GOLD STANDARD IN LIVING
Following the success of Casa Bella, which has seen over 2300 families become a part of the City of Dreams in just 6 months, we now bring you Casa Bella Gold: Dombivali’s most coveted address. In addition to offering you all the amenities and infrastructure of a modern city, it impresses you with its location, pampers you in its luxurious environs, captures your imagination with its scenic views, and simply makes you stare up in admiration at its towering presence.

As you drive past its imposing gates, you are greeted by clusters of majestic 8 & 18-storey towers, rising majestically into the Dombivali skyline. Here, apartments come air-conditioned and are more spacious than ever before. What’s more, they command spectacular views of the grand central square or the sprawling golf course and the river beyond.

You have the option of 5 types of apartments spread across 17 clusters - each designed to suit your lifestyle and budget. Designed to maximize space, your apartment includes a host of thoughtful gestures - a larger living room and bedrooms, separate puja area as well as a separate store rooms. Immaculately finished, your home boasts agglomerated marble flooring in the living room, wooden flooring in the bedrooms, and Spanish sanitaryware in the bathrooms.

But there’s more than one reason why Casa Bella Gold truly is the gold standard in living. A grand central square spread over 1,00,000 sq.ft., has been designed to offer you every possible privilege. A buzzing hub of social and recreational activity, it’s where you can find your very own clubhouse - complete with two swimming pools, a top-flight gym, jacuzzi, a café and lots more.

Of course, in addition to all the luxuries you will enjoy, this privileged address is poised to offer you all the benefits of living in the city. Power flows 24x7 and water flows in abundance. Usarghar railway station and a transport hub are right in your neighbourhood. A medical facility managed by Hinduja Hospital takes care of any emergency. And a world-class ICSE school ensures your children get a well-rounded education.

Moving to the suburbs is no longer a compromise. It’s a wise choice for those who wish to live their dreams.
CASA BELLA GOLD: CONVENIENTLY CLOSE TO EVERYWHERE.

Just 6 kms away from the cosmopolitan well-connected suburbs of Dombivali, Casa Bella Gold is a 25 minute drive from Thane and a mere 15 minute drive from corporate hubs like Navi Mumbai like DMC, Siemens, MIDC and Cognizant. Casa Bella is perfectly placed for easy connectivity. Moreover, this address is on the Kalyan-Shil Road, with Vashi-Karjat railway line close by, making your connectivity to the Central Railway Line. Casa Bella Gold is also a 20 minute drive from the proposed new international airport, making it an ideal location to get just about anywhere.

Dombivali: Cosmopolitan, highly literate, well-connected.
As Maharashtra’s first fully literate city, with over 36 junior colleges and 100 schools, Dombivali offers a modern, cosmopolitan setting for Casa Bella Gold. The city of dreams stretches over 117 acres of lush green land, just 6 kms away from Dombivali station.

A dedicated railway station
Vashi-Karjat railway stations along the Diva-Panvel railway line, abuts Casa Bella Gold. So you have the benefit of a railway station in your own neighborhood, giving you easy connectivity to Diva and, from there on, to Thane and CST. Local railway services have already started on the Diva-Panvel line and the number of trains is expected to double to over 15 every day, by 2010.

Concreted roads and a 6-lane highway
With the high development potential of the area, the roads around Casa Bella Gold are already being developed. The Kalyan-Shil Road is being developed into a smooth 6-lane highway. Besides, other key roads are being widened and concreted, making it even easier to get to the City of Dreams.

By Road
By Rail

Map not to scale
THE CITY OF DREAMS, PLANNED TO PERFECTION.

from 24-hour power supply to abundant water supply. From bridges to bus depots, you won’t find a city planned more perfectly than Casa Bella Gold. With some of the world’s most renowned experts pooling in their skills in infrastructure design, landscape design, architecture and engineering, Casa Bella Gold can justifiably claim to be one of Mumbai’s finest integrated planned townships.

Your own over-bridge from the railway station

Getting out of Usarghar railway station, you can simply walk into your City of Dreams over a pedestrian over-bridge, built especially for you.

24-hour power supply

Casa Bella Gold has 24-hour power supply, with world-class transmission and distribution networks. With exclusive and independent 24x7 power supply assured for Casa Bella Gold, even if other parts of Mumbai face power problems, you won’t have to worry about load-shedding or voltage fluctuations.

Abundant water supply

Well-planned and abundant water supply arrangements guarantee you never run out of this essential resource.

A transport hub

A mini-depot for buses and auto-rickshaws has been set up within Casa Bella Gold so you have convenient, affordable transport, virtually at your doorstep.

Excellent roads

Any city needs good roads, and you’ll find the internal road network in Casa Bella Gold smooth, sturdy and well-planned.
ALL YOU NEED, WITHIN CITY LIMITS.

From the systems of a modern city, to its comforts and luxuries, Casa Bella Gold has it all. So that once you move into the city of your dreams, you never have to leave it for anything.

**A bustling grand central square**
Spread across 1 lac sq.ft., the grand central square is the nerve-centre for your leisurely pursuits. Immaculately planned and designed, with tree-lined walkways and cobbled streets which lead up to the centre of attraction - a spectacular fountain.

**World-class landscaping**
With smoothly terraced expanses of green, serene water bodies, cozy pavilions, body-lined roads and exotic flowering plants, you’ll find every corner of Casa Bella Gold a visual delight.

**A world-class ICSE school**
As a Casa Bella Gold resident, your child is guaranteed admission to a world-class ICSE school professionally run by the Chandresh Lodha Memorial Trust. With a curriculum designed by experts, a wide range of extracurricular and sports activities, and a faculty drawn from some of the finest schools in the country, your child’s all-round development is assured.

A buzzing grand central square

Spread across 1 lac sq.ft., the grand central square is the nerve-centre for your leisurely pursuits. Immaculately planned and designed, with tree-lined walkways and cobbled streets which lead up to the centre of attraction - a spectacular fountain.

**World-class landscaping**
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**A state-of-the-art medical facility**
Because your family’s health is a top priority, Casa Bella Gold, in partnership with Hinduja Hospital, has set up a comprehensive medical facility spread over 10,000 sq.ft., with a polyclinic, daycare surgery procedure centre, diagnostic centres and pharmacy - all at your disposal. All patients at the facility will also have access to the advanced facilities of the renowned Hinduja Hospital at Mahim.
An exclusive shopping mall and multiplex
A swanky retail mall and multiplex, spread over 5,00,000 sq.ft, brings shopping and entertainment to your doorstep. With the latest brands, food courts, leisure zones, specialty restaurants and gaming zones, it offers you the perfect way to spend your free time with family and friends.

Casa Bella Gold will also have other retail outlets to supply your daily grocery and household needs.

A 9-hole golf course
Now you don’t have to travel halfway across the city to perfect your swing. We’ve put in a 9-hole golf course right where you live.

The first golf course in Dombivali, it has been designed by the renowned golf course designer, Col. Bagga, who is responsible for some of the best courses in the country.

Multi-level security
From 24 hour security to intercoms and video door phones, multi-tier security works round the clock to keep your family safe and sound.

Your own fire station
Casa Bella Gold comes with its own fire station. Which means, you have your own dedicated fire fighting force, on call 24x7 to tackle emergencies.
THE GOLD LIFESTYLE AWAITS YOU

Casa Bella Gold’s meticulous planning includes all the comforts, luxuries and privileges you could ask for: take a refreshing swim, relax over a cheerful meal at the café, enjoy a rigorous workout at the gym, or surrender to the serenity of yogic meditation - all in the comfort of your own privileged world.
A wide range of outdoor sports
A city as large as Casa Bella Gold offers you plenty of space for sports and outdoor activities: a full-size cricket pitch, a basketball court, a badminton court, a volleyball court and floodlit tennis courts. Your City of Dreams has it all.

Picturesque picnic spots
Dotted all over the Casa Bella Gold landscape, are picturesque, well-maintained clearings, ideal for sociable picnics and barbeques with neighbours and friends.

A comfortable children’s crèche
Want to catch a movie at the multiplex? Just drop off the little ones at the pleasant, friendly and secure Casa Bella Gold crèche.

An efficient bus service
A shuttle bus service has been provided to take you from Casa Bella Gold to Dombivali station and back. Besides, there is an environment-friendly electric bus service to transport you within the township.

A convenient store at your doorstep
The neighbourhood store is stocked with everything you need for your household, so shopping for groceries is no longer a chore.

One of the largest clubhouses in the city
A super-sized clubhouse, can be found in your own city of dreams. And it has been planned to offer you every possible privilege:

- A swimming pool for adult, and a separate pool for kids
- World-class gymnasium
- Steam room
- Jacuzzi
- Indoor games - carrom, table-tennis, chess, snooker
- Multipurpose hall - for celebrations and other events
- Well-stocked library
- Comfortable mini-theatre
- Café
- Yoga and Meditation Centre
- Jogging track
CASA BELLA GOLD: CHOOSE THE HOME OF YOUR DREAMS.

At Casa Bella Gold we offer you a choice of 5 types of apartments across 67 buildings and 13 clusters. Thoughtfully designed to maximize space, every apartment includes a host of thoughtful gestures: full air-conditioning, larger living room and bedrooms, a private wooden sundeck, separate puja area as well as a separate store room. Immaculately finished, your home boasts agglomerated marble flooring in the living room, wooden flooring in the bedrooms, and Spanish sanitaryware in the bathrooms.

1 BHK, 2 BHK Optima and 2 BHK Ultima
Housed in clusters of 8-storey buildings, are the 1 BHK Optima apartments, smartly designed to optimize space. We also offer you the option of our elegant 2 BHK Optima & 2 BHK Ultima apartments, housed in taller 18-storey towers.

Key features:
- Air-conditioned living/dining room and bedrooms
- High quality vitrified tiles in the living/dining area, passage and bedrooms
- Designer Jaquar* fittings and Parryware* sanitaryware
- Designer ceramic tiles in the bathroom
- Glossy granite platform, stainless steel sink and vitrified tile flooring in the kitchen
- Motion sensors in bathrooms for automated lighting control*
- Intercom system control
- Separate puja area
- Separate wardrobe area in all bedrooms
- Separate store room
- Separate utility area for washing and drying
- Provision for telephone and internet connection

2 BHK Aura & 3 BHK Aura
The ultimate in luxury, these air-conditioned 2 and 3 BHK residences are set in 18-storey tower clusters, commanding beautiful views of the tranquil river and the golf green, as well as the grand central square. Here, residents also enjoy the special privilege of having a private swimming pool and gym for their exclusive use.

Key features:
- Air-conditioned living/dining room and bedrooms
- Finest agglomerated marble flooring in the living/dining room and passage in 3 BHK Aura
- Premium vitrified tiles in the living/dining area and passage in 2 BHK Aura
- Laminated wooden flooring in the bedrooms
- Designer vitrified tiles in the bathroom
- Private sundeck, attached to the living room
- Roca* sanitaryware and Jaquar* fittings in bathrooms
- Motion sensors in bathrooms for automated lighting control*
- Premium granite platform, stainless steel sink and vitrified tile flooring in the kitchen
- Multibank security with video door phone and controlled access
- Separate puja area
- Separate store room
- Separate wardrobe area in all bedrooms
- Separate utility area for washing and drying
- Provision for telephone and internet connection

*For 3 BHK only
Apartment Type Cluster Names

1 BHK Crestia, Primia, Spectra, Allura, Venezia, Magniferra

2 BHK Optima & Ultima Platina, Elitra, Sophistica

2 BHK Aura Maxima, Europa

3 BHK Aura Vertica, Utopia

LEGEND
1. Main entry
2. Golf community entry
3. Feature entry statement
4. Casa Bella Gold entry with guard house
5. Club house drop-off point
6. Club house
7. Kids’ pool
8. Adult’s swimming pool
9. Function lawn
10. Cricket pitch / Multi-purpose court
11. Kids’ play
12. Private gym and swimming pool for Aura
13. Senior citizen corner
14. Cluster green
15. Cluster green with mounds & picnic zones
16. Walkway / jogging track
17. Car park with grass block
18. Tennis court
19. Grand fountain

Apartment Type Cluster Names

1 BHK Crestia, Primia, Spectra, Allura, Venezia, Magniferra

2 BHK Optima & Ultima Platina, Elitra, Sophistica

2 BHK Aura Maxima, Europa

3 BHK Aura Vertica, Utopia
FLOOR PLANS

1 BHK
Crestia, Primia, Spectra, Allura, Venezia, Magniferra

2 BHK
Optima, Ultima

UNIT PLANS

1 BHK

2 BHK
Optima Unit Plan

2 BHK
Ultima Unit Plan
Casa Bella Gold marks the coming together of some of the world’s most experienced and renowned experts. The 27 year old Lodha Group, among the top 3 real estate developers in India, Kapadia Associates, one of the leading Architecture and Urban Design firms, WSP Group, U.K, the last word on Infrastructure Design, And Belt Collins, Seattle, the global experts in Landscape Design. Each pooling their skills to ensure meticulous planning, from blueprint to final execution. The result: a city like no other.

The Developers Lodha
Established in 1980, Lodha Group is Mumbai’s premier real estate developer providing comprehensive residential and office space solutions across real estate categories and diverse consumer segments – from luxury garden residences in South Mumbai to large integrated townships in the suburbs, from thoughtfully designed office environments to private villa retreats. Headquartered in Mumbai, the group is currently developing in excess of 25 mn. sq. ft. of prime real estate spread over 27 projects. The group has several innovative firsts to its credit be it Lodha Bellissimo – the only Indian residential project amongst the top 1000 landscapes in the world, Lodha Lauraria - Mumbai’s first Fully Automated Township or Lodha Aqua - Mumbai’s first water inspired township. The group has created an entirely new residential category: mid-income luxury. A new sub-brand CASA by Lodha was created for this category providing ‘right sized’ and ‘right priced’ products in Mumbai’s suburban locations.

CASA BELLA GOLD: PLANNED BY THE FINEST.

The group was one of the first in India to introduce the concept of branded office spaces through its unique offerings: Lodha Excelus – Signature offices catering to front office requirements of large corporates, offered by Lodha – the ultimate IT destination for large back office needs and Lodha Supremus – Signature boutique offices, targeted specifically at mid-sized offices.

According to the JP Morgan Property Report 2008, Lodha Group was ranked second in the list of ‘most sought after for PE investment in the realty sector’. Also selected as one of India’s top 10 builders by Construction World, the group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.

Vision: Building a better life
The group seeks to build a better life for its customers, leveraging its core strengths – the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy – to create landmarks of exemplary quality & design that benchmark the highest standards of international living.

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, they combine a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

Landscape Design: Belt Collins, Singapore.

The world's most prominent landscape design firm, founded in 1953, Belt Collins provides planning, civil engineering, landscape architecture and environmental consulting services. Belt Collins and its projects have received over 250 national and international awards since it was founded. These award-winning projects range from landscape design for small public playgrounds to master planning and site engineering for major destination resorts.

Infrastructural Design: WSP Group, U.K.

Responsible for the infrastructure design of Casa Bella Golds, one of the largest international consulting groups, the WSP Group provides a full range of services, from planning through to design, implementation and maintenance. The WSP Group has extensive international experience in America, UK, Europe, Africa, the Middle East and Asia, gained through working in over 60 countries. Currently, it has permanent offices in 35 countries.

WSP Group has been responsible for projects in the following sectors: aviation, commercial energy and natural resources, industrial development, rail, residential, retail and roads and bridges.

Landscape Design: Belt Collins, Singapore.

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Belt Collins has successfully completed projects in many areas of the world encompassing a wide variety of climate and terrains. Such locations include Hawaii, the Pacific Rim, Asia, the continental United States, the Middle East and Europe.

The company was the first in the Pacific and Asia region to combine urban and land planning, civil engineering, landscape architecture, and environmental consulting within one professional organization.

NSP Group has been responsible for projects in the following sectors: aviation, commercial energy and natural resources, industrial development, rail, residential, retail and roads and bridges.

NOTES

Ongoing Projects

Lodha's Chateau Paradis, Worli Seaface
Lodha's Aqua, Mahalaxmi
Lodha's Skyline, Worli
Lodha's Apollo, Thane
Lodha's Grandeur, Thane
Lodha's Paradise, Thane
Lodha's Aria, Thane
Lodha's Excelus, Taloja
Lodha's Aurum, Thane
Lodha's iTHINK Techno Campus, Thane
Lodha's Palazzo, Thane
Lodha's One, Thane
Lodha's Paradise, Thane
Lodha's Imperia, Bhandup
Lodha's Aurum, Thane
Lodha's iTHINK Techno Campus, Thane
Lodha's Goldcrest, Lonavala
Lodha's Supremus, Worli
Lodha's Bellissimo, Thane
Lodha's Imperia, Bhandup
Lodha's Aurum, Thane
Lodha's iTHINK Techno Campus, Thane
Lodha's Goldcrest, Lonavala

UPCOMING PROJECTS

Lodha's Imperia, Bhandup
Lodha's Aurum, Thane
Lodha's iTHINK Techno Campus, Thane
Lodha's Goldcrest, Lonavala

Site Office: Casa Bella Gold, Near Kariyamal Temple, Kalyan, Thane Road, Dombivali (E).

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Disclaimer: The plans, specifications, designs and other details herein are only indicative and are subject to change at the discretion of the Developer / Owner and the recipient. Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the section titled “Risk Factors” of the Draft Red Herring Prospectus filed with SEBI.