



DOSTI  
FRIENDS FOR LIFE

# Luxury Expanded



 DOSTI  
WILLOW  
THANE

Stock image

## Luxury living that expands the best of both worlds

Welcome to Dosti West County, where luxurious contemporary county living meets the perfect blend of urban convenience and natural tranquility.

With a range of amenities including schools, retail outlets, outdoor spaces, and a deluxe clubhouse, Dosti West County caters to every aspect of modern living.

Currently hosting over 1,400 residents in Dosti Oak, Dosti Cedar and Dosti Pine (A & B Wings) our community is set to welcome an additional 3,050+ residents across Dosti Pine, Dosti Tulip, Dosti Olive, and Dosti Nest in the coming years.

Join us and indulge in a lifestyle of luxury, surrounded by everything you desire and aspire to achieve.



# Easy accessibility that expands across the city

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

- 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
- Mumbai Trans Harbour Link (Sewri - Nhava Sheva)
- Business Hub
- Western Railway
- Central Railway
- Harbour Railway
- Ferry Wharf Jetty
- Work to Marine Drive Coastal Road
- Ghatkopar - Versova Metro Line 1
- DN Nagar - Dahisar Metro Line 2A
- Andheri (E) - Dahisar (E) Metro Line 7

## UNDER CONSTRUCTION INFRASTRUCTURE

- 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
- Dahisar (E) - Mira Bhayandar Metro Line 7A
- CSIA - Navi Mumbai International Airport Metro Line 8
- Andheri (E) - CSIA Metro Line 9
- Wadala - GPO (CST) Metro Line 11
- Bandra - Versova - Kandivali Coastal Road
- Thane - Dombivli Flyover
- Mumbra - Airoli Tunnel
- Navi Mumbai International Airport
- Thane Water Ways Transport along Ullhas River (Thane to Vasai, Kalyan & Bhiwandi)
- Mumbai - Ahmedabad Bullet Train Corridor
- Bandra to Versova Sea Link
- Balkum to Gaimukh Coastal Road
- Worli to Sewri Connector

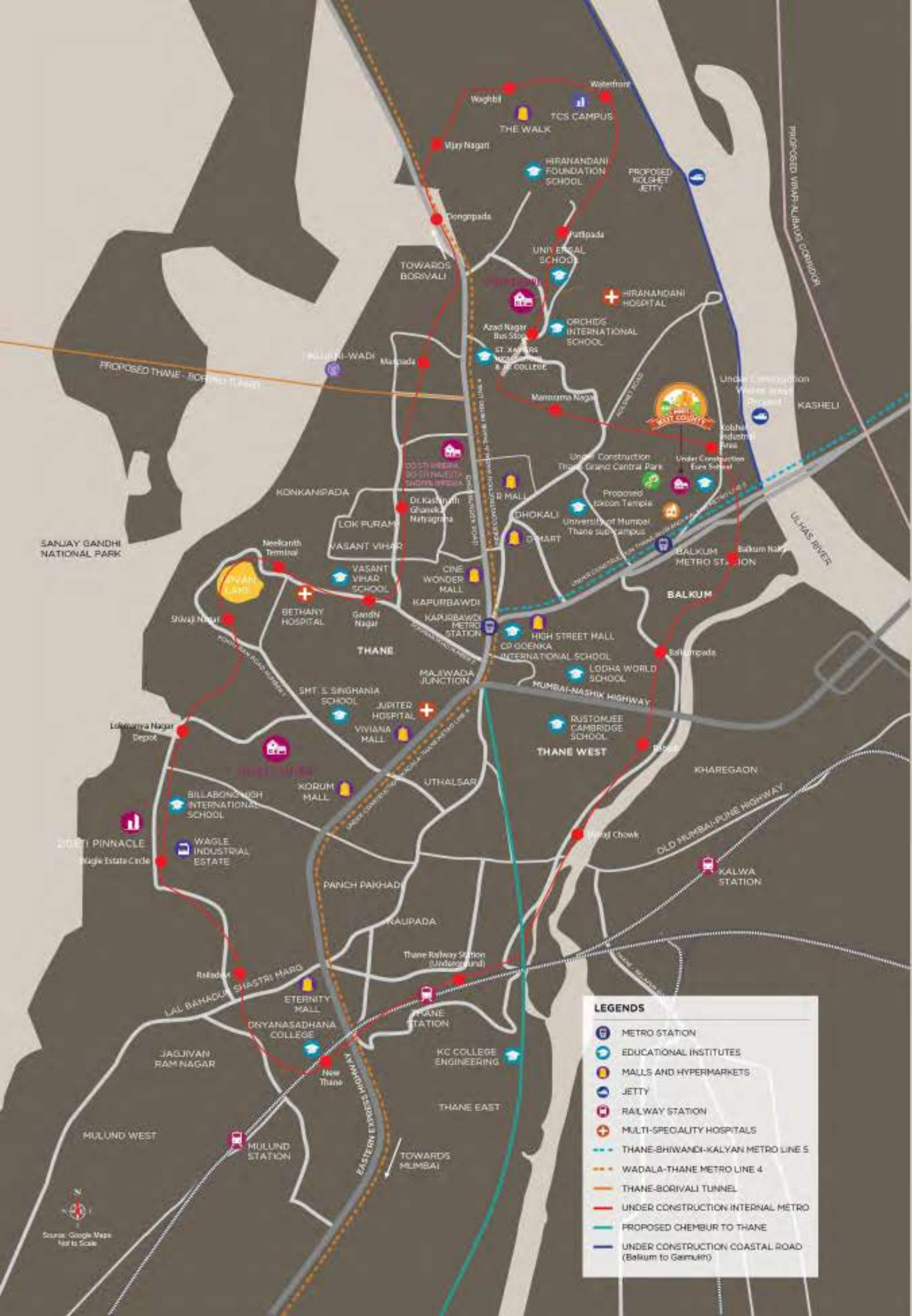
## PROPOSED INFRASTRUCTURE

- Virar - Alibaug Multi-Modal Transport Corridor
- Eastern Freeway (Chembur to Thane)



Source: Google Maps. Not to Scale  
 \*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 20th Dec 2023.





# Everything you need to expands everyday bliss

## EDUCATIONAL INSTITUTES

EuroSchool.....	01 Mins
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 Chili.....	10 Mins
Urban Tadka.....	12 Mins
Fusion Dhaba.....	20 Mins

## MULTIPLEXES & THEATRES

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

## PUBLIC PARKS

NAMO 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
Makhmal.....	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

## PLACES OF WORSHIP

Iskcon Temple.....	01 Min
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**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
- UNDER CONSTRUCTION INTERNAL METRO
- PROPOSED CHEMBUR TO THANE
- UNDER CONSTRUCTION COASTAL ROAD (Balkum to Gaimukh)

Source: Google Maps  
Not to Scale



Stock Image

## THE FUTURE SHINES BRIGHT FOR THANE

### 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.

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 brightly.



Actual Image

## A HOME FOR ALL IS NO LONGER A DREAM



Stock Image

## THANE- THE CITY OF GROWTH



Actual Image

## 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.

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.

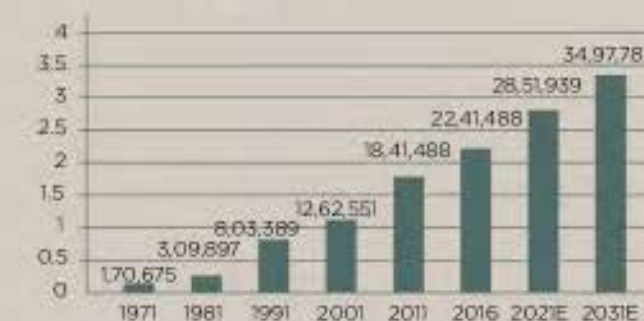
Thus, better connectivity, good infrastructure and natural attractions like Yeoor Hills and Thane Creek are the key drivers that attract a steady flow of home seekers. With a vast number of IT companies and commercial establishments making it their base, Thane is the ideal location which offers the perfect work-life balance.

Source: CREDAI - MCHI - CRE Matrix Research.

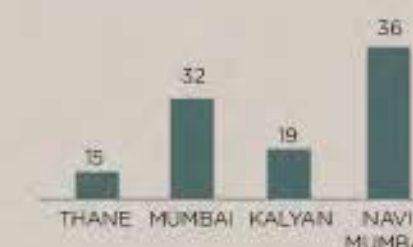
### AIR QUALITY INDEX

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.

### CENSUS



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



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



Stock Image

PROPOSED METRO LINE



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THANE BORIVALI TUNNEL

## Cherish the goodness of a county and accessibility of a city

### 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

### 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-borivalitunnel-to-undergo-design-change>

### 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-greenrod-to-section-of-virar-alibaug-multi-modal-corridor-project-7369564/>

### THANE-DOMBIVLI BRIDGE

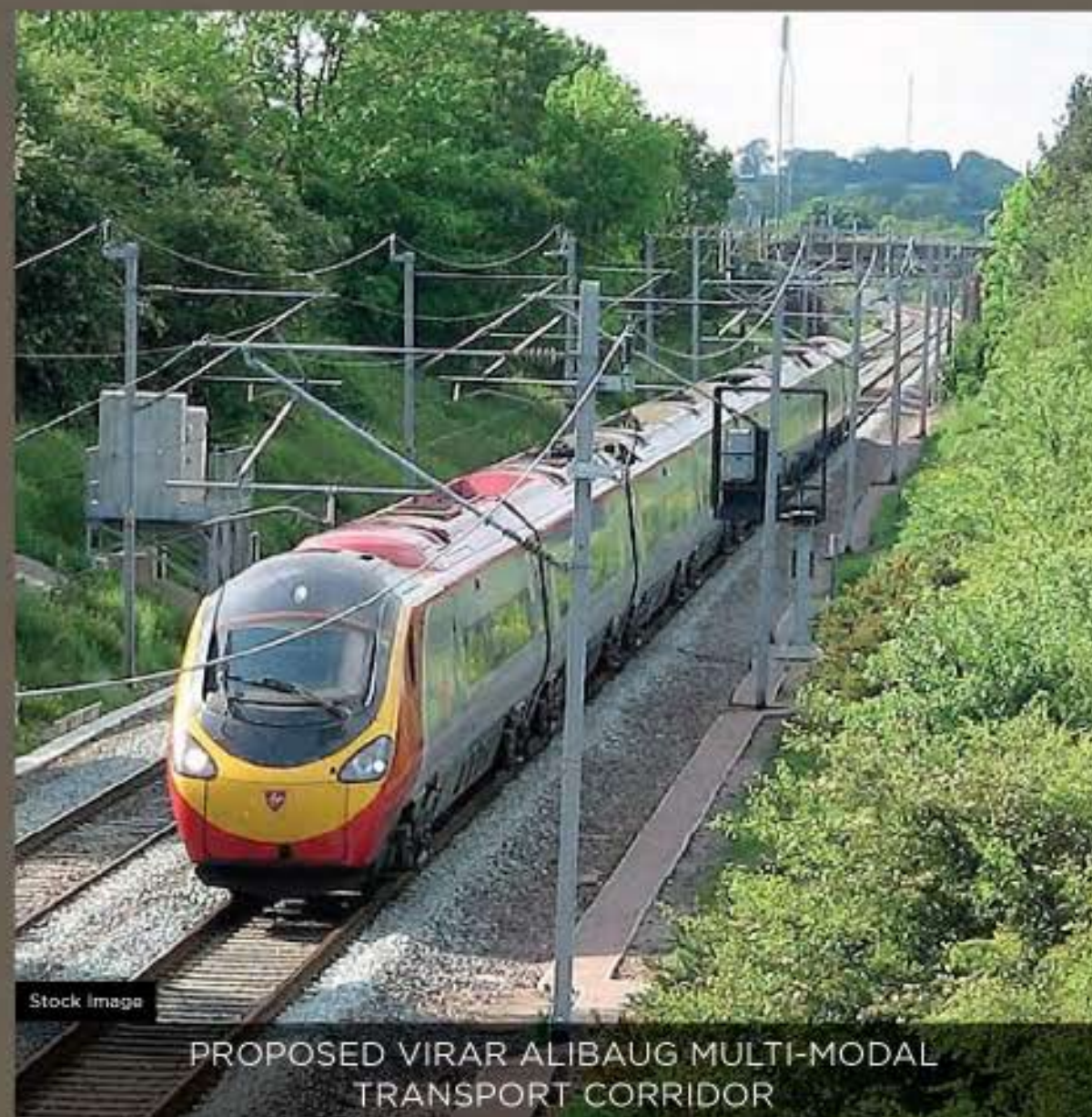
This six-lane bridge over the Ulhas creek is 980 metres long and will connect Thane & Dombivli via the Nashik highway.

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



Stock Image

THANE-DOMBIVLI BRIDGE



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PROPOSED VIRAR ALIBAUG MULTI-MODAL  
TRANSPORT CORRIDOR



Stock Image

PROPOSED CST - THANE UNDERGROUND RAILWAY LINE



Stock Image

THANE WATERWAYS



Stock Image

PROPOSED EASTERN FREEWAY  
FROM CHEMBUR TO THANE



Stock Image

PROPOSED COASTAL ROAD FROM BALKUM TO GAIMUKH



Stock Image

RO-RO WATERWAYS

### 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-thesuburbs-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/shinde-fadnavis-big-infra-push-cabinet-allows-mmrd-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-knath-shinde-announces-extension-of-eastern-freeway-till-end-of-gbroad/articleshow/95501222.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 Dated Aug 11, 2020  
Link: <https://timesofindia.indiatimes.com/city/thane/thane-mothagaon-markol-bridge-work-on-tilhas-creek-to-be-completed-in-next-15-months-says-mmrd/articleshow/77490436.cms>

An exciting life  
around the corner



Actual Image



Actual Image



Actual Image



Actual Image

#### MUMBAI UNIVERSITY- THANE SUB-CAMPUS

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

#### GRAND CENTRAL PARK

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

#### ISKCON TEMPLE

Discover inner peace and tranquility at the Iskcon Temple, just 2 mins away from 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.



Expectations expanded  
with the best of everything

PRESENTING



## 2 & 3 BHK Residences

Welcome to Dosti Willow, a lifestyle that's designed to differentiate in every aspect.

From intelligent spacious layout to thoughtful amenities, from contemporary design to serene environment, you will feel the difference in the quality of life.



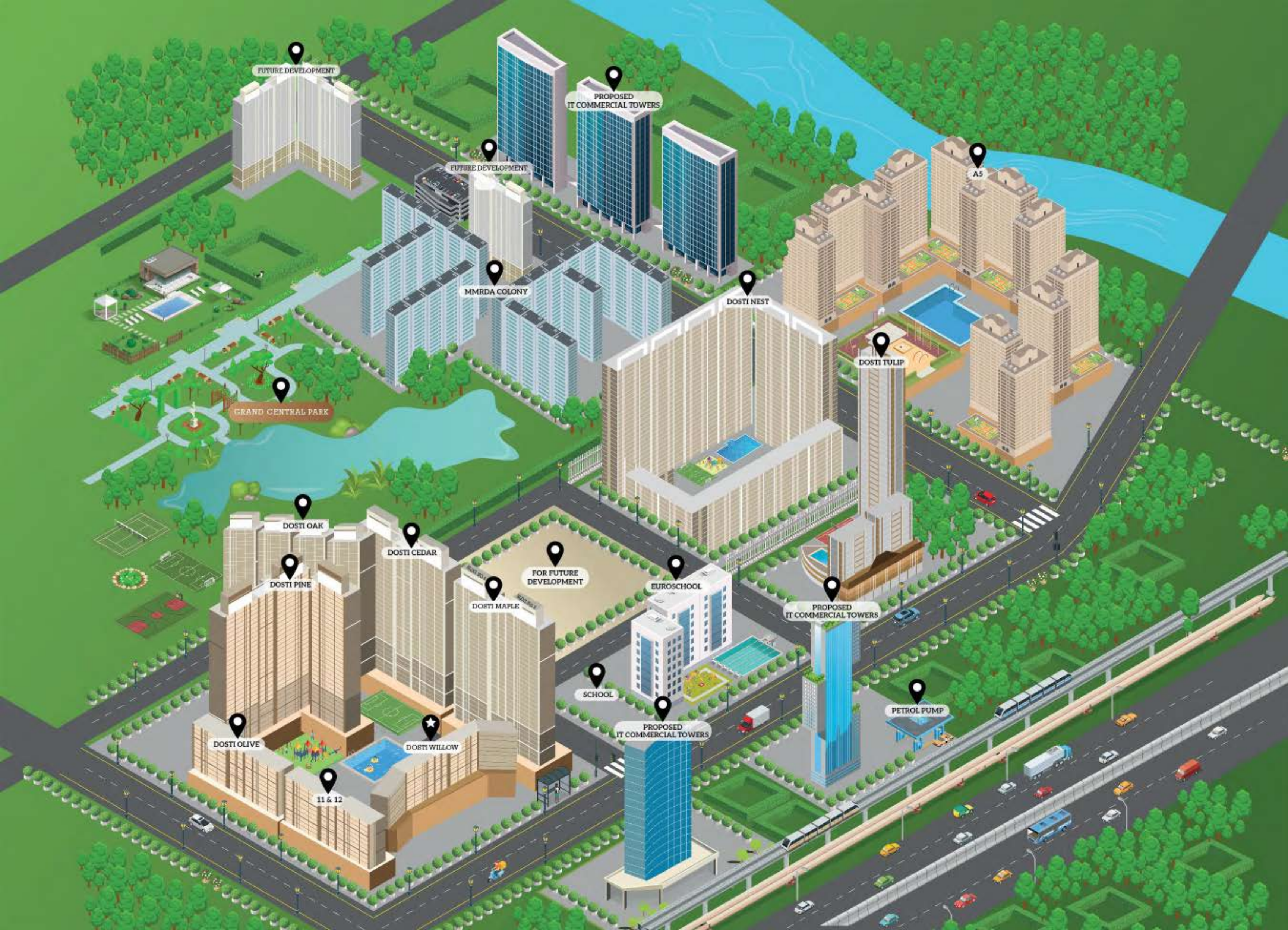
## PROJECT HIGHLIGHTS

A blend of modernity and serenity makes all the difference.

### 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
- Dosti Willow at Dosti West County is a towering 33 storeys
- Approx. 6.5 acres (26,305 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
- EuroSchool less than a minute away at Dosti West County
- Good social infrastructure in the vicinity - schools, retail shopping, hospitals etc.
- Over 3,500+ trees planned till date across Dosti West County





FUTURE DEVELOPMENT

PROPOSED IT COMMERCIAL TOWERS

FUTURE DEVELOPMENT

MMRDA COLONY

DOSTI NEST

DOSTI TULIP

GRAND CENTRAL PARK

DOSTI OAK

DOSTI CEDAR

DOSTI PINE

FOR FUTURE DEVELOPMENT

DOSTI MAPLE

EUROSCHOOL

PROPOSED IT COMMERCIAL TOWERS

SCHOOL

PROPOSED IT COMMERCIAL TOWERS

PETROL PUMP

DOSTI OLIVE

DOSTI WILLOW

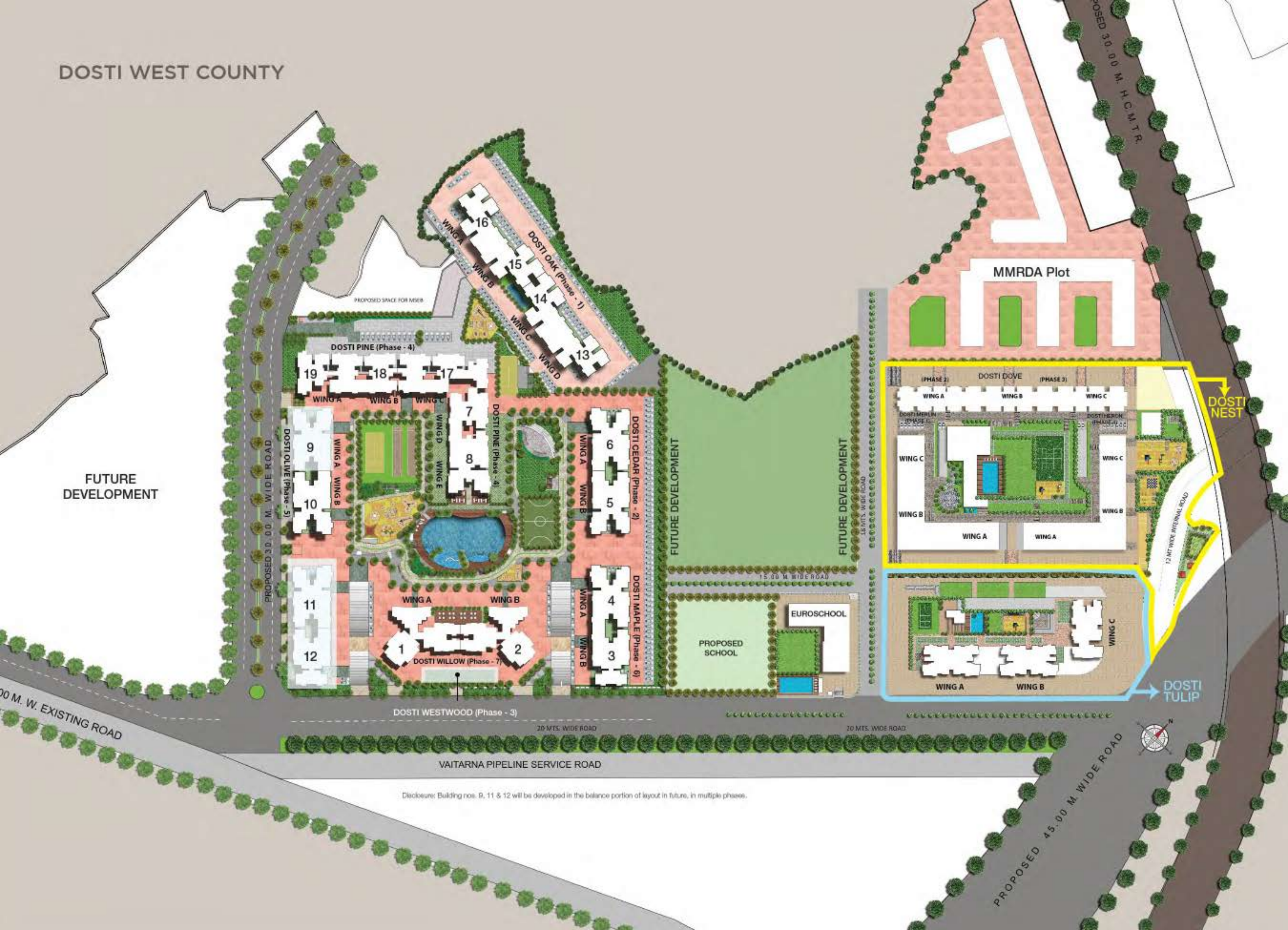
11 & 12



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



FUTURE DEVELOPMENT

MMRDA Plot

DOSTI NEST

DOSTI TULIP

Disclaimer: Building nos. 9, 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
- 2 - Cycling Track / Strolling Path
- 3 - Multipurpose Sports Court
- 4 - Pool Pavilion & Deck
- 5 - Children's Adventure Pool with Water Slide
- 6 - Olympic-sized Swimming Pool
- 7 - Multipurpose Lawn
- 8 - The Merllion Zone
- 9 - Box Cricket
- 10 - Amphitheatre
- 11 - Lawn Tennis
- 12 - Resting Plazas
- 13 - Futsal

## DOSTI CLUB COUNTY AMENITIES



Toddlers' Play Area



Carrom & Chess Room



Snooker Room



Badminton Courts



Squash Courts



Table Tennis



Gymnasium



Cafeteria



E-Library & Co-working Space

POWERED BY



Well Renowned Club Operators





Redefine the way you  
indulge in luxury



Enjoy  
different ways to  
embrace  
happiness.



THE  
MERLION ZONE



LAWN TENNIS



CHILDREN'S ADVENTURE POOL  
WITH WATER SLIDE



CYCLING TRACK/  
STROLLING PATH

## OUTDOOR AMENITIES



Children's Activity Area



Cycling Track / Strolling Path



Multipurpose Sports Court



Children's Adventure Pool  
with Water Slide



Olympic-sized Swimming Pool



Amphitheatre



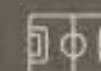
Lawn Tennis



Resting Plazas



Box Cricket



Futsal



Multipurpose Lawn



The Merlion Zone



Pool Pavilion & Deck



Fill every childhood memory  
with blissful experiences  
at the kids' play area



Excitement knows  
no boundaries  
with Tennis & Cricket



Unexplored depths of luxury  
await you with an olympic size  
swimming pool and kids' pool  
with water slide



Premium facilities  
to enhance your  
Futsal experience

Healthy living will become  
a daily habit with a  
Cycling Track / Jogging Track



Find  
more reasons  
for unlimited  
fun



LIBRARY



PLAYSTATION



FOOSBALL



CO-WORKING SPACE

## DOSTI CLUB COUNTY AMENITIES



Toddlers' Play Area



Carrom and Chess Room



Snooker Room



Badminton Courts



Squash Courts



Table Tennis



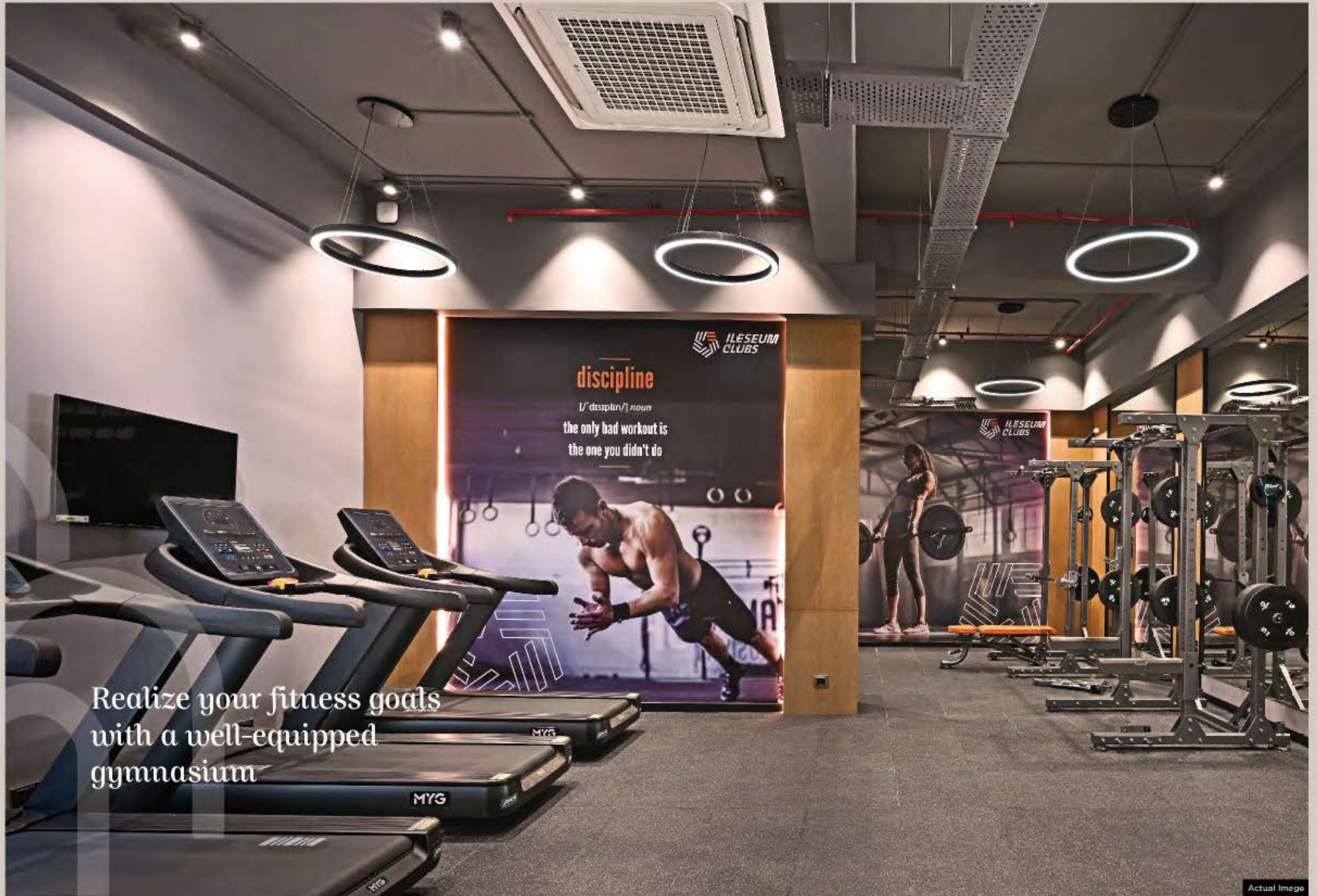
Gymnasium



Cafeteria

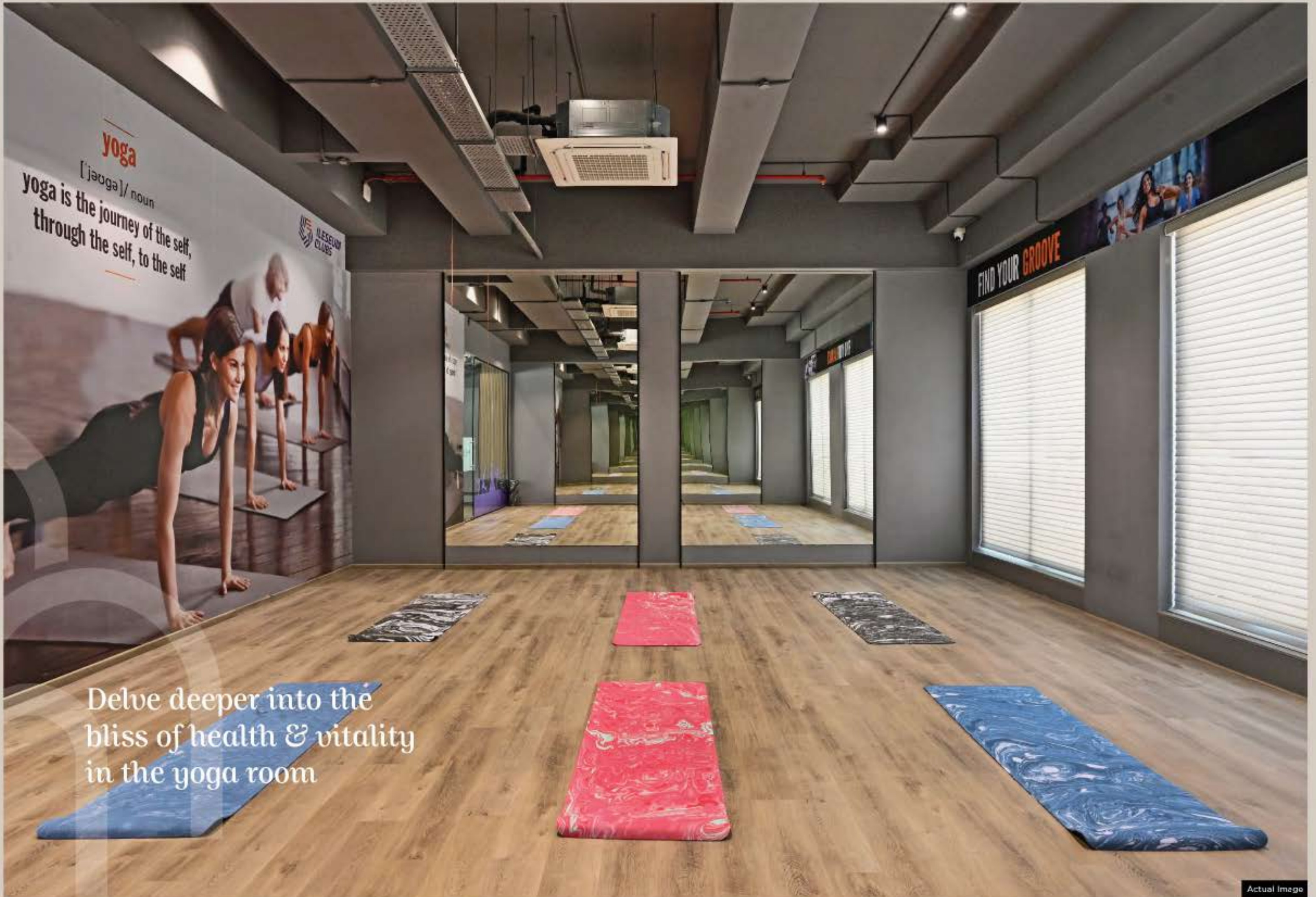


E-Library & Co-working Space



Realize your fitness goals  
with a well-equipped  
gymnasium

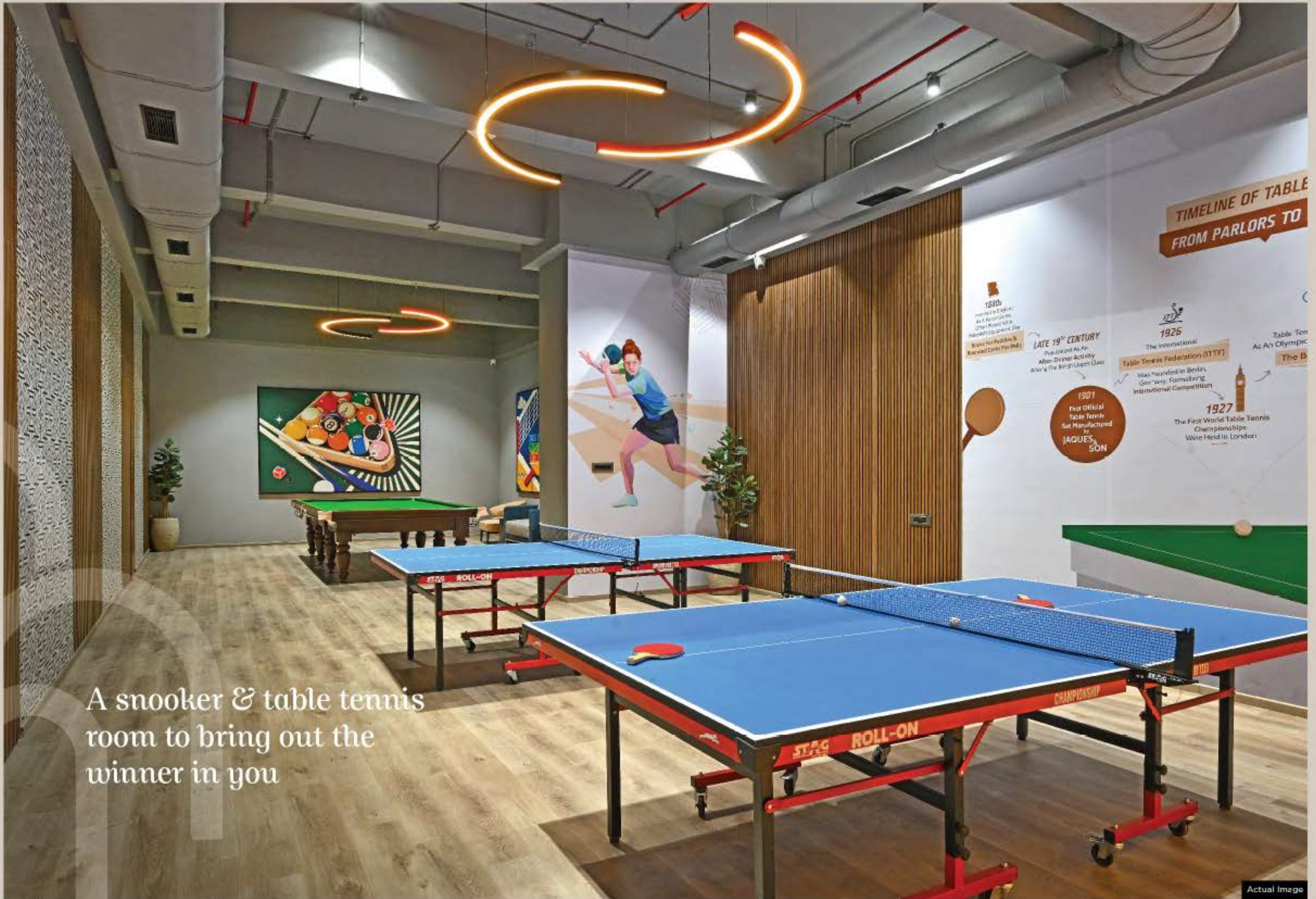





Delve deeper into the bliss of health & vitality in the yoga room



Discover fun & excitement with a game of chess and carrom



A snooker & table tennis room to bring out the winner in you

The image shows a modern office lobby. On the left, there is a wall with a grid of vertical wooden slats. In the center, a reception desk with a dark base and a light top holds a small green tree. To the right, a glass-walled office is visible, containing a desk with a framed abstract painting, a potted plant, and a decorative circular object. The floor is polished and reflects the surroundings. The ceiling features a large, textured, rectangular light fixture.

A lobby exquisitely  
Designed with elegance  
Greets you



While a  
luxurious entrance  
beacons you home



Stock Image

## DESIGNER LOBBY

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



Stock Image

## PREMIUM BATHROOMS

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

## AIR CONDITIONED HOMES

Air conditioners installed in every bedroom and in living room for a cool and relaxed experience.



Stock Image

## POWER BACKUP FOR APARTMENT

Never worry if the electricity falls in your new home there will be power backup for one light, one fan and one heavy appliance within each flat.



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 bedrooms & living room)
- 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 Wi-Fi point provision in Living & Master Bedroom
- Power Back Up for one fan, one light and one heavy appliance within each Flat

### DOORS

- Flush 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

### 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
- 15L Hot water Boiler
- 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

### LUXURIOUS HIGH END BUILDING AMENITIES

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

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 found and provided in the flats.



## DOSTI WESTWOOD PHASE 3 - SECTOR 1

Disclosure: Dosti West County - Phase 3 - Dosti Westwood project comprises of a Restaurant, Banquet, A/V Room & Guest Rooms proposed to be developed below building nos. 1&2. The Promoter reserves their right to sell, 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.





Pre-function area to  
let you get into the  
celebratory mood



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



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



Stock Image

## GUEST ROOMS

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

## AV ROOM

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



Actual Image



Stock Image

## SECURITY ACCESS CONTROL

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



Stock Image

## SAFETY POINT

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

## FIRE ALARM

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



Stock Image

## SECURITY SYSTEMS

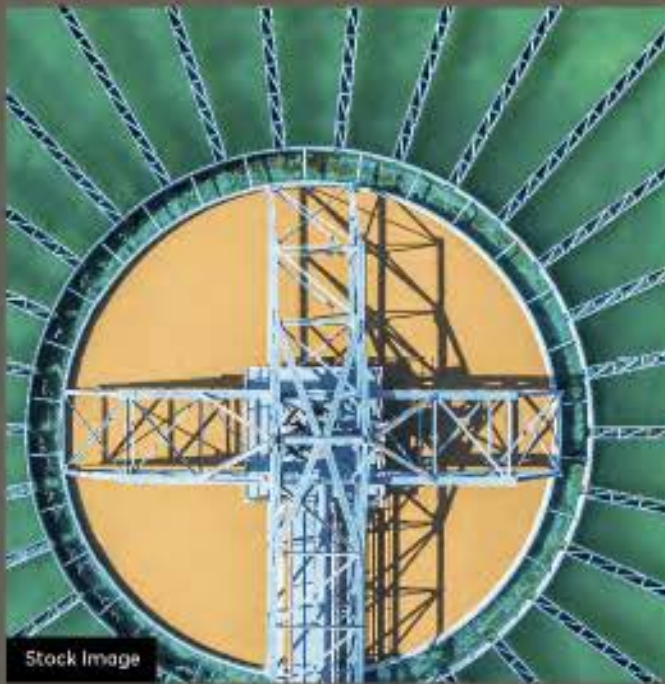
Superior security systems like Intercom, Access Control Cards and CCTV provision at the podium and main entrance lobby.



Stock Image



Stock Image



Stock Image



Stock Image



Stock Image

## 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



Actual Image



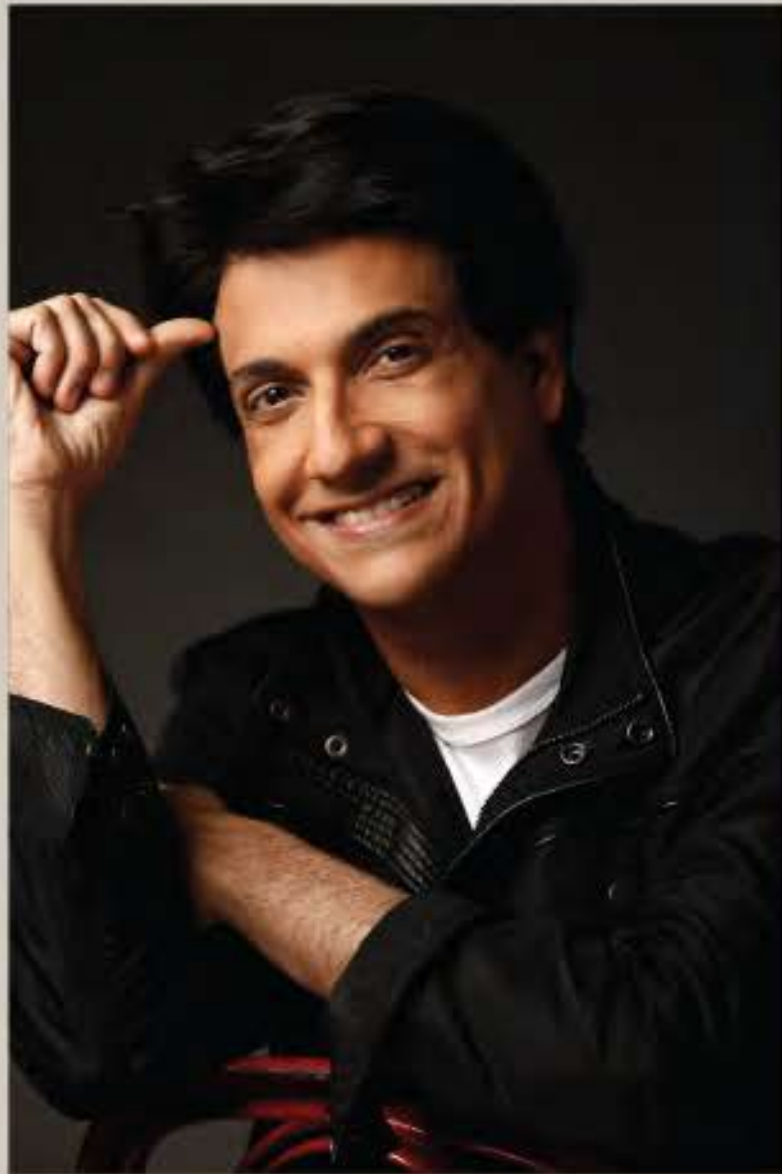
Stock Image

Ileseum Clubs are a chain of premier sports and leisure facilities dedicated to providing exceptional amenities and services to their members. With a focus on inclusivity, accessibility and excellence, Ileseum Clubs offer a unique blend of sports, fitness and social experiences. Their state-of-the-art facilities, expert staff and carefully curated programs create a welcoming environment for individuals of all ages and skill levels, fostering a community that celebrates active living, wellness and community connection.

With an impressive portfolio of 18 brands under their belt, Ileseum Clubs have established themselves as a leader in the sports and leisure industry. Currently, Ileseum operates 7 locations across India, with several more in development, further solidifying their commitment to expanding their reach and providing world-class experiences to a wider audience. From professional training to recreational activities, Ileseum Clubs cater to a diverse range of interests and needs, making them the go-to destination for those seeking a holistic and enriching experience.

Badminton Pros, powered by the legendary Saina Nehwal, is a premier coaching academy dedicated to nurturing the next generation of badminton champions. Led by Head Coach Vijay Lancy, a renowned name in the badminton coaching fraternity, the academy boasts a team of experienced mentors, including Commonwealth Gold Medalist Parupalli Kashyap and RMV Gurusai Dutt. With a focus on holistic development and personalized attention, Badminton Pros provides a comprehensive training program that helps players improve their technique, strategy and mental toughness.

By leveraging the expertise of India's badminton icons, Badminton Pros aims to revolutionize the sport and produce world-class players who can make India proud on the global stage.



## SHIAMAK DAVAR'S

INSTITUTE FOR  
PERFORMING ARTS

**SHIAMAK**  
*Have feet. Will dance.®*



## SURESH WADKAR'S

AJIVASAN  
MUSIC ACADEMY



**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.

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.



## 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 Alceia-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 Nirion 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

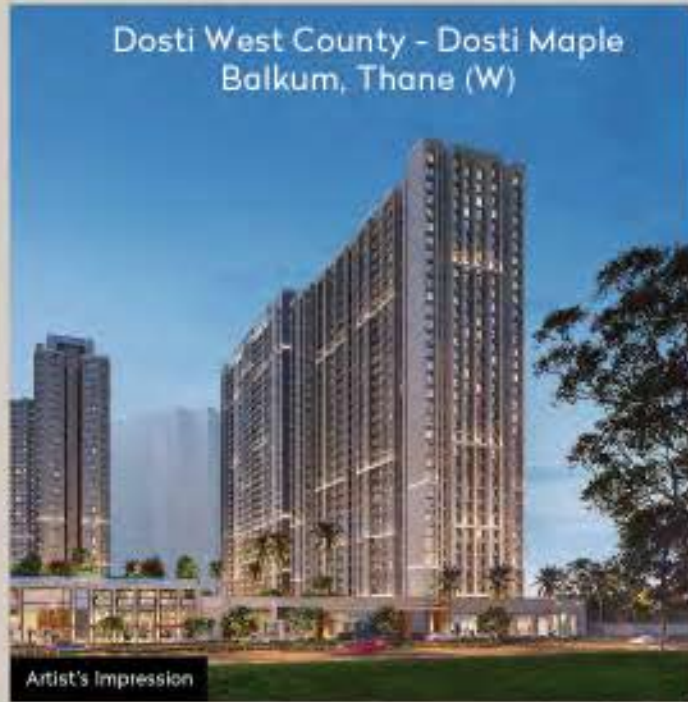
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## AWARDS AND ACCOLADES

- Dosti West County awarded 'Iconic Residential Project' at the Mid-Day International Real Estate & Infrastructure Icons Awards 2024
- Dosti West County awarded 'Excellence in Townships Projects' at the Times Real Estate Conclave and Awards 2023-24
- Dosti Realty Ltd. - Awarded Leading Real Estate Developer of The Year at the Credai MCHI Golden Pillar Awards 2023
- Dosti T 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 International 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 - Won 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 - 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) - Won 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) - Won 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 - Won the Best Maintained Podium Garden by the Municipal Corporation of Mumbai for 3 consecutive years from 2008 onwards
- Dosti Elite, Sion - Won the 3rd prize for display in 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 - Won the Best Maintained Landscaped Garden by the Municipal Corporation of Mumbai in 2005

# DISCOVER YOUR FRIENDS FOR LIFE

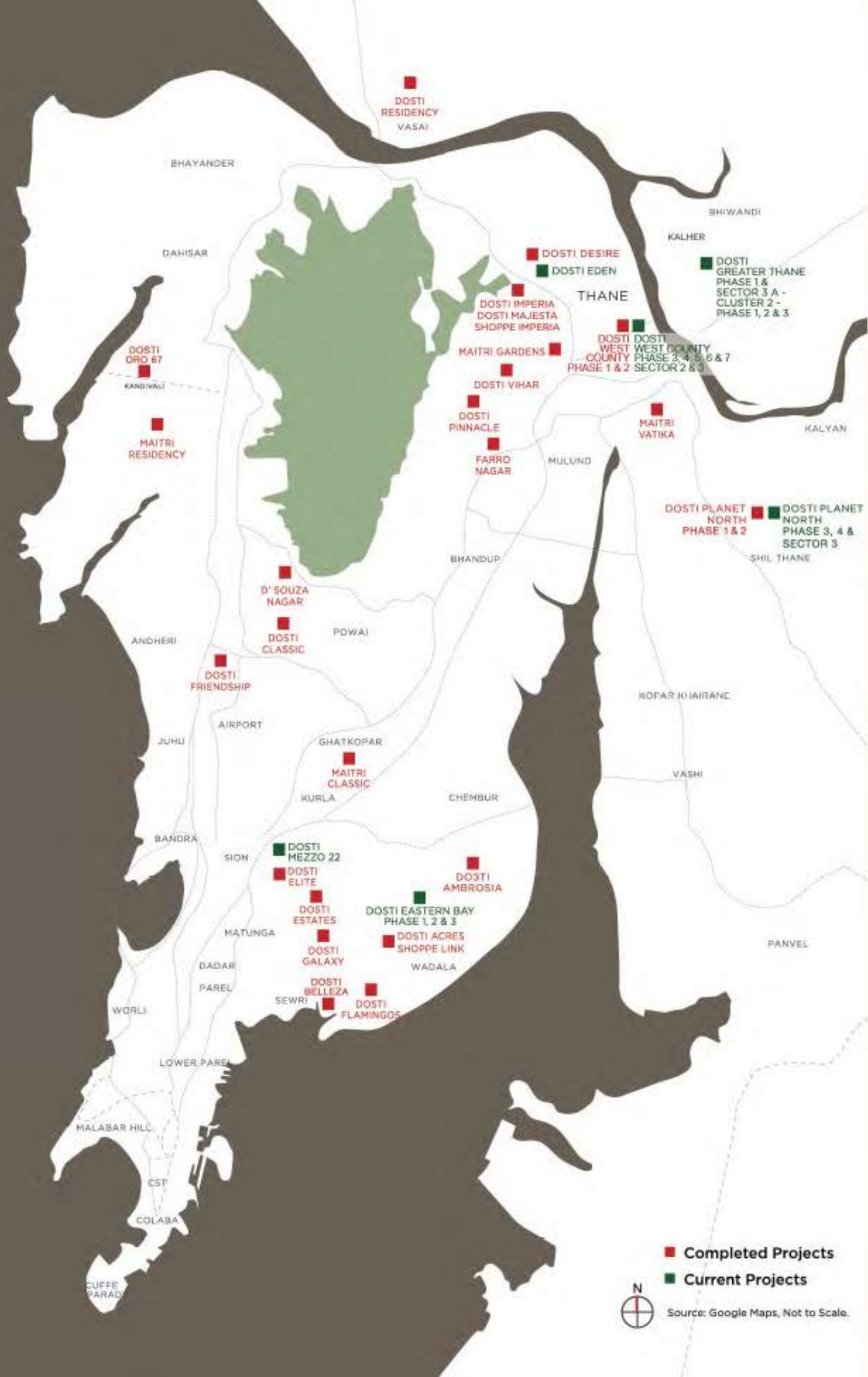
Dosti Realty has been in the Real Estate Business for over Four decades and has delivered more than 131 properties, encompassing a portfolio of over 12.15 mn. sq. ft. Dosti Realty is constructing over 21 mn. sq. ft. across the Mumbai Metropolitan Region and Pune. It has sold homes to 20,600+ Happy Families and continues transforming the skyline with its developments. The company has experience in various development types, like 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, P51900030768 & P51900032067, Dosti Mezzo 22 project is registered under MahaRERA No. P51900026976, Dosti Desire - Phase 2 project is registered under MahaRERA No. P51700049421, Dosti West County - Dosti Maple - Phase 6 is registered under MahaRERA No. P51700054424. All the above projects are available on website - <https://maharera.mahaonline.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.



Dosti West County - Phase 4 - Dosti Pine project is registered under MahaRERA No. P51700025834, Dosti West County - Phase 5 - Dosti Olive - Wing B project is registered under MahaRERA No. P51700054037, 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, DGT - Sector 3A - Cluster 2 - Phase 1, 2, 3 & 4 are registered with project Nos. P51700048334, P51700048335, P51700048333 & P51700053095, Dosti Greater Thane - Sector 3A - Cluster 1B - Phase 1, 2 & 3 are registered with MahaRERA Nos. P51700053057, P51700053096 & P51700053217, Dosti Greenscapes - Phase 1, 2, 3 & 4 is registered under MahaRERA Nos. P52100049942, P52100051041, P52100077059 & P52100077092. All the above projects are available on website - <https://maharera.mahaonline.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

N  

 Source: Google Maps, Not to Scale.





Site Address: Dosti West County, Dosti Willow, Balkum, Off Old Mumbai-Agra Road, Thane-Bhiwandi-Wadpa Road, Thane (W) 400 608. T: 86577 03367  
Corp. Address: Dosti Enterprises, Lawrence & Mayo House, 7<sup>th</sup> Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001 - [www.dostirealty.com](http://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, 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, Dosti West County - Phase 5 - Dosti Olive - Wing B project is registered under MahaRERA No. P51700054037, Dosti West County - Phase 6 - Dosti Maple project, is registered under MahaRERA No. P51700054424, Dosti West County - Phase 7 - Dosti Willow project is registered under MahaRERA No. P51700056278 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) Furnitures, fittings and fixtures as shown/displayed in the show premises are for the purpose of showcasing only and do not form part of actual standard amenities to be provided in the premises. The premises offered for sale are unfurnished and all the amenities proposed to be provided in the premises 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 exclusively for residential premises and the same 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.

DOSTI REALTY LTD.  
ISO 9001:2015 & ISO 45001:2018  
CERTIFIED