

# APNA GHAR, APNA DESH.

“THESE TIMES HAVE SHOWN US,  
THE BEST GIFT YOU CAN GIVE YOUR FAMILY IS A HOME.”

These tough times have shown us what is most important to us: our family,  
and a well-built home with good amenities and management to keep our family healthy and secure.

Buying a world-class Lodha home at  
Casa Viva benefits you.  
And the nation.



Pay just ₹1,98,000  
nothing more^^



Benefit from lowest ever  
interest rate of 5.99%#



Every new home creates **10 jobs**  
for a year and **contributes 25%**  
as taxes to help build the nation



For every home bought,  
₹21,000 will be contributed to  
PM-CARES Fund to support the  
national fight against Covid-19.

**ACCHE KAAM MEIN DERI KYON?**

This important decision demands your  
immediate attention.



**LIMITED 1 BED HOMES AT ₹73.8 LACS  
ALL-IN! AT MAJIWADA, THANE. SO WHY WAIT?**

## BUYING A HOME HELPS BUILD THE NATION.

The nation is going through its most trying time and the biggest contribution one can make to help India emerge stronger is to buy a home.

- When you buy a home, at least 10 people get a job for a year
- 25% of what you spend on the home goes to the government as taxes and its very valuable at a time like this
- For every home bought, Lodha Group will contribute ₹21,000 to PM-CARES fund to support Covid Warriors - Nurses, Doctors and Policemen

## WHY BUYING A HOME IS SO IMPORTANT?

These tough times have shown us how important our home is to our family. This is the place where **we feel safe and secure**. We have also realised the importance of a **well-designed home** that has **adequate spaces for our entire family**. A home needs to be at a place which has a **complete ecosystem** that provides a **safe, hygienic environment** and that supports you with every **convenience and comfort at your doorstep**. Moreover, it is important to have a home of your own, an asset for the whole family and for the future. It acts as insurance against the volatility of the market and other investment assets.

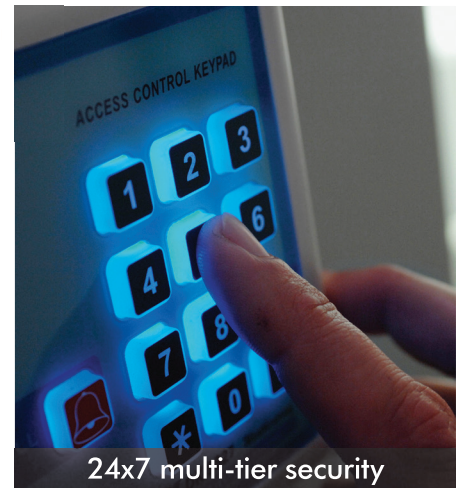
## OWNING A HOME IS NOW EASIER THAN EVER.

- You can move in to your dream home today by just paying ₹1,98,000, nothing more<sup>^</sup>
- You benefit from the lowest ever interest rate of 5.99%\*
- You end up saving more during this critical time as you have to pay only 50% Stamp Duty.



# Now make the most out of life.

Casa Viva offers an exclusive 1 bed tower with its own set of thoughtfully chosen amenities accessible only to a limited set of families. Within, you have lavish, air-conditioned residences with luxury fitments and finishes, top-of-the-line amenities and advanced security systems.



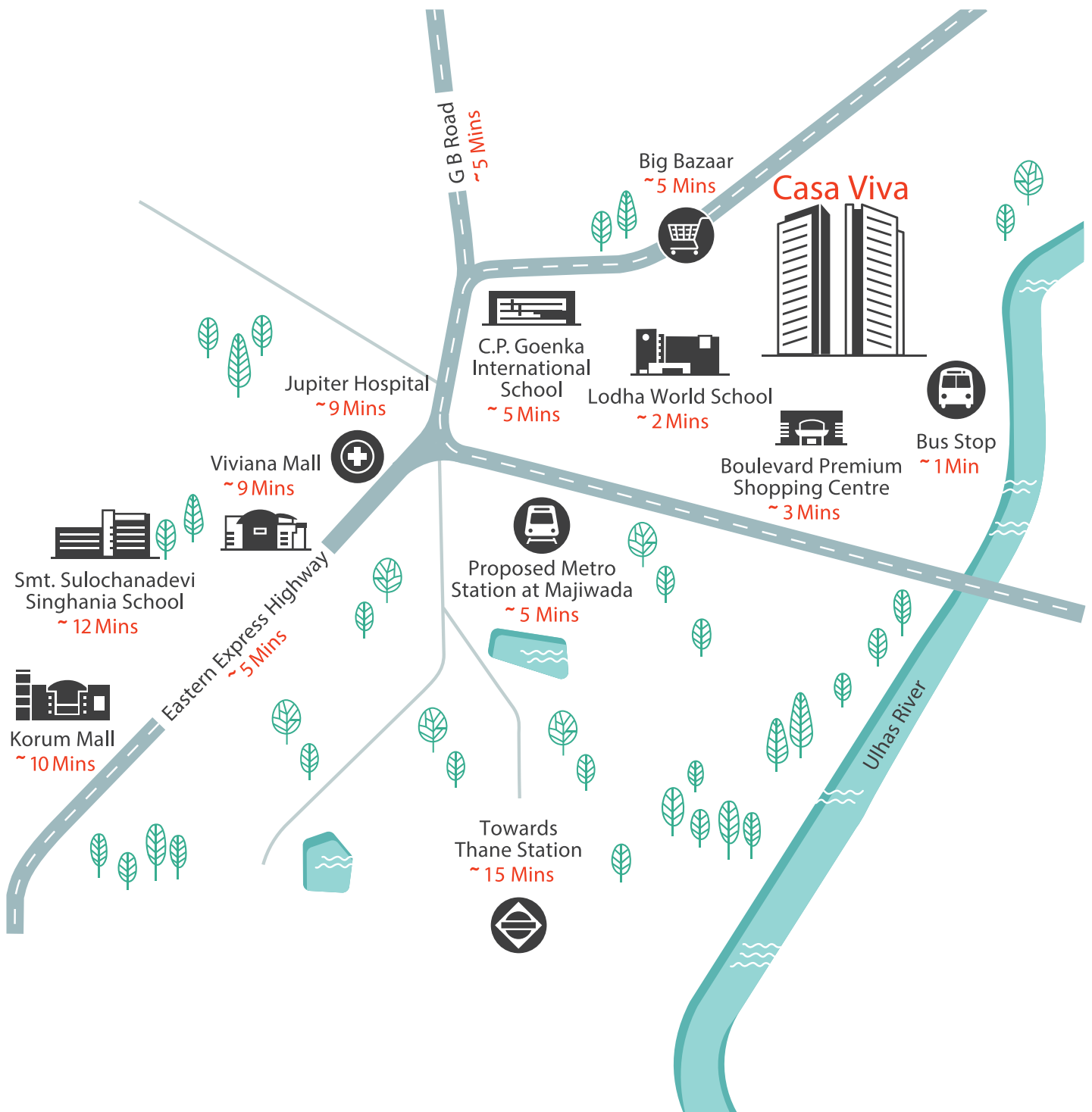
With every conceivable modern day comfort & convenience within your home – Casa Viva is your gateway to a quality living experience you always wished for.

- Grade A, 1 beds with one of the largest bedroom size in the micro-market
- Modern, fully air-conditioned homes\*
- Marble-like Marbltal® flooring for living, dining, passage and bedrooms
- Designer bath fitments from Kohler / Roca<sup>§</sup>
- Dedicated wardrobe niches, separate storage areas<sup>^</sup> & utility space
- Tall windows for ample natural light & ventilation
- Kalwa Hills & Ulhas River views<sup>^</sup>



# Spend less time commuting.

Located in Majiwada, Thane's best-connected location, Casa Viva puts you at the centre of everything - minutes from Thane's best schools, hospitals, business hubs, and the finest retail and social hotspots. With an easy hassle-free commute, you can spend less time travelling and more time with your loved ones; making Majiwada the most desired residential location among home seekers.



## Your world, just around the corner

Casa Viva is part of a larger 60 acre+ thriving integrated neighbourhood, sheltered from the bustle yet offering easy access to all facets of a ready social infrastructure.

- Lodha World School
- McDonald's
- State Bank of India
- Boulevard Premium Shopping
- Multiple supermarkets
- Multimodal transport: bus & auto stands



# WE'RE COMMITTED TO YOU, WE'RE IN THIS TOGETHER.

From our customers to investors to communities – as the world copes with a pandemic, we're here to do everything we can to help.

## THE ECONOMIC TIMES



### CORONAVIRUS CRISIS: LODHA GROUP WAIVES RETAIL LEASE RENTALS

Lodha Group has over 200 retailers in its stores across various locations including Palava City, Thane, Pune and South Mumbai, who will benefit from this waiver.

As the country is under lockdown and businesses take a hit, we're doing our bit to lighten the load.

### 20,000 MEALS A DAY

As livelihoods are struck and precious lives stranded, we're here to help, so people don't have to go hungry. Multiple food shelters have been set up across MMR to ensure this.



### UNINTERRUPTED ESSENTIAL SERVICES

With people stuck in lockdown, our hospitality and project management team is working across projects with local vendors to ensure uninterrupted supply of essential goods to our residents.



### SAFE PRACTICES TO STAY SAFE

Being safe is utmost critical during these times, and we're taking all measures from temperature checks to disinfectant spraying to ensure everyone is safe.

### TOP-NOTCH SECURITY

Residents will feel safe and secured thanks to multi-tier security at Casa Viva.



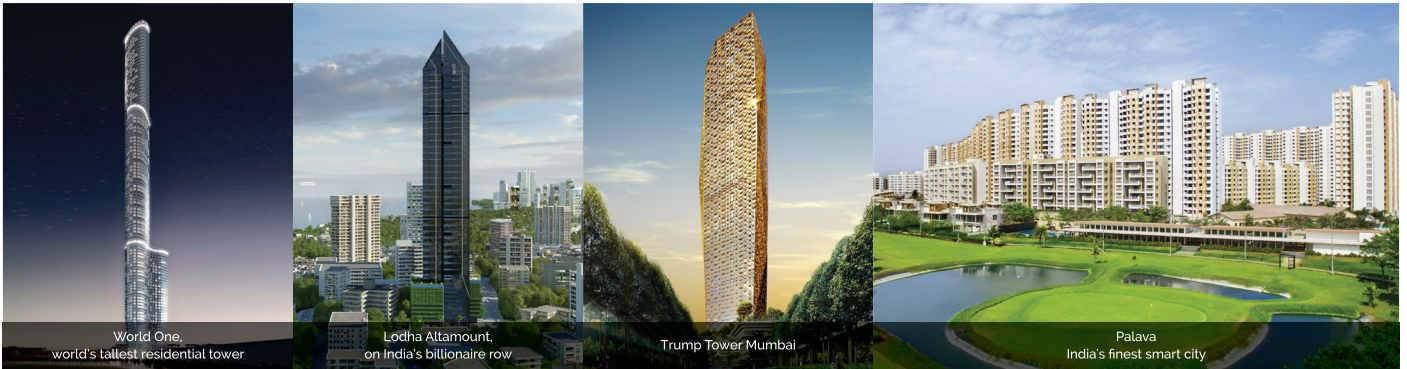
*While the circumstances are unconventional, LODHA is standing by its people in overcoming the situation and building a better life.*

**With limited units left,  
its your last chance to buy.**

Typology	All-in' price (₹)	Special Savings (₹)	Final All-in' price (₹)
I bed	<del>74.88 lacs</del>	1.08 lacs	73.8 lacs

**PAY ONLY 50% STAMP DUTY.**

**Come home to the best.**



Whether it's giving India some of its most iconic addresses, or crafting one 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 distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient <sup>\*\*</sup>based on liveability quotient ranking of JLL - one name is transforming the way we live with landmarks at par with the world's best: Lodha.

**CASAVIVA**  
BY LODHA  
More time for life

Sales Gallery: Casa Viva, Wing A, Near Majiwada flyover, Off Eastern Express Highway, Thane | [www.lodhagroup.com/casaviva](http://www.lodhagroup.com/casaviva)  
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011 | [www.lodhagroup.in](http://www.lodhagroup.in)

INDIA'S NO.1 REAL ESTATE DEVELOPER, DELIVERING 4 OUT OF 5 HOMES BEFORE TIME®

Disclaimer-<sup>\*</sup>In all rooms except kitchen, bathrooms, passage, store, utility and service areas. <sup>₹</sup>Or equivalent. <sup>^</sup>Select apartments. <sup>\*\*</sup>based on liveability quotient ranking of JLL. <sup>@</sup>In last 2 years, for 80% of units delivered – possession was offered prior to agreement due date including grace period. <sup>^^</sup>Valid for loans upto Rs. 75 L, pay only 5% of unit cost for loans above 75 L. Maintenance related expenses payable separately. <sup>#</sup>valid for EMIs payable upto Jan 2022 – subsidy will be computed on basis that lender's home loan rate is <=7.5% p.a. <sup>₹</sup> - Including GST & STAMP DUTY. <sup>!</sup>Registration & maintenance charges to be separately borne by the customer. The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions 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 transactions. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer / Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand. The plans contained herein are typical unit / floor plans – please verify exact plan and orientation of your unit before purchase. The project has been registered via MahaRERA registration number: P51700013263 / P51700013789 available at website: <http://maharera.mahaonline.gov.in> | Date of Printing: 05/20