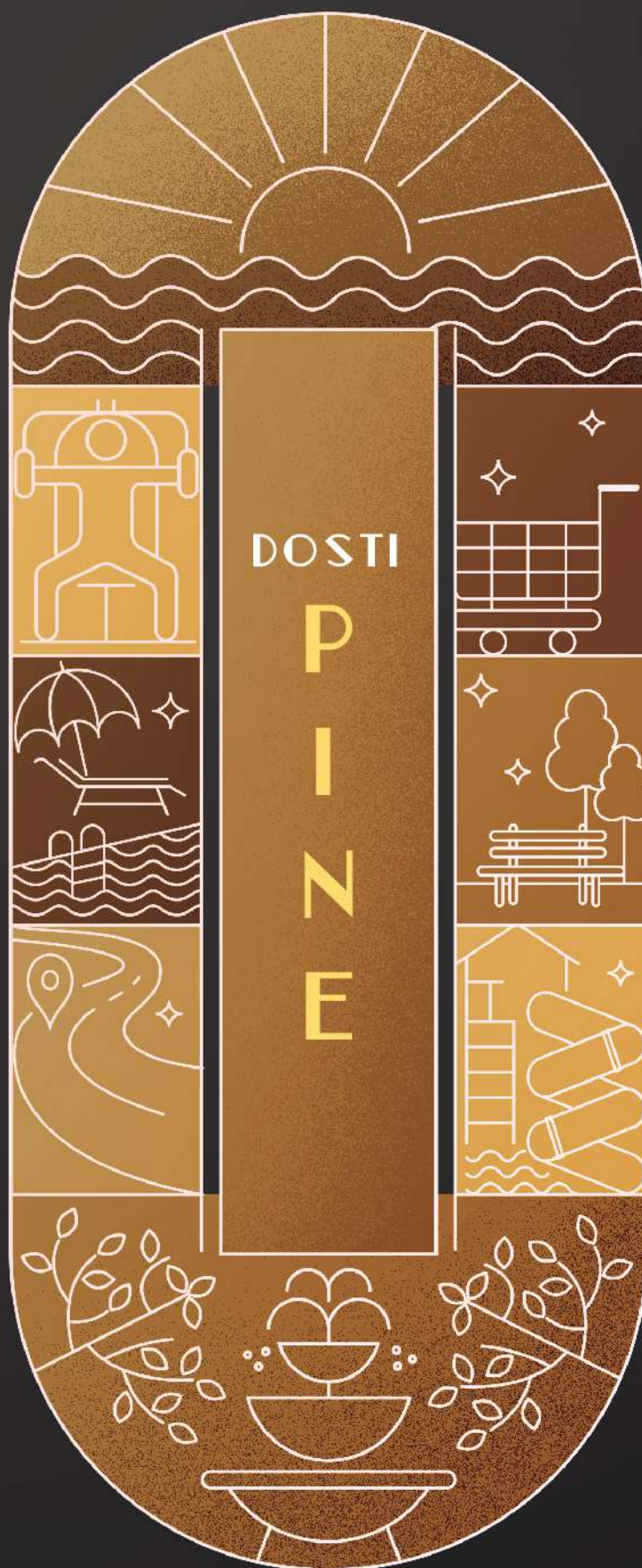
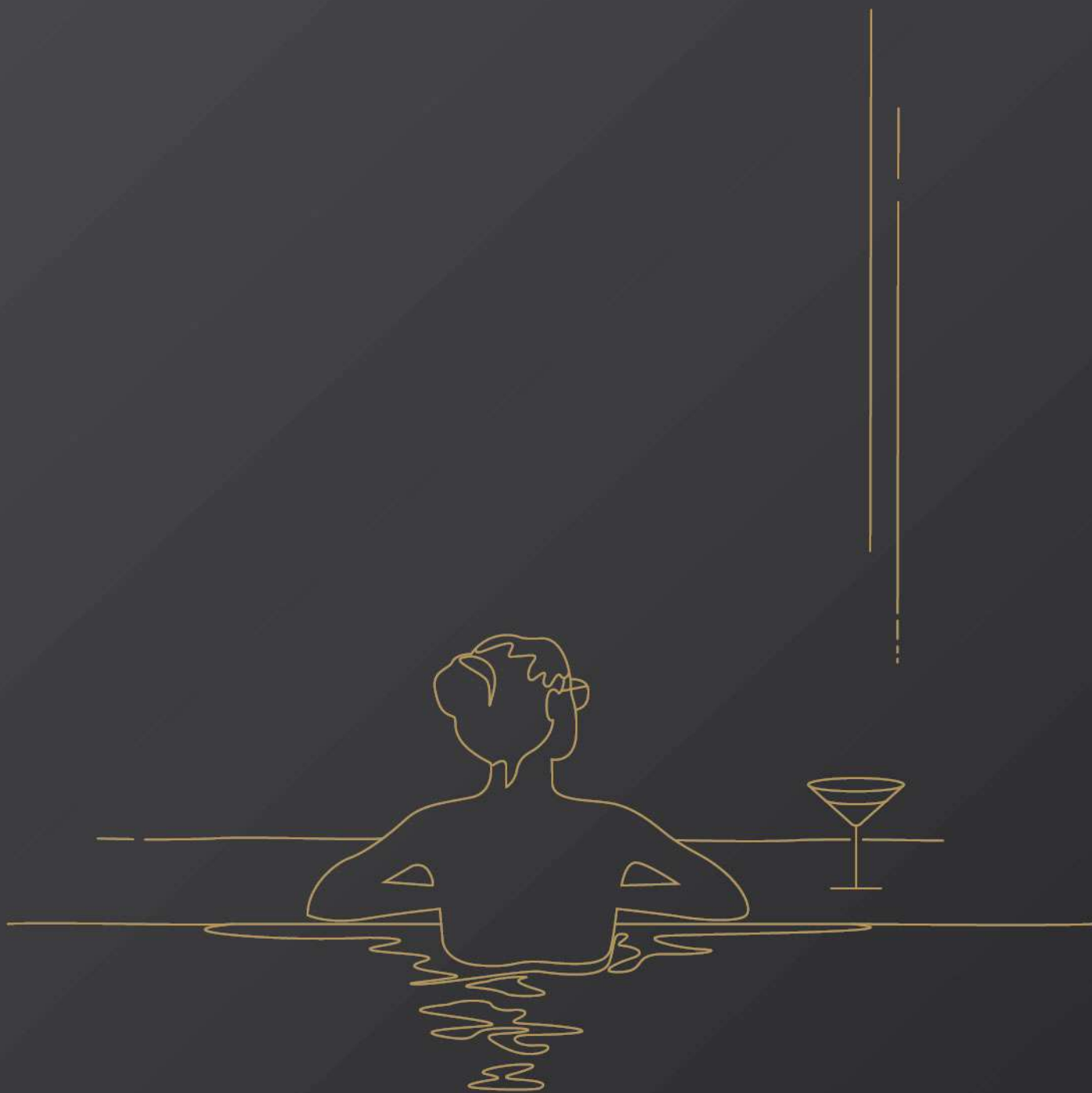




LUXURY LIVING REDEFINED



UNLEASH YOUR LUXURY LIFESTYLE AMIDST UNMATCHED AMENITIES AT DOSTI WEST COUNTY!

Welcome to Dosti West County, the epitome of luxurious modern day county living that has the best of both worlds - the convenience of a mini city and the serenity of lush green open spaces.

Dosti West County will have everything one needs, right from a school, retail shopping, ample outdoor amenities to a lavish clubhouse and much more.

Already home to over 900 residents in Dosti Oak and Dosti Cedar, over 2500 new residents will join this vibrant community over the next few years in Dosti Pine, Dosti Tulip and Dosti Nest.

So, come experience a luxurious lifestyle at its finest and immerse yourself in a world that fulfills your needs and aspirations

THE IDEAL DESTINATION FOR EVERYTHING

Thane, the crowning glory of Mumbai, is the city of well-preserved lakes which withholds nature's pristine bounties. Rapid development and exemplary infrastructure has made Thane the most sought-after future-ready city on the global map. Being easily accessible to prominent destinations of work, leisure and entertainment, makes Thane the most desirable destination.

	Eastern Express Highway	- 03 Mins
	Mulund	----- 15 Mins
	Airoli	----- 25 Mins
	Powai	----- 30 Mins
	Ghansoli	----- 30 Mins
	Mahape	----- 32 Mins
	BKC	----- 35 Mins
	Vashi	----- 35 Mins
	Andheri	----- 40 Mins
	SEEPZ	----- 40 Mins
	Kalyan	----- 40 Mins
	Borivali	----- 45 Mins
	Chhatrapati Shivaji Maharaj International Airport	----- 45 Mins
	Goregaon	----- 50 Mins
	Nerul	----- 55 Mins
	Fort	----- 60 Mins
	Parel	----- 60 Mins
	Panvel	----- 65 Mins

Source: Google Maps. As per Normal Traffic Conditions.

- Airport
- Eastern Express Highway
- Western Express Highway
- Ghodbunder Road
- Old Mumbai-Pune Road (NH 4)
- Thane-Belapur Road
- Chembur - Jacob Circle Monorail Line
- Santacruz - Chembur Link Road
- Eastern Freeway
- Bandra - Worli Sea Link
- Business Hub
- Ghatkopar - Versova Metro Line 1
- Western Railway
- Central Railway
- Harbour Railway
- Ferry Wharf Jetty

UNDER CONSTRUCTION INFRASTRUCTURE

- DN Nagar - Dahisar Metro Line 2A (Partly operational)
- DN Nagar - Bandra - Mandale Metro Line 2B
- Colaba - Bandra - Seepz Metro Line 3
- Wadala - Ghatkopar - Thane Metro Line 4
- Thane - Bhiwandi - Kalyan Metro Line 5
- Swami Samarth Nagar - Jogeshwari - Vikhroli Metro Line 6
- Andheri (E) - Dahisar (E) Metro Line 7 (Partly operational)
- Dahisar (E) - Mira Bhayandar Metro Line 7A
- CSIA - Navi Mumbai International Airport Metro Line 8
- Dahisar (E) - Mira Bhayandar Metro Line 9
- Wadala - GPO (CST) Metro Line 11
- Coastal Road (Bandra - Versova - Kandivali)
- Mumbai Trans Harbour Link (Sewri - Nhava Sheva)
- Thane - Dombivli Flyover
- Mumbra - Airoli Tunnel
- Navi Mumbai International Airport
- Thane Water Ways Transport Along Ulhas River (Thane to Vasai, Kalyan & Bhiwandi)
- Mumbai - Ahmedabad Bullet Train Corridor

PROPOSED INFRASTRUCTURE

- Thane - Borivali Tunnel
- Virar - Alibaug Multi-Modal Transport Corridor
- Metro Line 10 Gaimukh (Ghodbunder) - Shivaji Chowk (Mira Road)
- Metro Line 12 Kalyan - Taloja
- Kolshet Jetty
- Bandra - Versova Sea Link
- Coastal Road (Kandivali to Ghodbunder Road)
- Worli to Sewri Connector
- Eastern Freeway (Chembur to Thane)
- Coastal Road (Balkum to Gaimukh)



Source: Google Maps. Not to Scale
*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 20th Dec 2022.

PERFECT LOCATION TO RESIDE

SOME OF THE PROMINENT PLACES IN THANE

EDUCATIONAL INSTITUTES

CP Goenka International School.....	03 Mins
Nett Paramedical College.....	09 Mins
St. Xaviers English High School & Jr. College....	10 Mins
Rustomjee Cambridge School.....	10 Mins
Lodha World School.....	12 Mins
Vasant Vihar School.....	13 Mins
TMC Law College.....	14 Mins
Orchids International School.....	15 Mins
Universal High School.....	15 Mins
Rainbow International School.....	15 Mins
Smt. S. Singhania High School.....	15 Mins
Vidya Prasarak Mandal's Polytechnic.....	18 Mins
Hiranandani Foundation School.....	18 Mins
Billabong High International School.....	20 Mins

AMUSEMENT & WATER PARKS

Tikuji-ni-Wadi.....	12 Mins
Suraj Water Park.....	15 Mins

FINE DINING RESTAURANTS

Clove Bar & Kitchen.....	07 Mins
Mainland China.....	08 Mins
Barbeque Nation.....	10 Mins
China Bistro.....	10 Mins
Oriental Spice.....	10 Mins
The Yellow Chilli.....	10 Mins
Urban Tadka.....	12 Mins
Fusion Dhaba.....	20 Mins

MULTIPLEXES & THEATRES

Kala Bhavan.....	02 Mins
Cinema Star.....	02 Mins
Cinemax.....	07 Mins
Cinepolis.....	10 Mins
Dr. Kashinath Ghanekar Auditorium.....	15 Mins
Gadkari Rangayatan.....	20 Mins

PUBLIC PARKS

Under Construction Grand Central Park.....	01 Min
Jogger's Park.....	14 Mins
Ovalekar Wadi Butterfly Garden.....	20 Mins
Nature Information Centre, Manpada.....	20 Mins

MULTI-SPECIALITY HOSPITALS

Jupiter Hospital.....	08 Mins
Bethany Hospital.....	10 Mins
Hiranandani Hospital.....	15 Mins
Horizon's Hospital.....	15 Mins
Life Care Hospital.....	15 Mins

LAKES & WATERFRONTS

Rewale.....	05 Mins
Makhmali.....	15 Mins
Upvan.....	15 Mins
Masunda.....	18 Mins

MALLS AND HYPERMARKETS

Lake City Mall.....	02 Mins
High Street Mall.....	03 Mins
D Mart.....	08 Mins
Star Bazaar.....	10 Mins
R Mall.....	10 Mins
Viviana Mall.....	10 Mins
Hypercity.....	15 Mins
Korum Mall.....	15 Mins
The Walk.....	15 Mins



LEGENDS

- METRO STATION
- EDUCATIONAL INSTITUTES
- MALLS AND HYPERMARKETS
- JETTY
- RAILWAY STATION
- MULTI-SPECIALITY HOSPITALS
- THANE-BHIWANDI-KALYAN METRO LINE 5
- WADALA-THANE METRO LINE 4
- THANE-BORIVALI TUNNEL
- PROPOSED INTERNAL METRO
- PROPOSED CHEMBUR TO THANE
- PROPOSED COASTAL ROAD (Balkum to Gaimukh)



THE FUTURE SHINES BRIGHT FOR THANE

Known as the city of lakes and opportunities, Thane is witnessing increased interest from home buyers due to its good infrastructure and great connectivity in the Mumbai Metropolitan Region. Being situated amidst nature, Thane is a city with sprawling flyovers, highways and wide roads. It boasts of impressive residential and social infrastructure. From housing complexes, commercial developments and IT parks to malls and multiplexes, to schools, hospitals, river fronts, lakes, hills, forests, parks, etc. Thane has it all. And the next chapter in its growth story is indisputably Balkum, the new emerging destination. Making it the perfect home to the residential hub that is Dosti West County.

Thane is destined to become an elite, modern city with all the facilities and connectivity that one would require. Many commercial spaces have come up on Ghodbunder Road and IT Parks in Wagle Estate leading to a host of employment opportunities. This has resulted in large scale residential development as well, thereby making Thane's future shine bright.

THANE- THE CITY OF GROWTH GROWTH KNOWS NO BOUNDS

Thane has many advantages to its credit.

One of it is the high potential for job generation. Around 4 lakh new jobs are expected to be generated in the region within the next 5 years. Many reputed companies like TCS, Amazon, etc. have settled here and more are setting up their base. TCS a reputed IT brand has established its largest office base off Ghodbunder Road, with a capacity of 30,000 employees over an area of 2 million sq. ft.

Thane-Belapur Industrial Belt which is home to over 3,000 industrial units that employ over a lakh people, is just a few kilometres away; these include IT Parks and SEZ such as Mindspace, Reliable Tech Park, MBP, Siemens, Reliance Corporate Park and many more.

Adding to this, the availability of quality homes in abundance, the rapid infrastructure development, quality entertainment avenues and enviable green spaces further acts as a magnet for work force to come and settle in Thane. This, in turn, will further aid in residential growth and result in price appreciation.

A HOME FOR ALL IS NO LONGER A DREAM

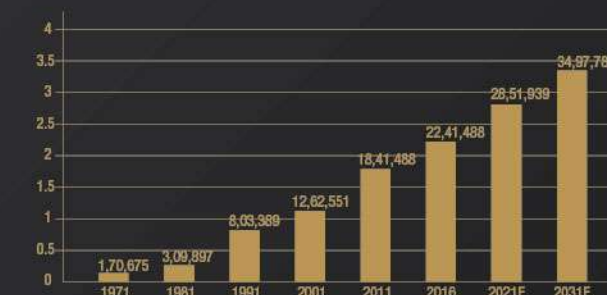
A real indicator of growth are the number of homes added and the amount of home sold. As per CREDAI MCHI Report Sept 2021, 69,434 homes (primary + secondary) were sold in 2020 and 76,715 homes more were sold from Jun - Aug 2021 in the Thane district. These figures stand proof to Thane being the preferred destination for budding home buyers. Thus, better connectivity, good infrastructure and natural attractions like Yeoor Hills and Thane Creek are the key drivers that attract a steady flow of home seekers. With a vast number of IT companies and commercial establishments making it their base, Thane is the ideal location which offers the perfect work-life balance.

Source: CREDAI - MCHI - CRE Matrix Research.

THANE-THE CITY OF DREAMS

PREFERRED DESTINATION FOR THE SMART BUYER

The growth of a place is defined by the number of people who wish to settle in that place. Thane is a perfect example of this analogy. Thane's population has risen exponentially between 2011-2021 due to a shift of commercial business districts, better social infrastructure, large residential developments with lifestyle amenities and attractive prices. Today, Thane is a magnet for migrants and an aspirational destination for the middle class. This huge influx is a clear sign of people considering Thane as the next growth zone.



Source: census 2011.co.in/census/city/367thanehtml
https://timesofindia.indiatimes.com > City News > Mumbai News

AIR QUALITY INDEX

With the amount of lakes and greenery within Thane, it has without a doubt one of the best AQI in the state. One of the many reasons that makes Thane one of the ideal living destinations.



Source: <https://air-quality.com/>
Link: <https://air-quality.com/place/india/thane> Date: 30/11/2021

CHERISH THE GOODNESS OF A COUNTY
AND ACCESSIBILITY OF A CITY
LOCATION HIGHLIGHTS



BALKUM
METRO STATION



THANE-BORIVALI
TUNNEL



THANE-DOMBIVALI
BRIDGE



VIRAR-ALIBAUG MULTI-MODAL
TRANSPORT CORRIDOR



RO-RO WATERWAYS



THANE WAERWAYS



CST - THANE
UNDERGROUND
RAILWAY LINE



EASTERN FREEWAY
(CHEMBUR TO THANE)



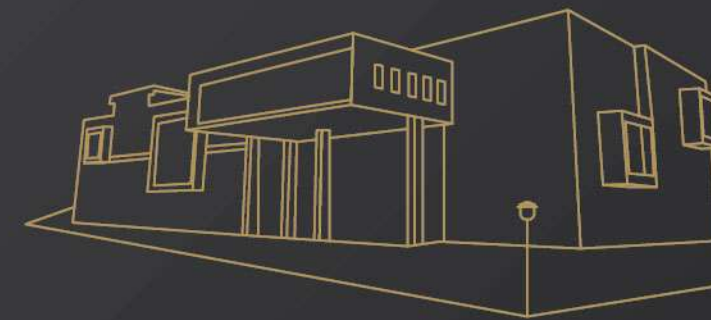
COASTAL ROAD
(BALKUM TO GAIMUKH)

AN EXCITING LIFE IS AROUND THE CORNER



GRAND CENTRAL PARK

Enjoy a lovely day out in the sun with your family at Grand Central Park, which is under construction and less than 1 min away from Dosti West County.



MUMBAI UNIVERSITY-THANE SUB-CAMPUS

Get the best of education from reputed institutes placed close to your humble nest at Dosti West County.



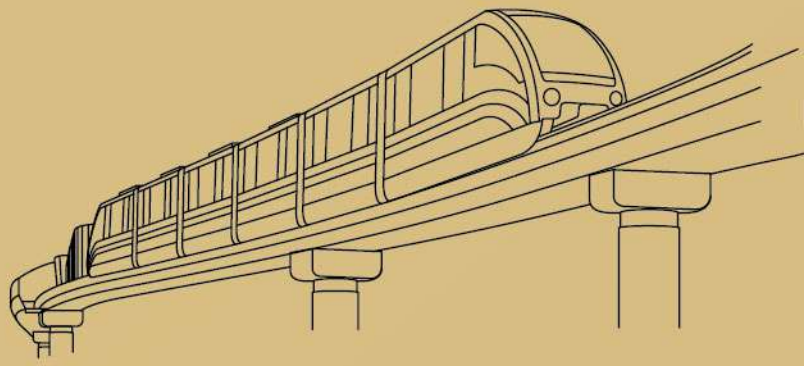
VIVIANA MALL-THANE

Thane is known for its upcoming social infrastructure especially the large number of malls in and around the vicinity. They offer quality recreational activities and entertainment with wide choices of brands, culinary options and high-end shopping experience. Viviana Mall - one of the biggest and most famous mall is also situated here.



ISKCON TEMPLE

Discover inner peace and tranquillity at the Iskcon Temple proposed in the vicinity of Dosti West County.



UNDER CONSTRUCTION & PROPOSED METRO LINES

METRO LINE 5 WITH BALKUM STATION

The under construction Metro Line 5 connects Thane - Bhiwandi - Kalyan and will help ease traffic congestion along this corridor. The upcoming Balkum metro station is just a minute away from Dosti West County.

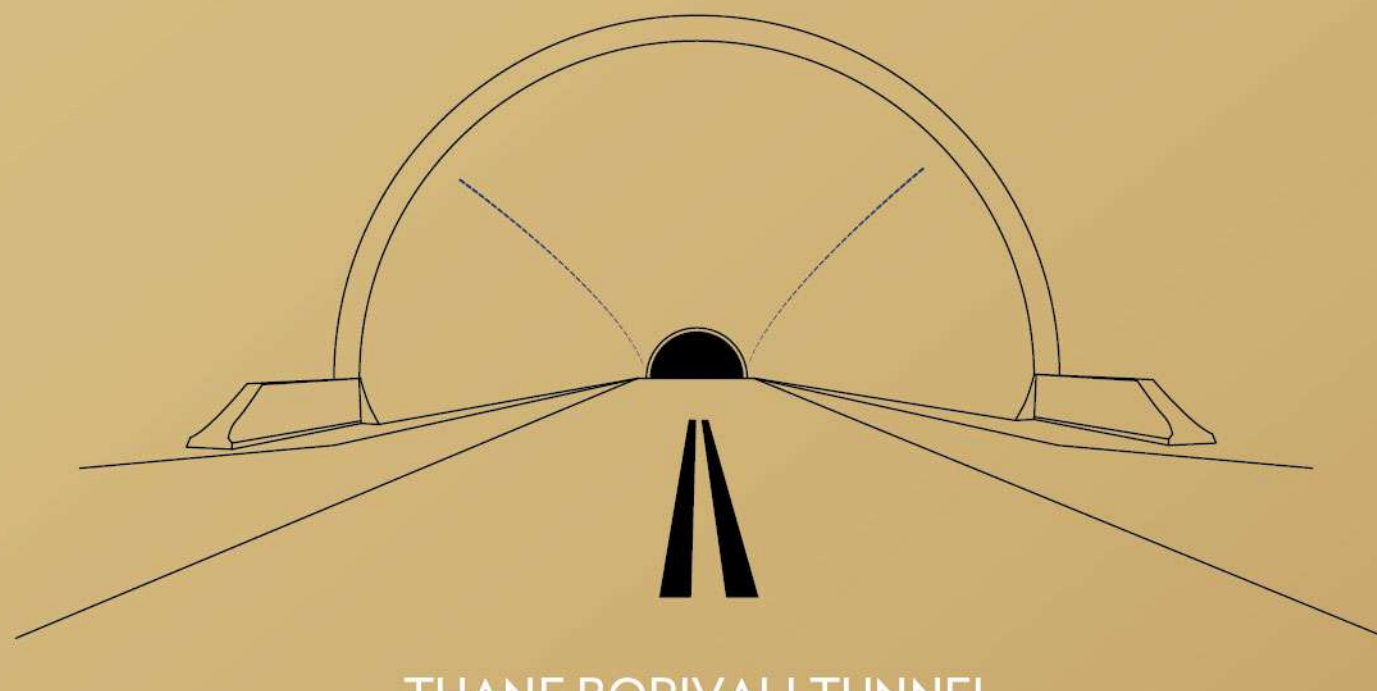
Source: MMRDA Website Dated Feb 20, 2020 | Link: <https://mmrda.maharashtra.gov.in>

METRO LINE 4

This under construction Metro Line 4 connects Wadala - Ghatkopar - Mulund - Thane - Kasarvadavali thereby reducing travel time between the south central and northern central locations.

PROPOSED METRO LINE 10

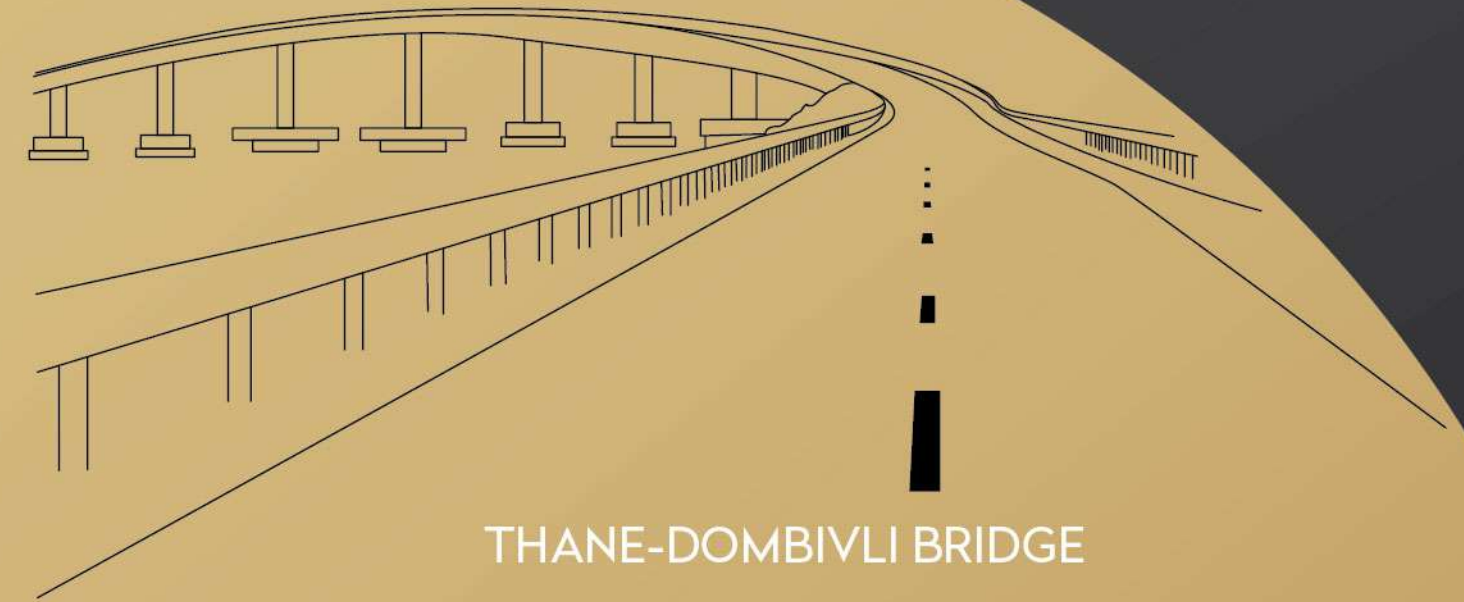
Metro Lines 10 Gaimukh to Shivaji Chowk is expected to provide connectivity between Mira-Bhayandar and Thane.



THANE BORIVALI TUNNEL

This 10 km long tunnel will start from Tikuji-ni-wadi (Thane) and connect with the Western Express Highway at Borivali passing through Sanjay Gandhi National Park.

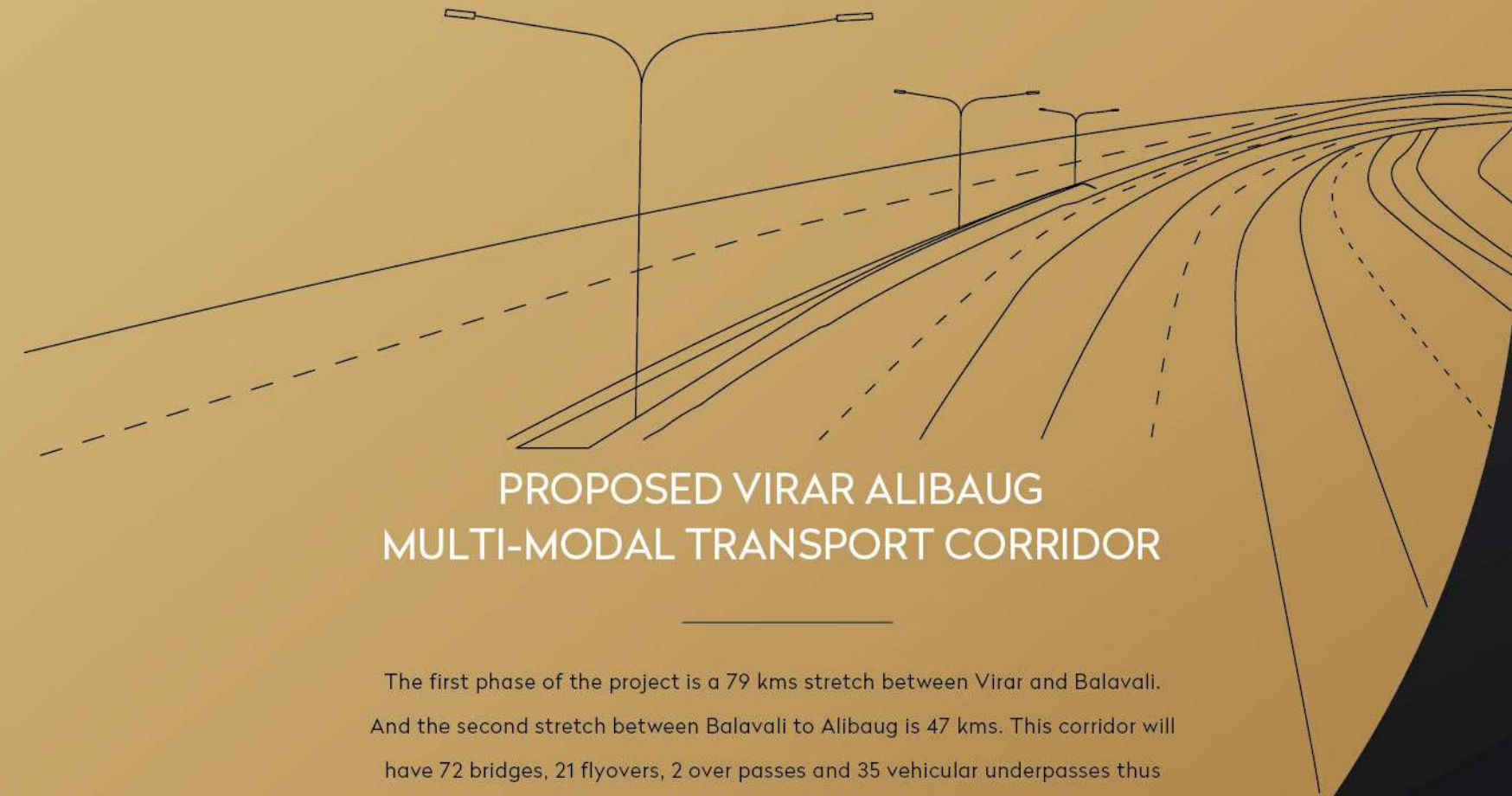
Source: Free Press Journal article dated November 11, 2022 Link: <https://www.freepressjournal.in/mumbai/mumbai-thane-borivalitunnelto-undergo-design-change>



THANE-DOMBIVLI BRIDGE

This six-lane bridge over the Ulhas creek is 980 metres long and will connect Thane & Dombivli via the Nashik highway.

Source: Times of India Dated Aug 11, 2020
Link: <https://timesofindia.indiatimes.com/city/thane/thane-mothagaon-mankoli-bridge-work-on-ulhas-creek-to-be-completed-in-next-15-months-says-mmrda/articleshow/77490436.cms>



PROPOSED VIRAR ALIBAUG MULTI-MODAL TRANSPORT CORRIDOR

The first phase of the project is a 79 kms stretch between Virar and Balavali. And the second stretch between Balavali to Alibaug is 47 kms. This corridor will have 72 bridges, 21 flyovers, 2 over passes and 35 vehicular underpasses thus cutting down travel time between Virar and Alibaug by approximately 50%. It is also expected to provide easy access to upcoming Navi Mumbai International Airport and Jawaharlal Nehru Port & Mumbai Trans Harbour Link.

Source: Indian Express dated Jun 22, 2021
Link: <https://indianexpress.com/article/cities/mumbai/mumbai-green-nod-to-section-of-virar-alibaug-multi-modal-corridor-project-7369564/>

THANE WATERWAYS

The first phase of the inland water transport project is under construction and will connect Thane, Kalyan and Vasai thus reducing the strain on the roads and railways in those areas.

Source: Times of India, article dated March 12, 2022
Link: <https://timesofindia.indiatimes.com/city/mumbai/take-the-waterway-to-the-suburbs-rides-to-be-10-cheaper/articleshow/90160339.cms>

RO-RO WATERWAYS

This would be a hovercraft service between South Mumbai and Navi Mumbai in Phase 1 with plans to extend the same to Thane in Phase 2. This is expected to be a cost effective transport solution that will help ease road and rail traffic congestion within MMR.

Bhaucha Dhakka to Belapur waterways service is now operational.

Source: Times of India, article dated March 12, 2022
Link - <https://timesofindia.indiatimes.com/city/mumbai/take-the-waterway-to-the-suburbs-rides-to-be-10-cheaper/articleshow/90160339.cms>

PROPOSED CST - THANE UNDERGROUND RAILWAY LINE

The railways have proposed a 34 km fully underground high-speed route between Chhatrapati Shivaji Maharaj Terminus (CSMT) and Thane that will run under the current corridor and is expected to halve the commuting time.

PROPOSED COASTAL ROAD FROM BALKUM TO GAIMUKH

Approval has been granted to construct this coastal road connecting Gaimukh and Balkum in Thane. This will reduce the travel time to mere minutes and avoid traffic on the main highway.

Source: Hindustan Times article dated July 16, 2022
Link - <https://www.hindustantimes.com/cities/mumbai-news/shindefadnavis-big-infra-push-cabinet-allows-mmra-to-borrow-60-000-crore-101657993640145.html>

PROPOSED EASTERN FREEWAY EXTENSION FROM CHEMBUR TO THANE

A freeway connecting two major centre points of the city. This will enable a seamless flow of traffic and reduction in bottlenecks along with swift connectivity.

Source: Times of India article dated November 16, 2022
Link - <https://timesofindia.indiatimes.com/city/thane/maharashtra-cm-eknath-shinde-announces-extension-of-eastern-freeway-till-end-of-gb-road/articleshow/95501222.cms>



INTRODUCING

DOSTI PINE

AN ALL-INCLUSIVE
LIFESTYLE TO ELEVATE YOUR LIFE

Embrace a life of luxurious fulfillment at Dosti Pine. These meticulously planned 2 & 3 BHK Homes provide you the maximum comfort through intelligent use of space optimisation to make your everyday living a little more extraordinary and opulent.

PROJECT
MAP





PROJECT HIGHLIGHTS

LUXURY AND CONVENIENCE REDEFINED TO PERFECTION.

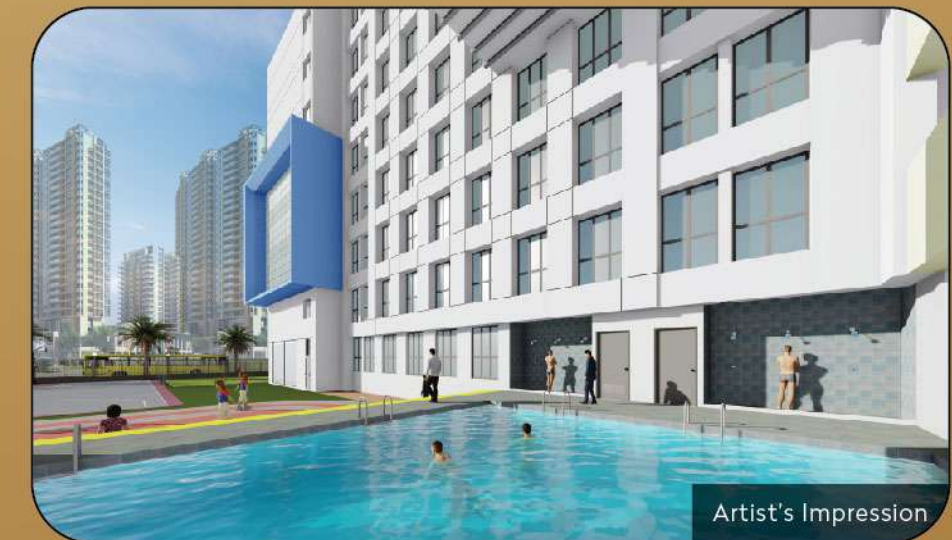
- Located at Balkum Thane, a min away from under construction Balkum Metro Station (Line 5)
- 2 and 3 BHK Luxurious Homes
- Tower within Dosti West County
Dosti Pine - Phase 4 is 30 Storeys
- Approx. 2,83,336 sq. ft. (26,322 sq. mtr.)
Open to Sky Podium
- Approx. 44,795 sq. ft. (4,162 sq. mtr.)
Grand Clubhouse with a host of lifestyle amenities
- Power backup and superior safety /security
- Basement, Upper Ground & Podium Levels
- Upcoming EuroSchool less than a minute away
at Dosti West County
- Good social infrastructure in the vicinity -
schools, retail shopping, hospitals etc.
- Over 3500 + trees planned till date
across Dosti West County



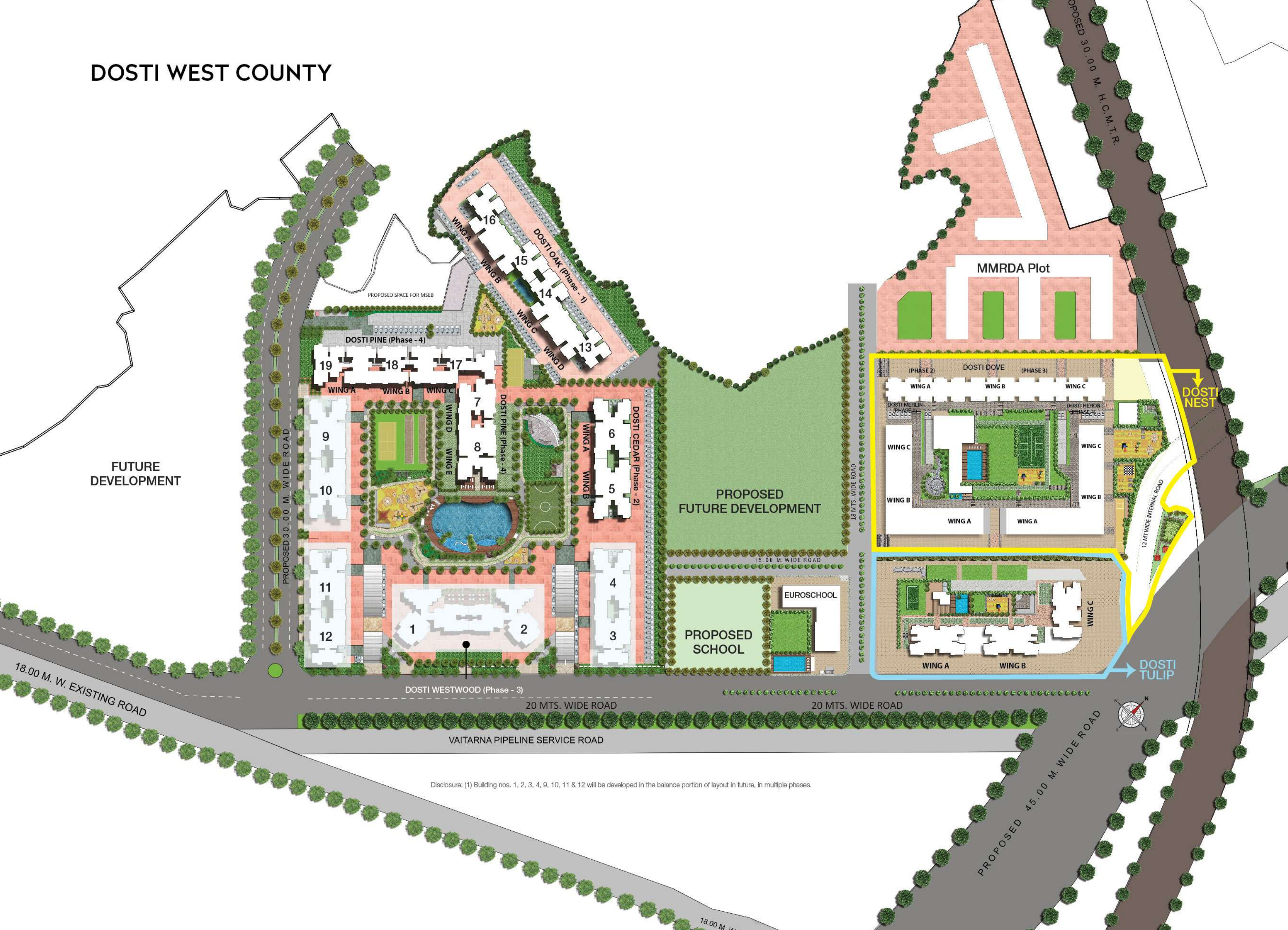
At EuroSchool, all initiatives and energies are focused on fostering a schooling ecosystem that delivers the joy of learning to every child through highly trained teachers. Their balanced schooling philosophy and use of innovative teaching methods enable every child to become the best version of themselves. They follow an approach where children are encouraged to acquire knowledge through their own experiences, allowing them to realise their strengths and making them self-reflective learners. The institution is built on the fundamentals that great quality teaching shapes the right characteristics in a child.

Highly motivated teachers follow a personalized approach to help realise each child's true potential and work hard to create a great schooling experience. EuroSchool is also the first school to get a safe school certification from a global audit firm, Bureau Veritas. Their student centric learning practices include: National Education Policy (NEP) 2020 powered curriculum, a personalized learning enabled digital learning ecosystem (ARGUS), a specially designed teacher training program for enhancing the skills of their highly passionate teachers and EuroBridge - a preparatory course for toddlers for the new academic year.

EuroSchool will be located at Dosti West County in Balkum, Thane (W).



DOSTI WEST COUNTY



Disclosure: (1) Building nos. 1, 2, 3, 4, 9, 10, 11 & 12 will be developed in the balance portion of layout in future, in multiple phases.

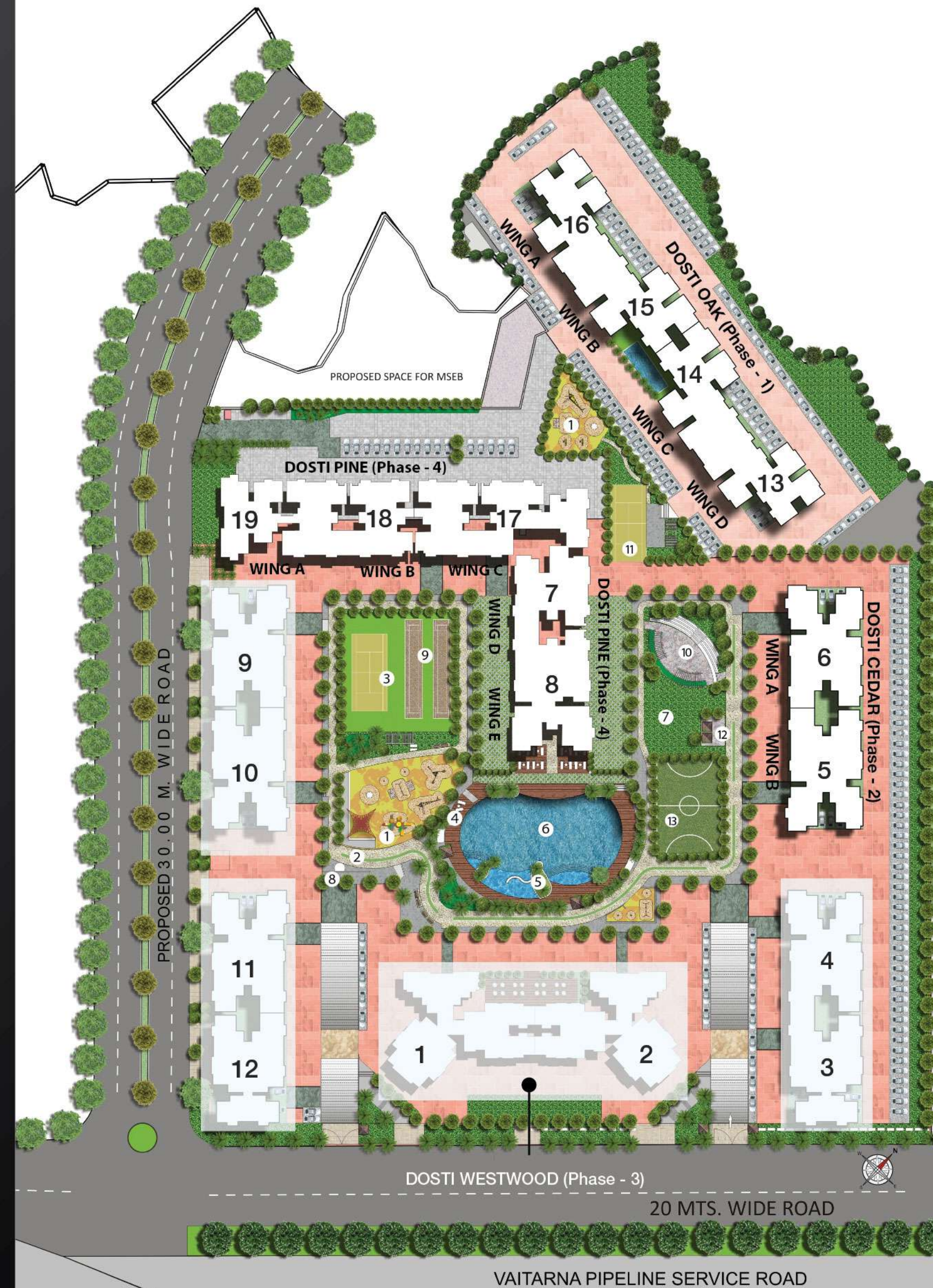
REDESIGN YOUR LIFE WITH THE BEST OF FEATURES.

OUTDOOR AMENITIES

- | | | | |
|------------------------------------|-------------------------------|--|-------------|
| 1 - Children's Activity Area | 3 - Multipurpose Sports Court | 5 - Children's Adventure Pool With Water Slide | |
| 2 - Cycling Track / Strolling Path | 4 - Pool Pavilion & Deck | 6 - Olympic-sized Swimming Pool | |
| 7 - Multipurpose Lawn | 9 - Box Cricket | 11 - Lawn Tennis | 13 - Futsal |
| 8 - The Merlion Zone | 10 - Amphitheatre | 12 - Resting Plazas | |

DOSTI CLUB COUNTY AMENITIES

- Toddlers' Play Area • Carrom and Chess Room • Snooker Room • Badminton Courts
- Squash Courts • Table Tennis • Gymnasium • Cafeteria • E-Library & Co-working Space



REDEFINE THE WAY YOU
INDULGE IN LUXURY



Artist's Impression

Olympic-sized Swimming Pool





AN SURREAL EXPERIENCE WITH AN EXQUISITE
SWIMMING POOL FOR EXERCISE AND FUN



TAKE A STEP TOWARDS
ULTIMATE BLISS

AMAZING OUTDOOR
EXPERIENCES AMIDST
SERENE SURROUNDINGS



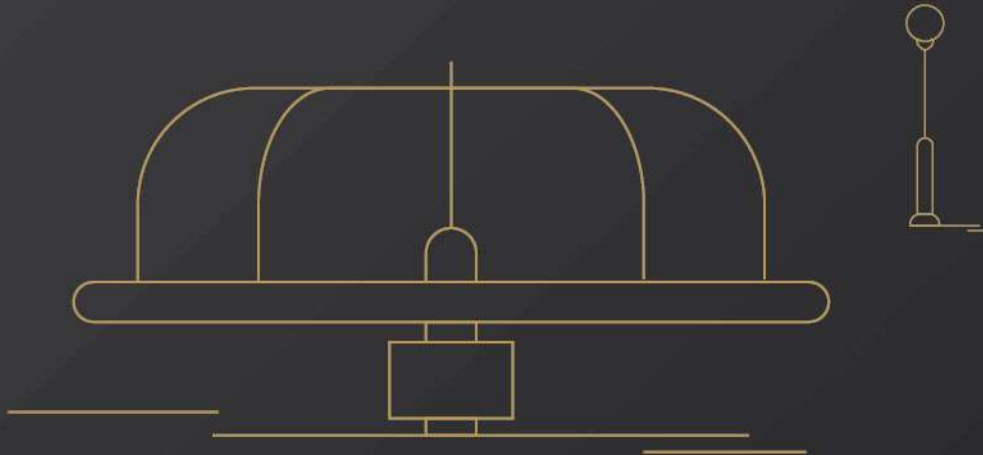
SPLENDID FACILITIES FOR
TO FULFILL YOUR SPORTING DESIRES



EPIC MOMENTS TO REDEFINE
QUALITY FAMILY TIME

OUTDOOR AMENITIES

- Children's Activity Area
- Children's Adventure Pool With Water Slide
- Multipurpose Lawn
- Cycling Track / Strolling Path
- Olympic-sized Swimming Pool
- The Merlion Zone
- Multipurpose Sports Court
- Amphitheatre
- Pool Pavilion & Deck
- Lawn Tennis
- Box Cricket
- Resting Plazas
- Futsal



AMPHITHEATRE



CHILDREN'S ACTIVITY AREA



LAWN TENNIS



CYCLING TRACK



TABLE TENNIS



SNOOKER ROOM



GYMNASIUM

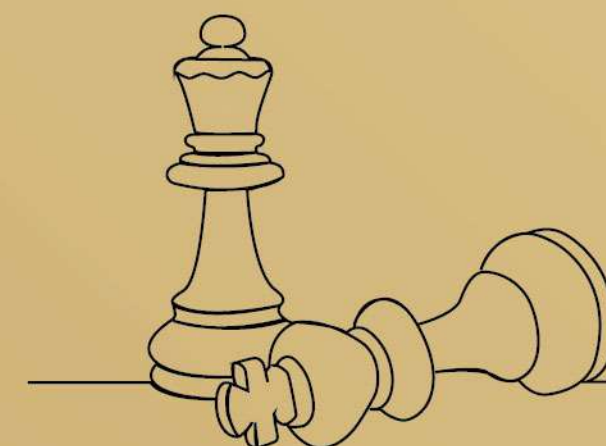


TODDLERS' PLAY AREA

THRILL AND EXCITEMENT REACH A WHOLE NEW LEVEL

DOSTI CLUB COUNTY AMENITIES

- Toddlers' Play Area
- Badminton Courts
- Gymnasium
- Carrom and Chess Room
- Squash Courts
- Cafeteria
- Snooker Room
- Table Tennis
- E-Library & Co-working Space





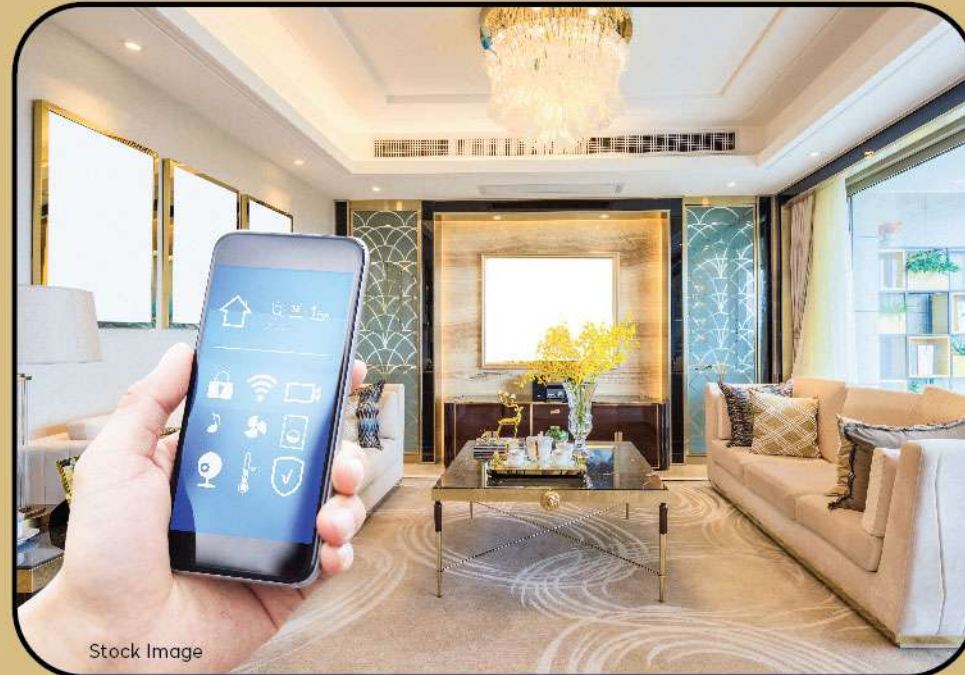
A LOBBY EXQUISITELY DESIGNED
WITH ELEGANCE GREET'S YOU



WHILE A LUXURIOUS ENTRANCE
BEACONS YOU HOME

SMART HOMES

A fully functioning automated home enabled by your phone which controls most of your hi-tech appliances.



DESIGNER LOBBY

Luxury begins at the entrance to your home with a grand lobby decorated with premium designer tiles and Wi-Fi connectivity



FULLY AIR CONDITIONED HOMES

Air conditioner installed in every bedroom of your home for a cool and relaxed experience.



POWER BACKUP FOR APARTMENT

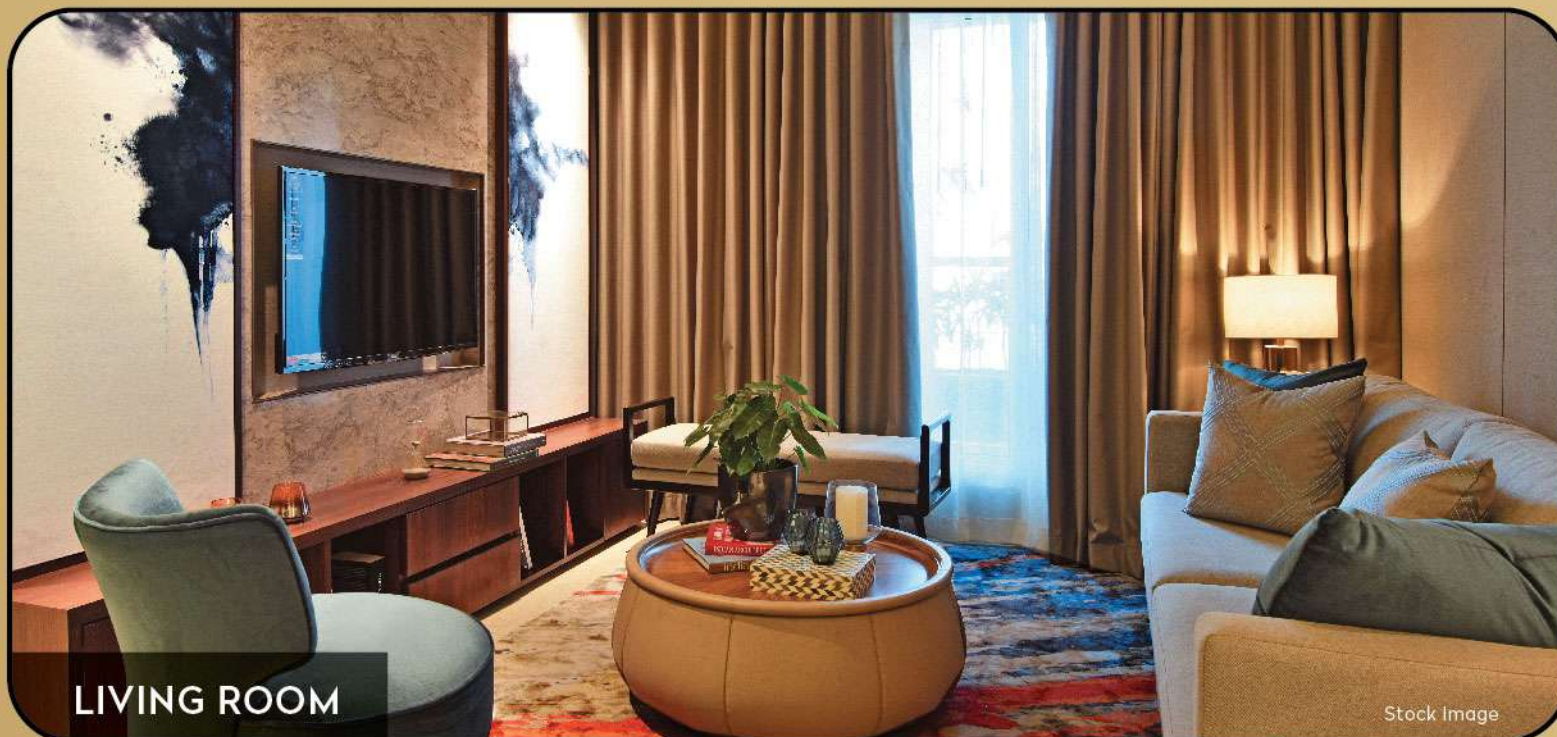
Never worry if the electricity fails. In your new home there will be power backup for lights and fans as well as one large appliance.



PREMIUM BATHROOMS

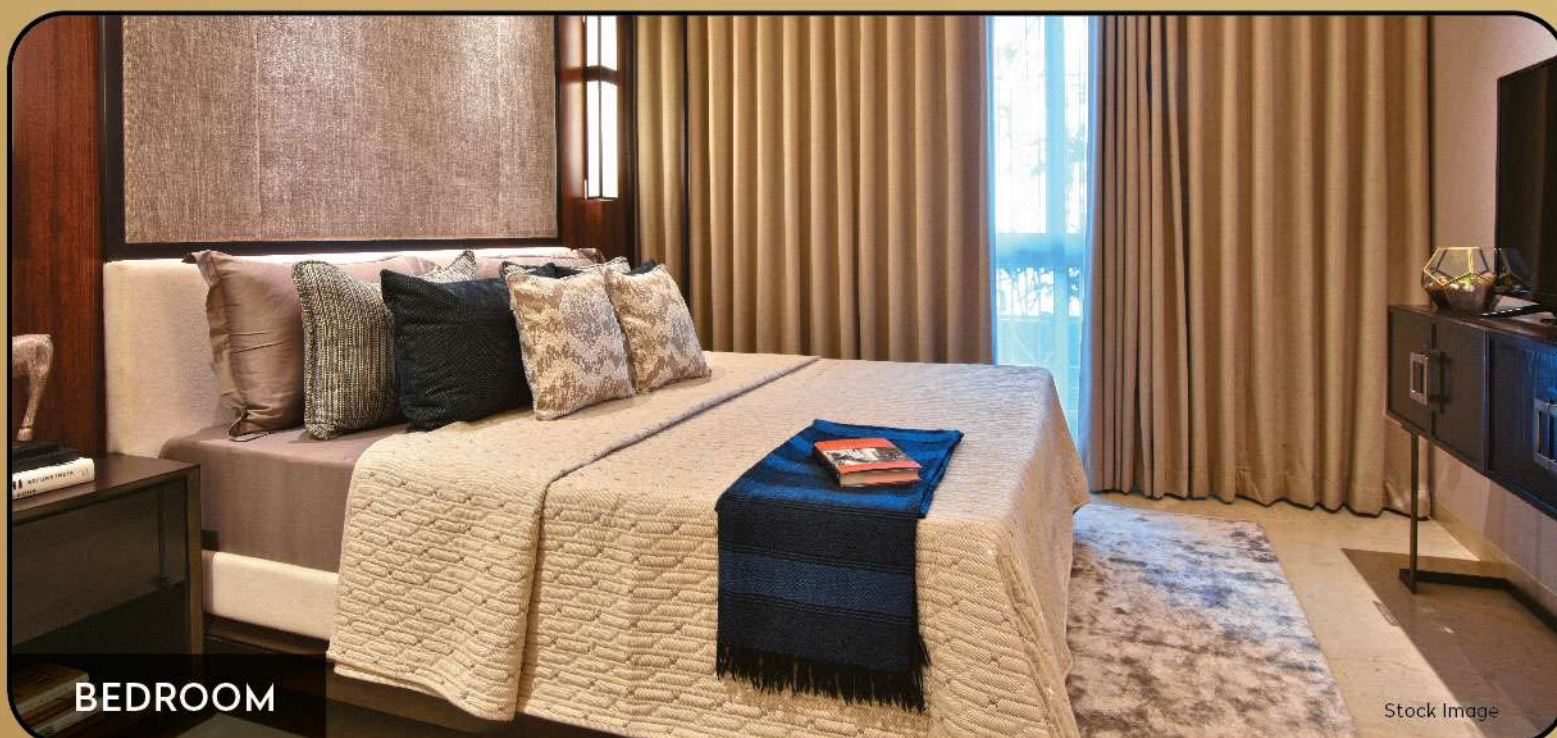
Designer double toned sanitary fittings have been used in the Master Bathroom and all bathroom will have a glass shower partition panel.





LIVING ROOM

Stock Image



BEDROOM

Stock Image



KITCHEN

Stock Image

INTERNAL SPECIFICATIONS

FLOORING

- Large sized vitrified flooring in living/dining bedroom, kitchen and passage

KITCHEN

- Premium solid surface kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

ELECTRICAL

- Air Conditioned Homes (all rooms)
- Home Automation enabled homes with keyless locks
- Switches with USB connectivity in all rooms
- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI Mark
- One ELCB per flat and MCB for each room
- TV, AC point, ceiling fan point and regulator point in living and all bedrooms
- Telephone and WIFI point provision in Living & Master Bedroom.

DOOR

- Flushed doors with Laminate Finish in Living & Bedrooms

WINDOWS

- Sliding windows with engineered frames with clear glass
- Mosquito net for bedroom and living room
- Glass Railing for Living Room Balcony & Master Bedroom Balcony

PAINTING

- Gypsum finish internal walls
- Premium eco-friendly quality paint for walls and ceilings

SANITARY

- Matt Finish anti-skid good quality tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings.
- Sanitary fittings of standard make
- 3L Hot water instant geyser
- Well ventilated bathroom with exhaust fan
- Shower partition in all bathrooms

SECURITY

- Intercom & Video Door Phone system in each flat
- Keyless Locks for apartment main door

BUILDING AMENITIES

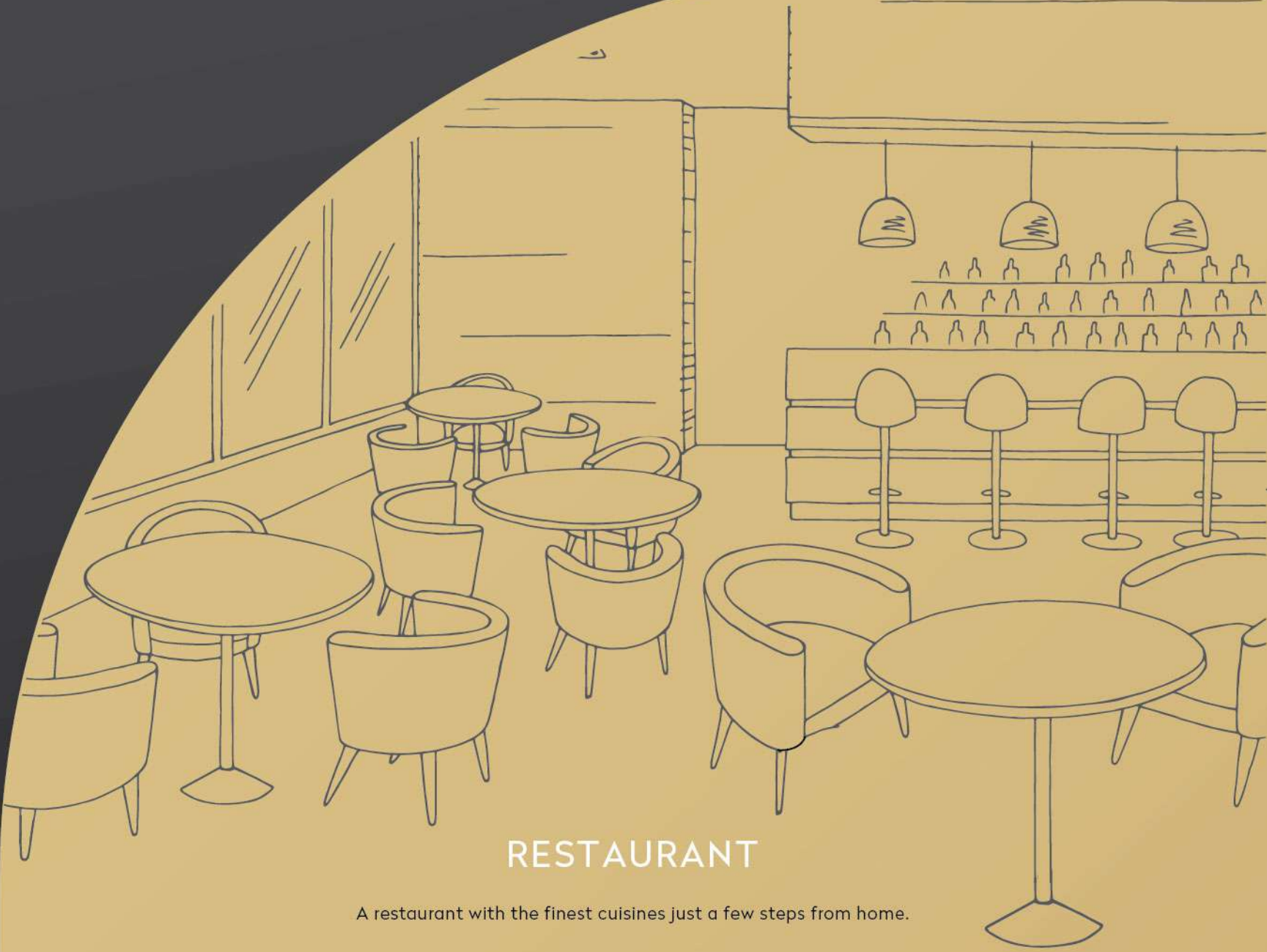
- Luxurious Lift Interiors finishing
- Designer tiles in the main lobby
- Wi-Fi Connectivity in the main reception
- Firefighting & fire alarm system for the building
- Society office
- Common toilets at ground floor level
- Security Access control with CCTV provision at main entrance lobby
- Electrical and power backup for common areas, lights, fans & one large appliance



Please Note: The furniture, fixtures, accessories, paintings, electronic goods, fittings, decorative items, utensils, false ceiling, finishing material, specifications, features, shades, sizes and colours of tiles etc. are for showcasing purpose only and do not form part of the actual amenities provided in the flat. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats.



DOSTI WESTWOOD
PHASE 3 - SECTOR 1

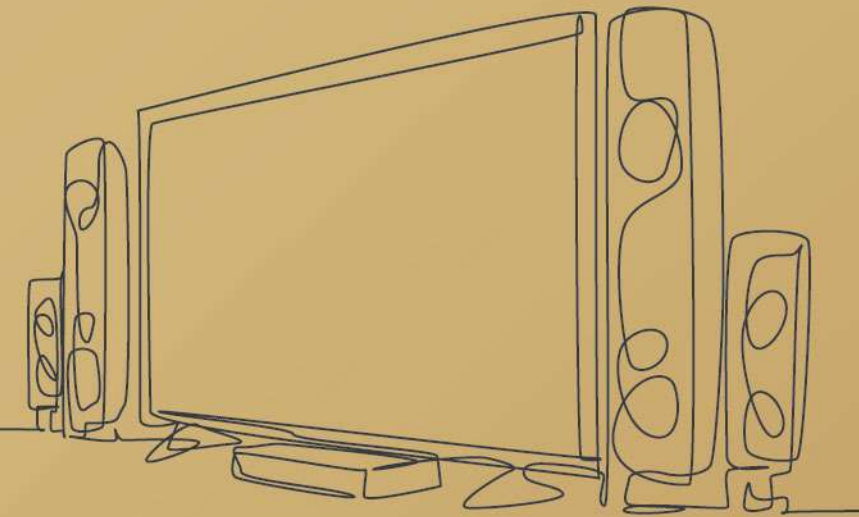


RESTAURANT

A restaurant with the finest cuisines just a few steps from home.

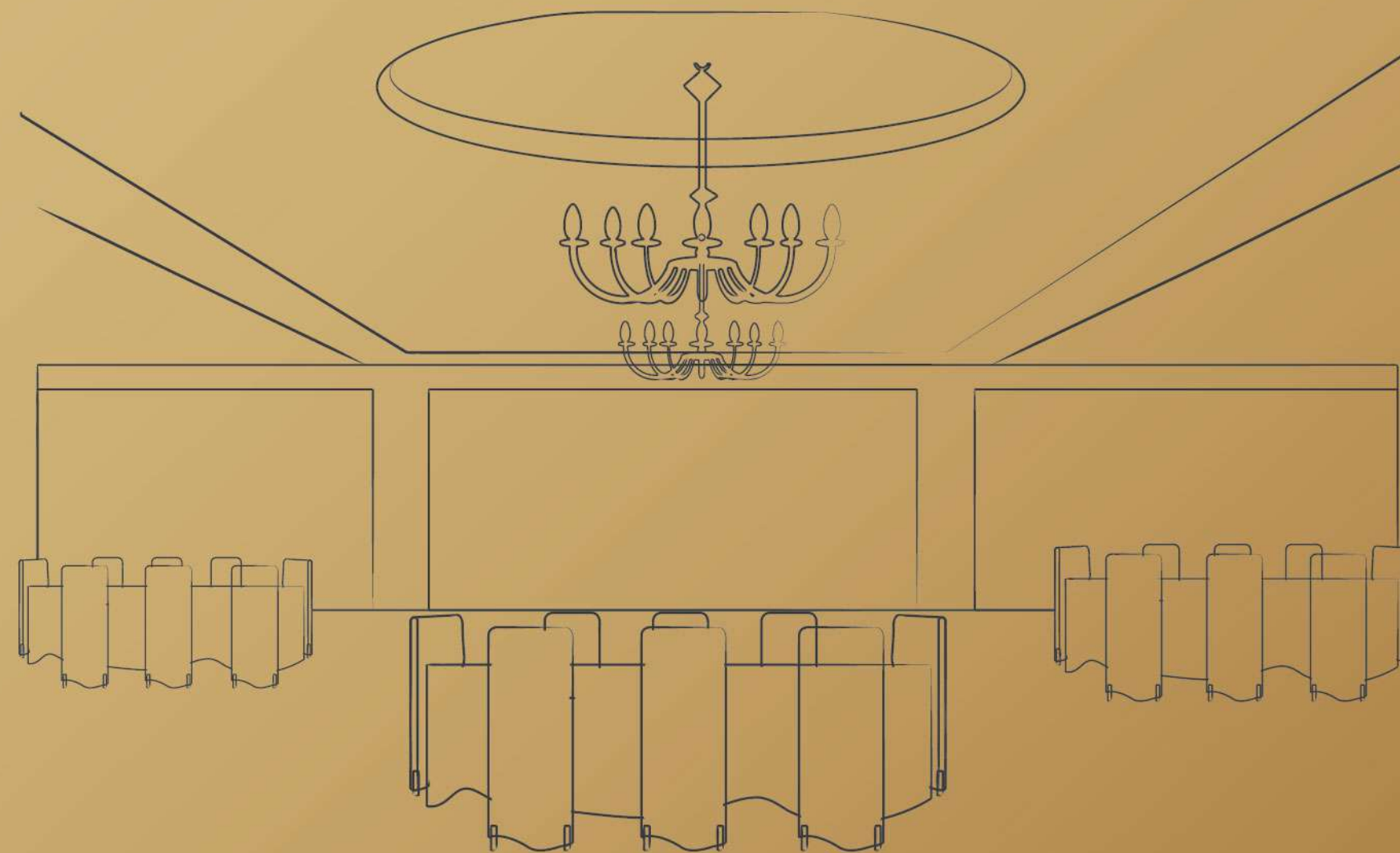
AV ROOM

Experience entertainment at a whole new level in our audio visual room which you can hire at any time.



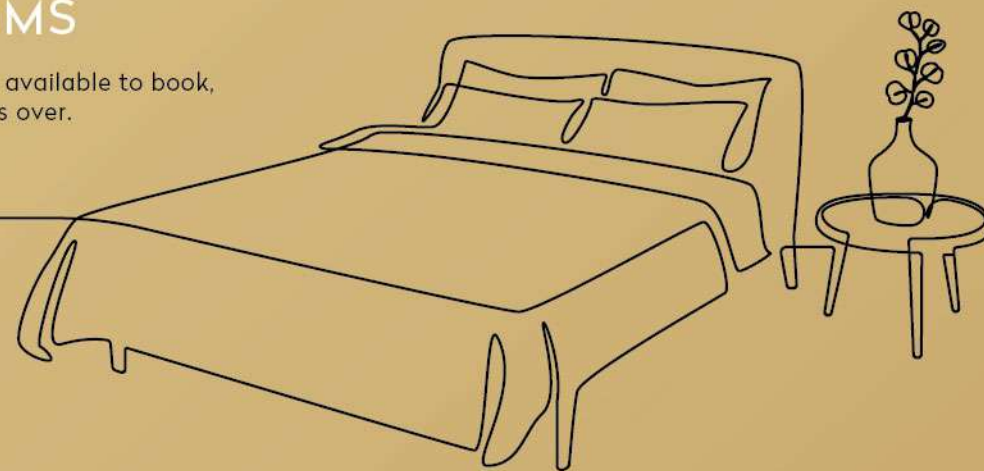
BANQUET HALL

Three large indoor halls to hire, so you can be the host your guests deserve.



GUEST ROOMS

10 Beautifully decorated guest rooms available to book, for when you have visitors over.



Disclosure: Dosti West County – Dosti Westwood (Phase-3) comprises of a Restaurant, Banquet, AV Room & Guest Rooms proposed to be developed below building nos. 1 & 2. The Promoter reserves their right to sale, assign, transfer, convey, lease, rent out, encumber or deal with all or any of the Units in the Dosti Westwood, at their sole discretion. The said Units of Dosti Westwood are not common areas or facilities of Dosti West County project. The Promoter reserves their right to allow the use and enjoyment of all or any of the Units to the residents of Dosti West County project and/or outsiders, at such rent fees, cost or charges and subject to such terms and conditions as the Promoter may in their sole discretion deem fit and proper.



MODERN FEATURES TO REDEFINE THE SAFETY STANDARDS

SECURITY ACCESS CONTROL

With CCTV cameras and monitors in place for the surveillance of the premises, your safety is never in question.

SECURITY SYSTEMS

Superior security systems like Intercom, Access Control Cards and CCTV provision at the podium and main entrance lobby.

FIRE ALARM

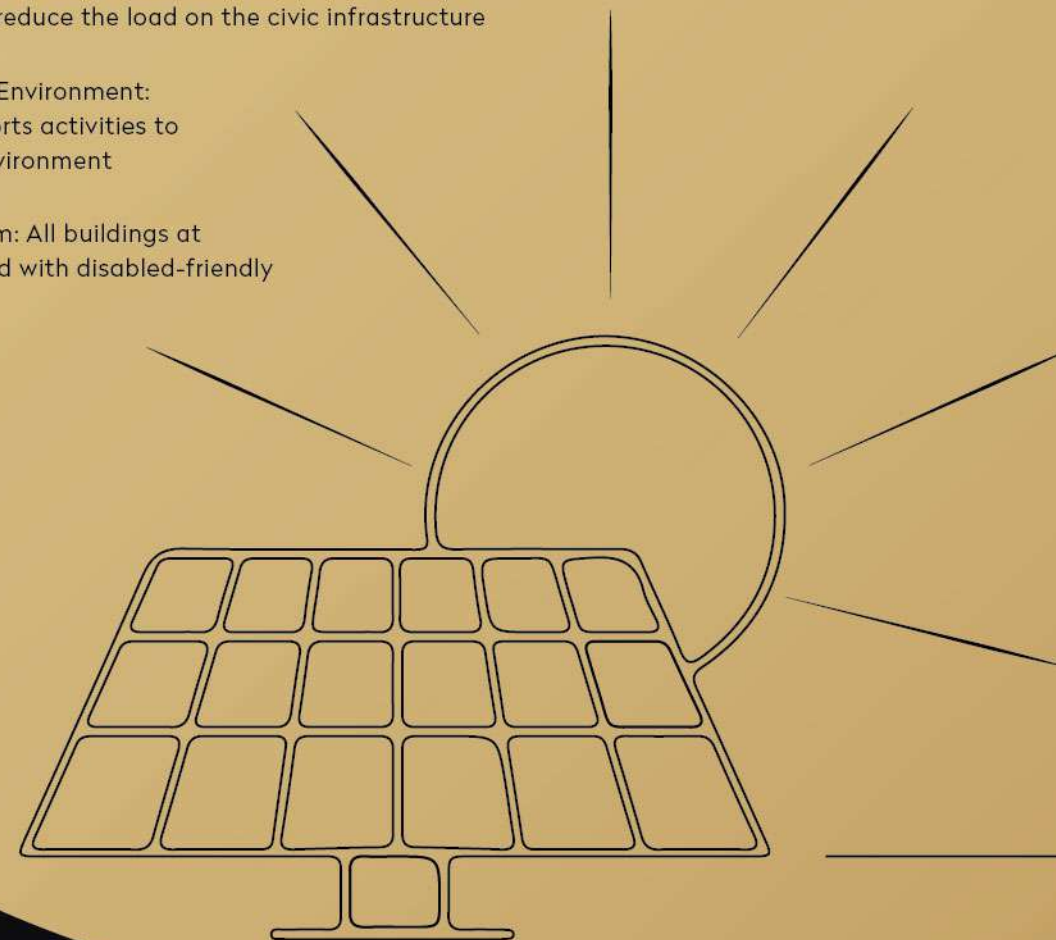
Fire Alarms in common areas and sprinkler systems in every apartment.

SAFETY POINT

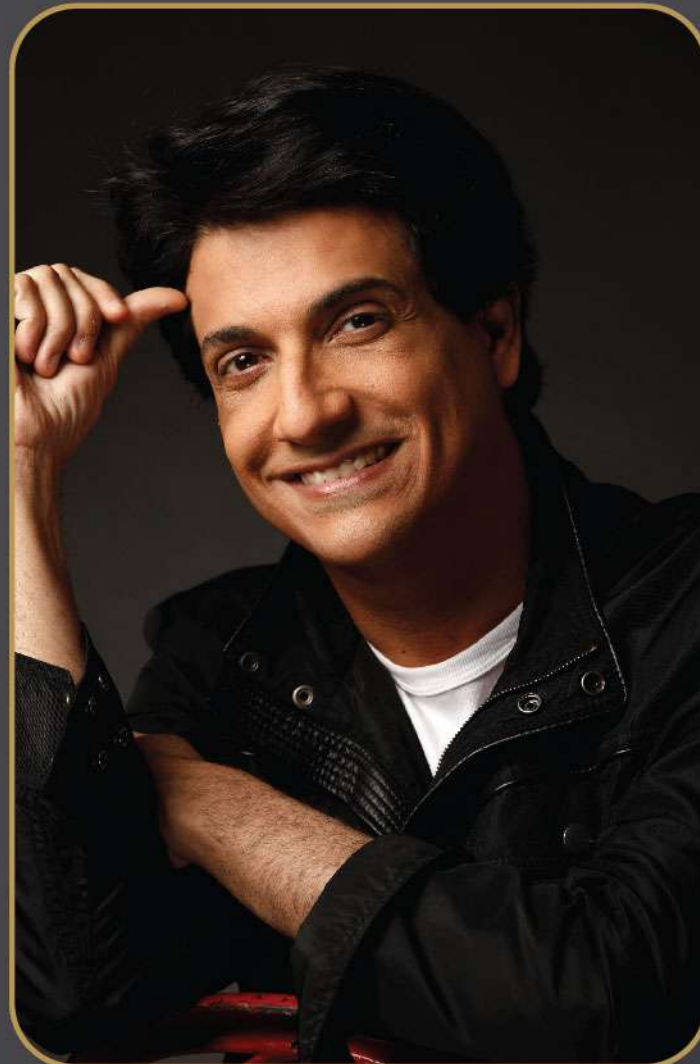
The latest Gas Leak Sensors will be installed in the apartments.

THE SECRET TO GREENER HOMES

- Solar Panels: Optimum use of Solar Energy for hot water, garden and street lights
- LED Lights: Efficient designing of Lighting systems and use of efficient fixtures to reduce total energy demand in common areas like the entrance lobby, garden, pathway, podium and parking areas
- Energy Saving Appliances: Energy saving appliances and equipment used in the premises
- Maximum Natural Ventilation: Homes at Dosti West County have been designed to provide maximum natural ventilation to maintain indoor air quality
- Low VOC Paints: At Dosti West County, we use low VOC paints to reduce the adverse health impact for residents
- Rainwater Harvesting System: At our rainwater harvesting system at Dosti West County, the water collected will be used for gardening purposes
- Water Efficient Fixtures: Water efficient fixtures and flushing system are used in toilets and kitchens to reduce water consumption
- Recycling of Water: Recycling of water for flushing and gardening through state-of-the-art sewage treatment plant
- Native Plant Species for Landscaping: Use of native plant species for landscaping which will reduce water demand and maintain bio-diversity
- Waste Management: Centralised garbage disposal system and garbage waste management system to reduce the load on the civic infrastructure
- Promoting a Health Conscious Environment: Swimming pool and various sports activities to promote a health conscious environment
- Disabled-friendly Access System: All buildings at Dosti West County are equipped with disabled-friendly access ramps



TIE-UPS



SHIAMAK DAVAR'S

INSTITUTE FOR PERFORMING ARTS

SHIAMAK
Have feet. Will dance.®

SHIAMAK™ is one of the most respected international brands in the arena of dance training, epitomizing dance and promoting dance education on the global pedestal. SHIAMAK has been imparting dance education for close to three decades and is growing from strength to strength, teaching dance to people of all age groups and from every walk of life with their

motto, "Have Feet. Will Dance". Helmed by National Award winning choreographer, singer & performer – Shiamak Davar, the institute now has presence in 5 countries across 3 continents, educating and empowering thousands of individuals every year. SHIAMAK dance classes are open to anyone and everyone, starting from the age of 2 years and going up to 84 years. Their programs include Dance For Toddlers, SHIAMAK Summer / Winter Funk, Advanced Training Batch (ATB) – The Advanced Training Batch and Samplers/Workshops. Residents will be able to enroll at Shiamak Davar's Institute for Performing Arts on payment of applicable fee and once the classes commence.



TIE-UPS

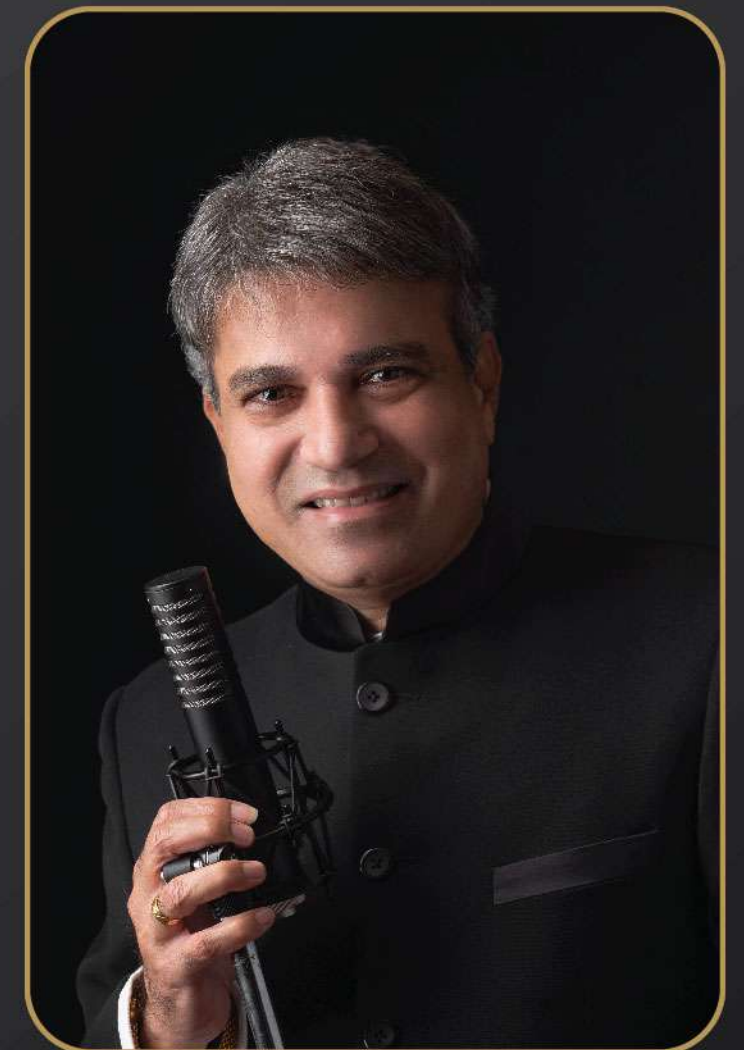
SURESH WADKAR'S

AJIVASAN MUSIC ACADEMY



Ajivasan has been spreading the message of Hindustani Classical Music to thousands of students for 86 years. It has been Ajivasan's continuous endeavor to educate and spread Hindustani Music, Culture & Art across society. The students had the opportunity to perform with the master himself on

several occasions. Ajivasan offers varied Music Appreciation Courses for children, youth and adults. Ajivasan aims at spreading music education with practical and scientific methods that widen an Individual's ability to use his/her potential to 100%. These classes will be conducted in Dosti West County for Indian and Western Vocal and Instruments training. Residents will be able to avail this facility on payment of applicable fee and once the classes commence.





- Dosti Realty Ltd. – Awarded Leading Real Estate Developer of The Year at the Credai MCHI Golden Pillar Awards 2023
- Dosti Greater Thane (Dosti 1 Mumbai) - Awarded Best Marketing Campaign of The Year at the Credai MCHI Golden Pillar Awards 2023
- Dosti Greenscapes - Awarded Iconic Residential Project, Pune - at the Mid-Day Real Estate & Infrastructure Icons Awards 2023
- Dosti Realty Ltd. - Awarded Iconic Real Estate Brand of the Year - at the Times Real Estate Conclave & Awards 2023
- Dosti Greater Thane, Kalher - Awarded Iconic project of The Year - Beyond Thane at Mid-Day Gems of India Awards, 2023
- Dosti Mezzo 22, Sion - Awarded Iconic Premium Residential Project at Mid-Day International Real Estate & Infrastructure Icons Awards 2022
- Dosti West County - Dosti Nest, Thane (W) - Awarded Iconic Project of the Year at Mid-Day International Real Estate & Infrastructure Icons Awards 2022
- Dosti Eastern Bay, Wadala - Awarded Iconic Residential Project of the Year South Mumbai at the Times Real Estate Conclave & Awards 2021
- Dosti Oro 67, Kandivali (W) - Awarded Upcoming Residential Project - Western Suburbs at the Mid-Day Real Estate International Icons Award 2021
- Dosti Eastern Bay, Wadala - Awarded Iconic Residential Project South Mumbai by Hindustan Times Real Estate Titans 2020
- Dosti Eastern Bay, Wadala - Awarded Iconic Luxury Homes - South Mumbai by Mid-Day Real Estate Icons Awards 2020
- Dosti Realty - Awarded Developer of the Year (Residential) at the Real Estate Business Excellence Awards, 2020 in association with CNN-News 18.
- Dosti West County, Thane (W) - Awarded Iconic Planned Project Central Mumbai 2019 - Mid-day Real Estate Icons Awards 2019
- Dosti West County, Thane (W) - Awarded Iconic Planned Project Central Mumbai 2019 by Mid-Day Real Estate & Infrastructure Icons Award 2019

- Dosti West County, Thane (W) - Awarded Best Project of the Year Thane in 2018 by Accommodation Times
- Dosti West County, Thane (W) - Awarded Ultimate Residential Project - Thane in 2018 by Hindustan Times
- Dosti Desire, Thane (W) - Awarded Residential project of the Year Thane in 2018 by Accommodation Times
- Dosti Realty Ltd - Awarded Excellence in Quality Residential Projects by Lokmat Corporate Excellence Awards 2018
- Dosti Realty Ltd - Awarded Best Developer Residential by ET Now in 2018
- Dosti Realty Ltd - Awarded Best Green Building for Dosti Ambrosia - Wadala by ET Now in 2018
- Dosti Realty Ltd - Awarded Real Estate Industry Achievement Award - 2017 Grohe Hurun
- Dosti Desire, Thane (W) - Awarded the Iconic Residential Project, Thane - Mid-Day Real Estate Icons in 2017
- Dosti Realty Ltd - Awarded Iconic Developer Thane by Mid-Day Real Estate Icons (Thane & Navi Mumbai) in 2017
- Dosti Planet North, Shil Thane - Awarded Iconic Residential Project Beyond Thane, Mid-Day Real Estate Icons (Thane & Navi Mumbai) in 2017
- Dosti Planet North, Shil Thane - Certified as Times Realty Icons 2017 Navi Mumbai, Thane & Beyond, in the category of Value Homes (Thane & Beyond) in 2017
- Dosti Majesta, Ghodbunder Road, Thane (W) - Certified as Times Realty Icons 2017 Navi Mumbai, Thane & Beyond, in the category of Ultra Luxury Homes (Thane & Beyond) in 2017
- Dosti Ambrosia, Wadala - Awarded Project of the Year Mumbai at the 31st National Real Estate Awards by Accommodation Times in 2017
- Dosti Ambrosia, Wadala - Awarded Iconic Residential Project - South Mumbai at the Mid-Day Real Estate Icons Awards in 2016
- Dosti Ambrosia, Wadala - Certified Gold Rating under IGBC for Green Building by LEED in 2016

- Dosti Acres, Wadala - Awarded 2nd place at the Exhibition for Gardening at the Veermata Jeejabai Bhosle Garden, Byculla by the Tree Authority and Brihan Mumbai Mahanagarpalika in 2015
- Dosti Ambrosia, Wadala - Awarded Best Residential Project of the Year by Construction Times in 2015
- Dosti Vihar, Thane (W) - Awarded the Premium Apartment Project of the Year (West) by NDTV in 2015
- Dosti Realty Ltd - Ranked Mumbai's Top Developer and the Best in Indian Real Estate for on-time delivery and possession by NDTV in 2014
- Dosti Vihar, Thane (W) - Awarded Project of the Year by Accommodation Times in 2014
- Dosti Imperia, Thane (W) - Pre-certified Green Building aiming for Gold rating by LEED in 2013
- Dosti Vihar, Thane (W) - Awarded the title of an Artist in Concrete Awards for Space Planning in Big Residential Projects by REIFY Artisans & Projects Pvt. Ltd. in 2013
- Dosti Realty Ltd - OHSAS 18001:2007 (in 2018) & ISO 9001:2008 (in 2012) Certified Company by URS
- Dosti Acres, Wadala - Awarded the Best Maintained Podium Garden by the Municipal Corporation of Mumbai for 3 consecutive years from 2008 onwards
- Dosti Elite, Sion - Awarded the 3rd prize for display of class 27-B at the 13th Exhibition for plants, flowers, fruits & vegetables by Municipal Corporation of Mumbai in 2008
- Dosti Elite, Sion - Awarded the Best Maintained Podium Garden for 3 consecutive years
- Dosti Flamingos, Parel-Sewree - Awarded the Best Maintained Landscaped Garden by the Municipal Corporation of Mumbai in 2005

THE TEAM



DESIGN ARCHITECT

ARCHETYPE CONSULTANTS
(I) PVT. LTD.

Archetype Consultants (I) Pvt. Ltd. is an architectural company that offers diversified architectural design service with a multi-disciplinary approach. This is reflected in the services offered in housing, commercial educational, institutional, urban development & hospitality sectors. They follow a 'studio system' where each team provides distinctive solutions for projects and is actively involved from its inception to occupancy. They specialise in giving minute attention to the detailing of a project. ACIPL has been founded on the principle that timeless & valued architecture is a successful integration of aesthetics, practicality & functionality. With an eternal demand for a good piece of architecture, complexity has become more than an aesthetic preference. acipl recognizes that adaptability is the need of the hour. Some of their notable projects include Sapphire Hospital - Thane, Seven Square Academy, Impulse Tech Park.

Dosti Realty has been associated with ACIPL since the last 15+ years and have jointly delivered Dosti Vihar, Dosti Imperia, Dosti Planet North over the last few years with their expertise.



STRUCTURAL CONSULTANT

JW CONSULTANTS LLP

Started as a proprietary practice in the year 1975, it has now evolved into JW Consultants LLP. Over four decades, JW Consultants LLP has stayed true to the meticulously selected tenets of professional practice, while combining superior design and quality standards with stringent compliance. Driven by innovation, JW has created its footprint across residential, commercial, industrial, retail, institutional, hospitality, and healthcare sectors, among others in India and even Internationally. With their core strengths in technical expertise, cutting-edge software modelling and analysis tools, along with the best talent, they were able to deliver 70 million sq. ft. of space annually.

Dosti's alliance with JW is more than 8 years old wherein several projects such as Dosti West County, Dosti Planet North, Dosti Eastern Bay, Dosti Greenscapes, Dosti Lower Parel are under planning, delivery, and handover stage.



LANDSCAPE CONSULTANT

TAIB LANDSCAPE PVT. LTD,
SINGAPORE

Taib Landscape Pvt. Ltd., Singapore brings its exceptional green fingers to Dosti West County. The diverse team of landscape architects, horticulturists and designers has been practicing landscape architecture in India and South East Asian region for over 20 years. Landscape design studio, SINGAPORE brings its exceptional green fingers to Homeland Heights. Under Ms. Saidah Taib's expertise, the studio's diverse team of landscape architects, horticulturists and designers has been practicing landscape architecture in India and South East Asian region for over 20 years. The studio has some remarkable residential and hospitality projects in Mumbai, Bangalore and Goa under its belt. Some of their notable projects include Aldeia-De-Goa Residential villa project, SEZ Hinjewadi Pune - Commercial IT development, Avaneer Hinjewadi Pune - Commercial development.

Taib Landscape and Dosti Realty friendship go way back in time from the marvelous Dosti Acres project at New Wadala in 2003. Together they have delivered Dosti Acres, Dosti Ambrosia, and Dosti Imperia over the years.



MEP CONSULTANT

ENGINEERING CREATIONS
PUBLIC HEALTH CONSULTANCY
PVT. LTD.

It has been evolved with the specific purpose of providing a sound and reliable structure through our continuously monitored and engineered professional approach. Engaged in service contracts of expert plumbing consultancy and firefighting services for over 16 years, it endeavors to deliver within the given framework of time and constraints, an innovative technology without excessive cost overruns. They have provided their services for projects of special repute such as Nirlon Knowledge Center - Goregaon, Reliance Petroleum Ltd - Jamnagar, Bangalore Airport Expansion and other such impeccable projects.

Dosti Realty's strong partnership has been established with ECPHC since 2012 and they have delivered their expertise at Dosti Planet North and Dosti Parel.

LIAISON ARCHITECT 10 FOLDS ARCHITECTS & CONSULTANTS

SOLICITORS VIGIL JURIS

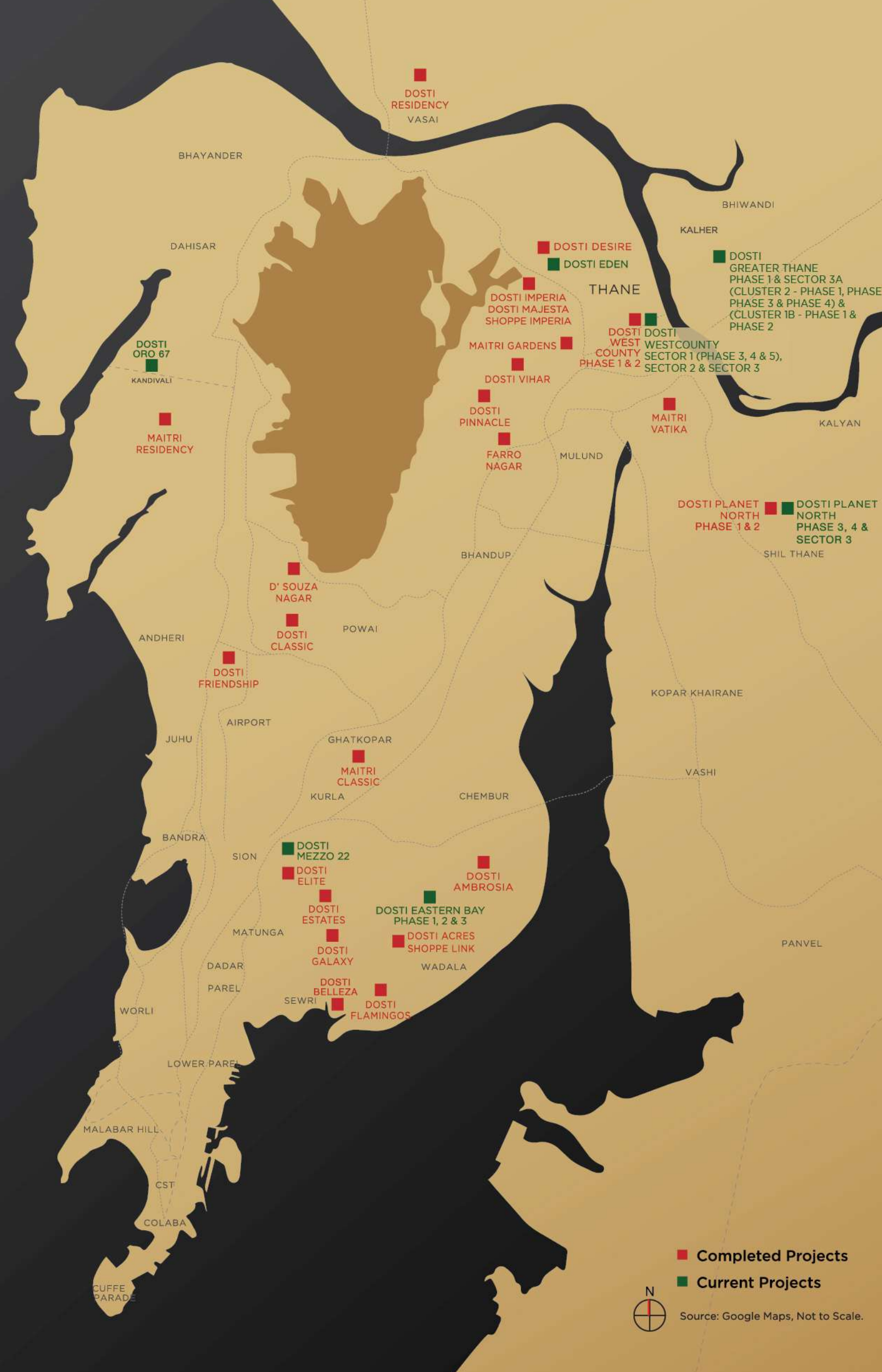


DISCOVER YOUR FRIENDS FOR LIFE

Dosti Realty has been in the real estate business for over 4 decades and delivered more than 129 properties till date, encompassing a portfolio of over 11.70 mn. sq. ft. Currently Dosti Realty is constructing over 21 mn. sq. ft. across the Mumbai Metropolitan Region and Pune. Till date it has sold homes to 15,800+ happy families and continues to transform the skyline with its developments. The company has experience in various development types, be it Residential, Retail, IT Parks, Educational Institutes, etc. Over the years, it has been known for its Aesthetics, Innovation, Quality, Timely Delivery, Trust and Transparency, values that have built lasting relationships.



Dosti Eastern Bay-Phase 1, 2 & 3 are registered under MAHARERA Nos. P51900025142, P51900030769 & P51900032067, Dosti Mezzo 22 is registered under MAHARERA No. P51900026976, Dosti Desire Phase 2 is registered under MAHARERA No. P51700049491, Dosti Greenspace- Phase 1 & 2 is registered under MAHARERA Nos. P52100049942 & P52100051041, DGT - Sector 3A - Cluster 2 - Phase 1, Phase 2, Phase 3 & Phase 4 are registered with MAHARERA Nos. P51700048334, P51700048335, P51700048333 & P51700053095, Dosti Greater Thane - Sector 3A -Cluster 1B -Phase 1, Phase 2 & Phase 3 are registered with MAHARERA Nos. P51700053057, P51700053096 & P51700053217. All the above projects are available on website - <https://maharaha.mahonline.gov.in> under registered projects. Please note that the sale/lease of premises in the above referred projects shall be subject to and governed by the terms and conditions of Agreement for sale/lease, T & C Apply.



- Completed Projects
- Current Projects

Source: Google Maps, Not to Scale.



Site Address: Dosti West County, Dosti Pine, Balkum, Off Old Mumbai-Agra Road, Thane-Bhiwandi-Wadpa Road, Thane (W) 400 608. T: 86577 03367

Corp. Address: Dosti Enterprises, Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001 • www.dostirealty.com



Dosti West County - Dosti Oak project is registered under MahaRERA No. P51700006565, Dosti West County - Phase 2 - Dosti Cedar project is registered under MahaRERA No. P51700015258, Dosti West County - Phase 3 - Dosti Westwood project is registered under MahaRERA No. P51700015501 and Dosti West County - Phase 4 - Dosti Pine project is registered under MahaRERA No. P51700025834, Dosti West County - Dosti Tulip project is registered under MahaRERA No. P51700032666, Dosti West County - Dosti Nest - Phase 1, 2, 3 & 4 is registered under MahaRERA Nos. P51700033640, P51700033663, P51700049724 & P51700050253 and are available on website - <https://maharera.mahaonline.gov.in> under registered projects. Please note that the sale/lease of premises in the above referred project shall be subject to and governed by the terms and conditions of Agreement for Sale/lease.

Disclosures: (1) The artist's impressions and Stock images used for representation purpose only. (2) Furniture, fittings and textures as shown/displayed in the show flat are for the purpose of showcasing only and do not form part of actual standard amenities to be provided in the flat. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the Agreement for Sale. (3) The right to admission, use and enjoyment of all or any of the facilities/amenities in the Dosti Club County is reserved by the Promoters and shall be subject to payment of such admission fees, annual charges and compliance of terms and conditions as may be specified from time to time by the Promoters. (4) The sale of all the premises in above mentioned projects shall be governed by terms and conditions incorporated in the Agreement for Sale. (5) These projects are funded by Kotak Mahindra Bank Limited.

