike anywhere else, surpassing even your own expectations.

- Air-conditioned bedrooms with energy efficient split AC
- Premium Marbltal® flooring in living/dining rooms, bedroom and passage areas
- Iseberg/Jacquar® bath fittings and Kohler® sanitary ware
- Views of garden or tree-lined streets
- Separate utility area²
- Multi-tier security system
- Separate Wardrobe space²



Artist's Impression

Master Plan



Floor Plan

1 BHK and 2 BHK

TYPICAL FLOOR PLAN

CASA MARVELLA - A, D, E, H



Floor Plan

2 BHK and 3 BHK Optima

TYPICAL FLOOR PLAN

CASA MARVELLA - B, C, F, G



Unit Plan

1 BHK

TYPICAL UNIT PLAN



Unit Plan

2 BHK

TYPICAL UNIT PLAN



Unit Plan

3 BHK Optima

TYPICAL UNIT PLAN



12/20/2020

INDUS NO.1 REAL ESTATE DEVELOPER** - DELIVERING 4 OUT OF 5 HOMES BEFORE TIME*

Disclaimer: Conditions apply: (i) Residential sales for FY 2017-18; (ii) In last 3 years, for 80% of units delivered + possession offered prior to agreement date date including gross period; (iii) *Based on India Real Estate Index by IRI in "Quarterly Quarter" & "Residential Units in India's Emerging Cities" Report 2019; (iv) 80% reliability; (v) On regulations; (vi) Not available in all agencies; Bangalore apply; (vii) All above mentioned in minutes are confirmed time on October during normal office; (viii) indus@indus.com dated 10th May, 2020; (ix) The plans, layout, specifications, images and other details herein are indicative, and the developer reserves the right to change any or all of these in the interest of the development. Sales Bangalore may be available in limited units only or available in additional price and are not part of the standard units. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer or sales document of any type between the developer and the buyer; 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. Bangalore apply. Project financed by Yes Bank Ltd. The project has been registered via the MahaRERA, registration number R01700011660; R01700011660 and is available on the website <https://maharera.maharera.gov.in> under registered projects.