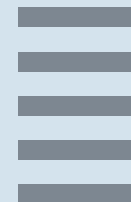




A perfect life



A PERFECT LIFE.

Sales Office:

Casa Paradiso, Adjacent to Fatehnagar Railway Station, Sanath Nagar,
Off Ameerpet, Hyderabad – 18. Tel: +91 40 6633 9999 | www.casabylodha.com

Corporate Office:

Lodha Excelus, Level L2, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India.
T: +91 22 2302 4400 F: +91 22 2300 0693 | www.lodhagroup.com

* in 2 BHK apartments | ^ in 3 BHK apartments | ** Or equivalent

Disclaimer : The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserve 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 parties, and no details mentioned in this printed material shall in any way govern such transactions. Tolerance of +/-2% is possible in the unit areas on account of design & construction variances.



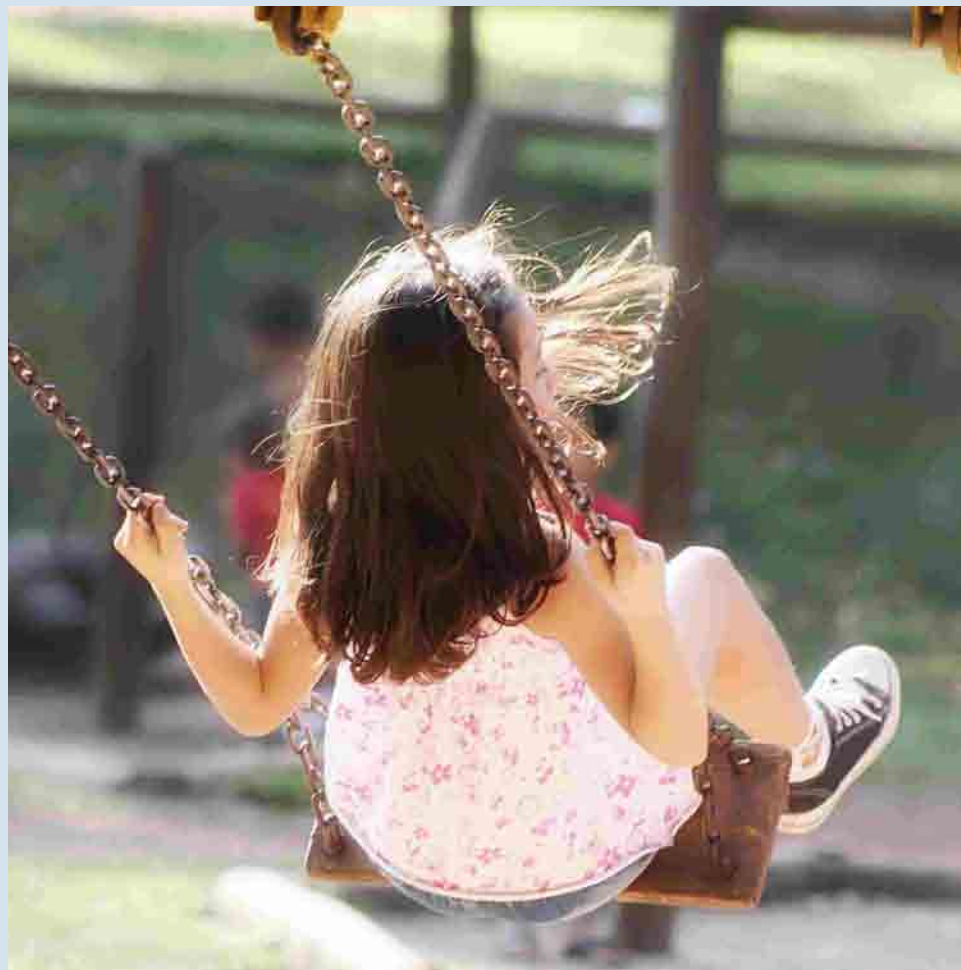
CASA: LUXURY HOMES FOR A PERFECT LIFE.

There was a time when luxury homes were just for the chosen few. The Lodha Group, however, believed that luxury should be accessible to anyone who aspires to a better lifestyle. By employing the expertise of the world's best architects and engineers, and improvising with intelligent design and advanced construction techniques, we created CASA: luxury residences beyond the average consumer's expectations, at a price well within reach.

Every CASA project has the stamp of the Lodha Group - with its keen eye for detail and supreme quality standards. Which means, you are simply buying the best in class - be it construction, engineering, material, design. After all, the group has 29 years of experience, and a reputation as Mumbai's premier real estate developer.

Mumbai already boasts of 7 successful CASA projects, with 11,000 happy families booking their luxury homes in just 18 months. While CASA Bella, our township in Palava, India's new-age city, has received the U.N. Habitat Business Award for Integrated Planning.

Now, for the first time in Hyderabad, Lodha presents CASA Paradiso. Intensively researched, intelligently planned and meticulously finished, to make it the perfect residence for you.



A PERFECT LIFE.

It's a dream you may have often had, a vision of a life perfect in every way. With you and your family cocooned in a home that's luxurious and elegant, yet warm with the companionship of neighbours and friends. Where nature's boundless beauty and the finest privileges combine to give you the best life has to offer.

That life, that home, is now yours to have, at Casa Paradiso. An upscale, enviably located development where luxury meets lush natural beauty; where everything from a top-notch gym to a serene garden, a party venue to a play zone for kids, is at your command.

Exuding style and luxury, replete with comforts and privileges, and steeped in nature's tranquility, Casa Paradiso offers you a truly perfect life.

Iconic design by India's foremost architect:

Casa Paradiso has been designed by India's foremost architectural icon, Hafeez Contractor, designer of masterpieces like the Indian School of Business, Hyderabad; Indira Gandhi International Airport, Delhi and D. Y. Patil Stadium, Navi Mumbai and awarded Architect of the year for Urban Group Housing projects. It combines an unbeatable location, thoughtfully planned apartments for maximum space and lifestyle features and amenities for a perfect life.



WELL-PLANNED. BEAUTIFULLY STYLED. AND FINISHED TO PERFECTION.

- 2 & 3 BHK luxurious apartments
- Agglomerated marble in living / dining and passages ^
- Air-conditioned master bedroom
- Laminated wooden flooring in the master bedroom and vitrified flooring in other bedrooms ^
- Premium vitrified tiles in living, dining, bedrooms and passages*

Your residence in Casa Paradiso is your vision of a perfect home, come to life. Designed in accordance with Vaastu principles, your spacious residence boasts of premium brands, quality materials and finishes so luxurious, they may exceed even your expectations.

Vaastu-compliant design

The master bedroom lies in the south-west, the kitchen in the south-east. Besides, the entrance, the puja area and every important aspect of your residence has been planned with due respect to Vaastu, to make life as perfect as possible.

Marble flooring, French windows and a private sundeck

Play the gracious host in your elegant living room, graced with marble flooring* and French windows. Or step out onto your private, open-air sundeck for a quiet dinner under the stars.

Luxuriously appointed bedrooms

Spacious and elegant, with stylish wooden flooring* and thoughtful details like a separate wardrobe area, all the bedrooms in your residence are havens of comfort. While an air-conditioned master bedroom envelops you in cool luxury, round the year.



LUXURY THAT EXTENDS INTO YOUR BATHROOM AND KITCHEN.

- German Kohler** sanitary ware and Jaquar** fittings in all bathrooms[^]
- 4 fixture master bathroom[^]
- Parryware** sanitary ware and Jaquar** fittings in all bathrooms[#]
- Designer tiles in bathrooms
- Kitchen with granite platform and sink
- Vitrified tiles in kitchen and other bedrooms
- Elevators from Thyssen Krupp / Otis**
- 100% D.G. power back-up

Designer bathrooms

The immaculate bathrooms you've seen in interiors magazines, now feature in your own home. Designer tiles, premium German Kohler sanitaryware, and top-of-the-line fittings from Parryware turn a routine bath into a luxury experience.

A modern, stylish kitchen

With glossy granite, stainless steel sink and premium tiling, your kitchen is sure to inspire the finest gourmet cuisine.

Thoughtfully planned spaces

A separate puja area and a convenient utility area for washing and drying clothes, gives you an apartment as complete and convenient, as it is elegant and aesthetic.

An intercom and telephone connection facility

Even these details have been thought of and provided for at Casa Paradiso. Allowing you to sit back and savour the perfect life.



YOUR LIFESTYLE: GYM. POOL. CAFÉ. ALL PERFECTLY LOCATED AT YOUR DOORSTEP.

- Clubhouse
- Two swimming pools
- Adults & Kids
- Gymnasium
- Indoor games
- Lounge
- Library
- Coffee shop
- Multipurpose hall

Work out at the gym, relax in the pool, chat with friends over coffee or catch a new play, all without leaving the secure walls of Casa Paradiso. Every requirement of a privileged lifestyle is at your disposal, even landscaped grounds and cosy pavilions in which you can sit and do nothing at all.

A world-class gym and pool at your doorstep

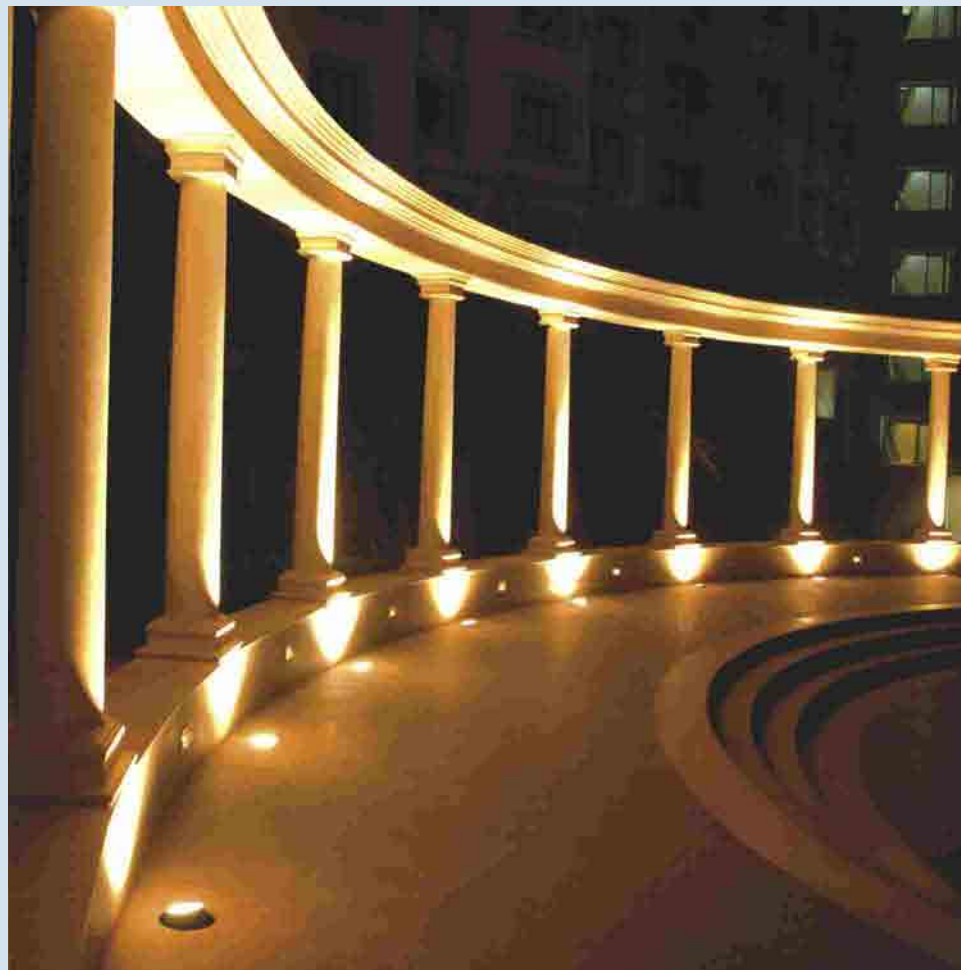
Staying in shape is so much easier when you have top-notch facilities at home. Living in Casa Paradiso, you have a well-equipped gym and a full-size swimming pool, as well as a separate kids' pool, within your gates; all you have to do is stroll into your own exclusive clubhouse.

Landscaped gardens, a water fountain, pavilions and sitouts

Escape to a lush green retreat, without leaving home. In Casa Paradiso, landscaped green open spaces invite you to relax and listen to the rustle of the leaves. The musical ripple of a water fountain soothes and refreshes you. While cosy pavilions and sitouts provide the perfect space to read or reflect in peace.

A lively café and stylish party venue

At Casa Paradiso, meeting up with friends is easier than ever. A cheery café provides a relaxed setting for informal get-togethers, while an elegant party venue with an open-air lawn helps you host bigger parties with flair.



SURROUND YOURSELF WITH MORE LIFESTYLE.

- Children's play area
- Multipurpose court
- Cricket pitch
- Jogging / Walking track
- Senior citizen's area
- Business center
- Ganesha temple

A play zone for kids, a serene space for seniors.

A well-equipped and secure play zone and a tranquil, thoughtfully designed senior citizens' area - Casa Paradiso's planning allows both grandkids and grandparents to have a great time.

Outdoor sports, indoor games

Weekends are for bonding with family and friends, and at Casa Paradiso, good times are guaranteed. With a jogging track, a cricket pitch and a multi-purpose court for basketball or volleyball available, you won't be able to resist a lively game or two with the neighbours. Or if you prefer to stay indoors, there's always table tennis and carrom.

An extensive library, an open-air amphitheatre

From best-sellers to kids' stories, they're all at your fingertips in your own well-stocked library at Casa Paradiso. While an open-air amphitheatre lets you view cultural events and performances, without leaving home.

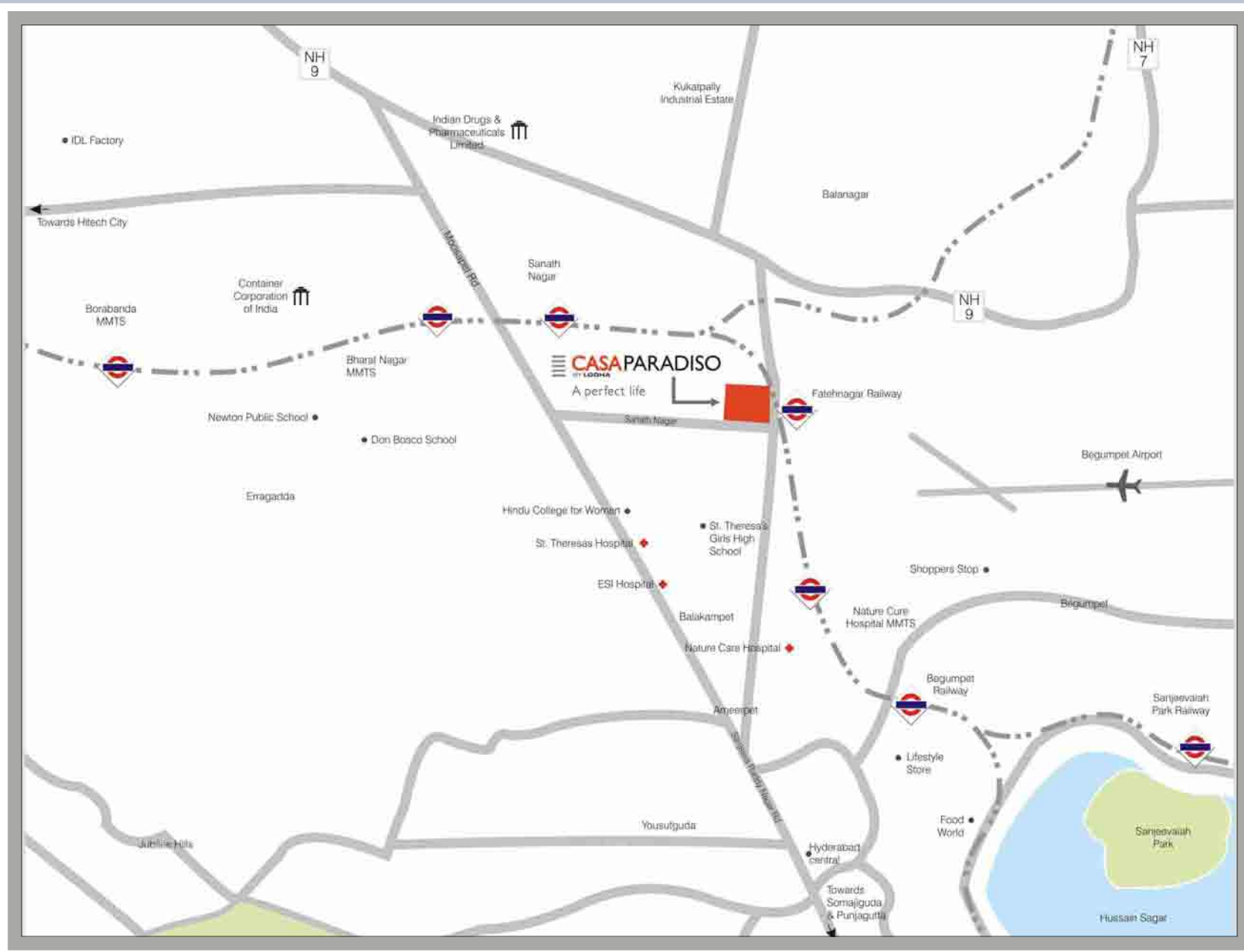
A well-equipped business centre

Working over the weekend? Your own convenient business centre on the premises helps you wind it up as quickly and efficiently as possible.

Ganesha temple

You know you really have it all when even your spiritual needs are provided for, with a serene Ganesha temple within Casa Paradiso itself.

CLOSE TO WORK.
CLOSE TO SHOPPING DESTINATIONS.
CLOSE TO LEISURE HUBS.



PERFECTLY LOCATED
IN THE HEART OF THE CITY.

Living in Casa Paradiso keeps you within easy reach of every important destination, yet secluded from the din of the city. Corporate offices, government corporations, fine schools and hospitals, trendy shopping malls, chic restaurants and multiplexes are all in your neighbourhood. While easy road and rail connectivity gets you swiftly into the major hubs in city.

Excellent road and rail connectivity

A short walk gets you to Fatehnagar railway station or the Sanathnagar APSRTC bus depot, connecting you to all the major suburbs of Hyderabad and Secunderabad. Besides, Sanathnagar also has an MMTS station, whisking you smoothly across Hyderabad. With access to major roads like Sanathnagar Road and Balkampet Road and the Begumpet airport just a drive away, your location in Casa Paradiso is nothing short of enviable.

Walk to work: Offices in the neighbourhood

The corporate offices of Lipton India (P) Ltd, Allwyn Ltd., Kohinoor Glass, Hyderabad Asbestos and ABC India Ltd, as well as large government establishments like the Food Corporation of India and Andhra Pradesh Small Scale Industries Development Corporation are located in the vicinity of Casa Paradiso. Allowing you to walk to work, and even drop back for lunch.

Entertainment hubs around the corner

Catch a movie, savour an elegant meal or indulge the family – you have a multitude of leisure options to choose from. Big Cinemas and PVR Cinemas, as well as the city's premium retail malls, fine restaurants and multiplexes are all nearby.

Schools and colleges: A walk away.

Reputed educational institutions like Hyderabad Public School, Jawaharlal Nehru Technological University (JNTU), Kendriya Vidyalaya and Sri Chaitanya Junior are now very close to home.

UNIT PLAN- 2 BHK

East Facing Unit



EDEN WING A,B,C

Disclaimer: Tolerance of +/-2% is possible in the unit areas an account of design and construction variances.

West Facing Unit



EDEN WING A,B,C

Disclaimer: Tolerance of +/-2% is possible in the unit areas an account of design and construction variances.

UNIT PLAN- 2 BHK Ultima

East Facing Unit

West Facing Unit



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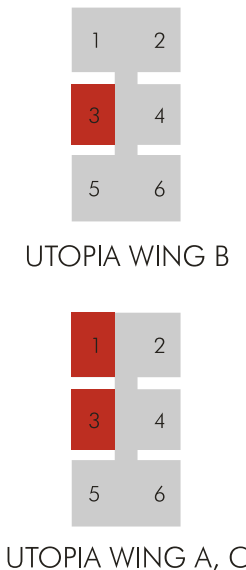


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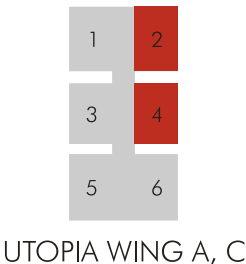
UNIT PLAN- 3 BHK Aura

East Facing Unit

West Facing Unit



Disclaimer: Tolerance of +/-2% is possible in the unit areas an account of design and construction variances.



Disclaimer: Tolerance of +/-2% is possible in the unit areas an account of design and construction variances.

UNIT PLAN- 3 BHK Luxe

East Facing Unit

West Facing Unit



Disclaimer: Tolerance of +/-2% is possible in the unit areas an account of design and construction variances.



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Site Layout Plan



Elevation View





THE DEVELOPERS: THE LODHA GROUP

Established in the 1980, the Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in the excess of 29 million sq.ft. of prime real estate over 38 projects in and around Mumbai, from Napean Sea Road to Palava, making it the largest developer in Mumbai and one of the largest in the country. The group is now expanding into Western and Southern India. It has embarked on its geographic expansion with Lodha Bellezza, an unparalleled super-luxury residential project in Hyderabad, and is soon expected to launch its first project in Pune.

In 2009, the company emerged as the No.1 unlisted developer in the country, the No.1 developer in Mumbai and the No.1 real estate brand in the city ^ . The group has several innovative firsts to its credit: Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world; Lodha Golflinks - Mumbai's first golf development; Palava - 21st century India's foremost planned city, spread over 5000 acres, and many more.

The group has also 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. The group was also 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; iThink by Lodha - the ultimate office

campus for every business need; and Lodha Supremus - signature boutique offices targeted specifically at mid-sized businesses.

According to the JP Morgan Property Report 2008, the Lodha Group was ranked second in the list of companies most sought after for PE investment in the realty sector. And also selected as one of India's top 10 builders by Construction World.

Other accomplishments include:

- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com.
- Leaders of Indian Infrastructure & Construction Award by The Economic Times ACETECH.
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava.
- Awarded 'Luxury Project of the Year' at Realty Plus Excellence Awards 2010, for Lodha's Chateau Paradis.

Going beyond being a premier real estate developer, the group has been a socially responsible corporate, focusing on education as the best medium to enrich society. The group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.

^ Prop Equity research, Jan 2010 & Lokmat BDI survey, Jan 2010.

ONGOING PROJECTS

Residences - World One, Upper Worli | Lodha Costiera, Napean Sea Road | Lodha One, JVPD Scheme, Juhu | Lodha Bellissimo, Mahalaxmi | Lodha Primero, Mahalaxmi | Lodha Aria, East Parel | Lodha Aqua, Dahisar | Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Excellencia, Thane | Lodha Golflinks, Palava | Lodha Goldcrest, Lonavala | Lodha Bellezza, Hyderabad

Casa Univis, Thane | Casa Ultima, Thane | Casa Royale, Thane | Casa Essenza, Dahisar | Casa Bella, Palava | Casa Bella Gold, Palava | Casa Rio, Palava

Office spaces - Lodha Supremus, Worli junction | Lodha Supremus, UpperWorli | iThink by Lodha, Thane

COMPLETED PROJECTS

Lodha's Chateau Paradis, Worli Seaface | Lodha Palazzo, JVPD Scheme, Juhu | Lodha Grandeur, Prabhadevi | Lodha Paradise, Thane | iThink by Lodha Kanjurmarg
Lodha Excelus, Mahalaxmi

UPCOMING PROJECTS

Apartments at Walkeshwar, Mahalaxmi, Prabhadevi, Kanjurmarg, Andheri & Dombivali | Bungalows at Dombivili & Pune.