



FRIENDS FOR LIFE

# DISCOVER THANE'S BEST KEPT SECRET!



# A SECRET CALLED MODERN DAY COUNTY LIVING



The word “county” immediately paints a picture in our mind. Wide open meadows. Lush green trees that sway as the cool wind blows through them. A community full of familiar faces and helpful neighbours, and the luxury of having everything you need right around the corner. At Dosti Realty, we believe that all of this can co-exist with everything a modern day development has to offer.

Welcome to the ‘Modern Day County Life’ at Dosti West County. Where beautiful gardens and spectacular views bring alive that county feeling, just as you had imagined it. Your new home at Dosti West County is where 2 & 3 BHK apartments at Dosti Cedar and 2 BHK apartments at Dosti Oak, meet amenities that are just the finishing strokes to your picture of a perfect home. We also have Dosti Westwood commercial premises where you can book various facilities. So why wait now that the secret is out?

A Modern Day County Life awaits you.

# THE SECRET TO A MODERN DAY HUB

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.

# THE FUTURE SHINES BRIGHT FOR THANE

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.

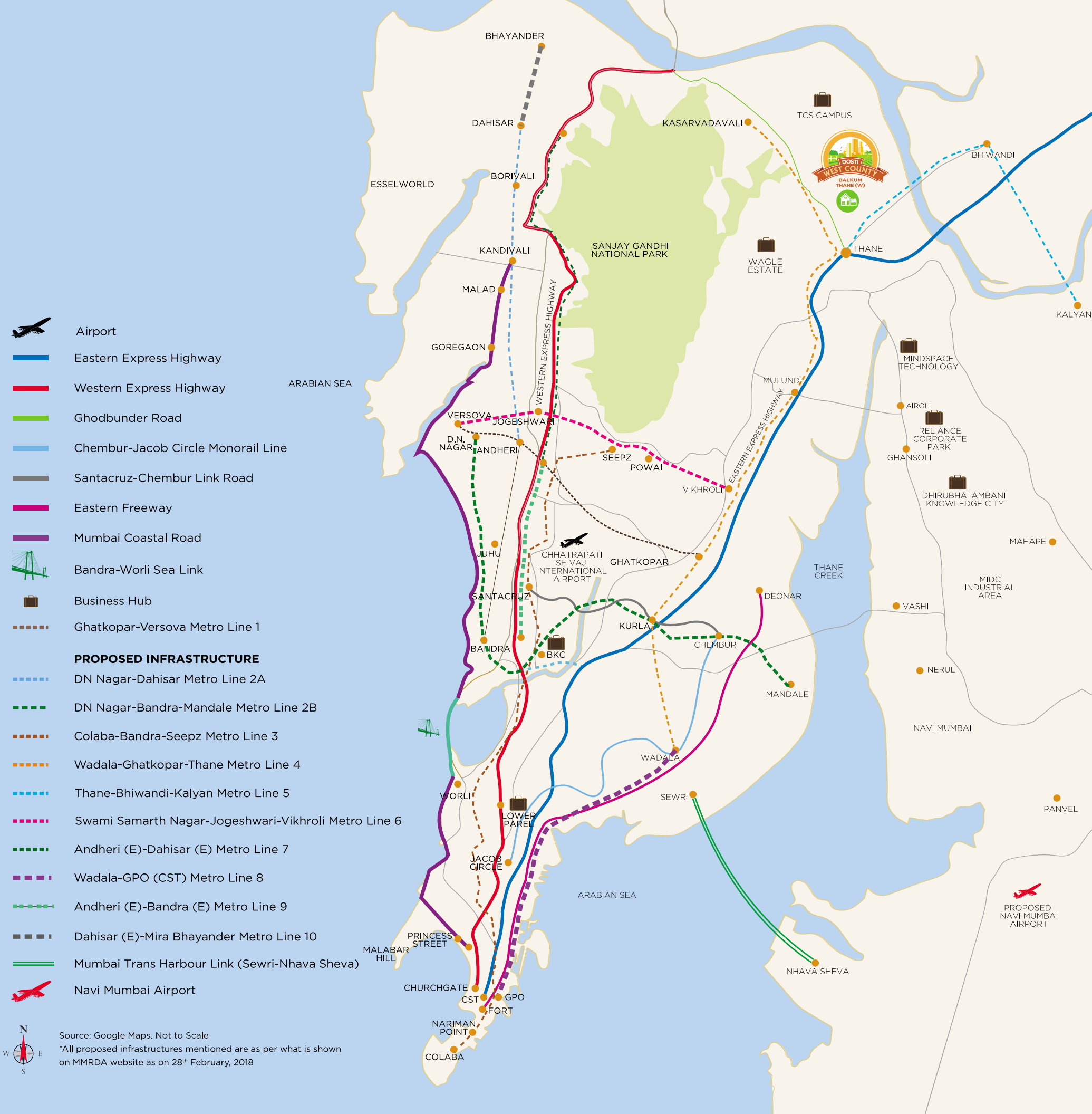
- Proposed Metro Line 4 (Wadala-Kasarvadavali)
- Proposed Metro Line 5 (Thane-Bhiwandi-Kalyan) with Balkum station near Dosti West County project
- Proposed 6 lane tunnelled road connecting Borivali and Thane

Source: MMRDA website



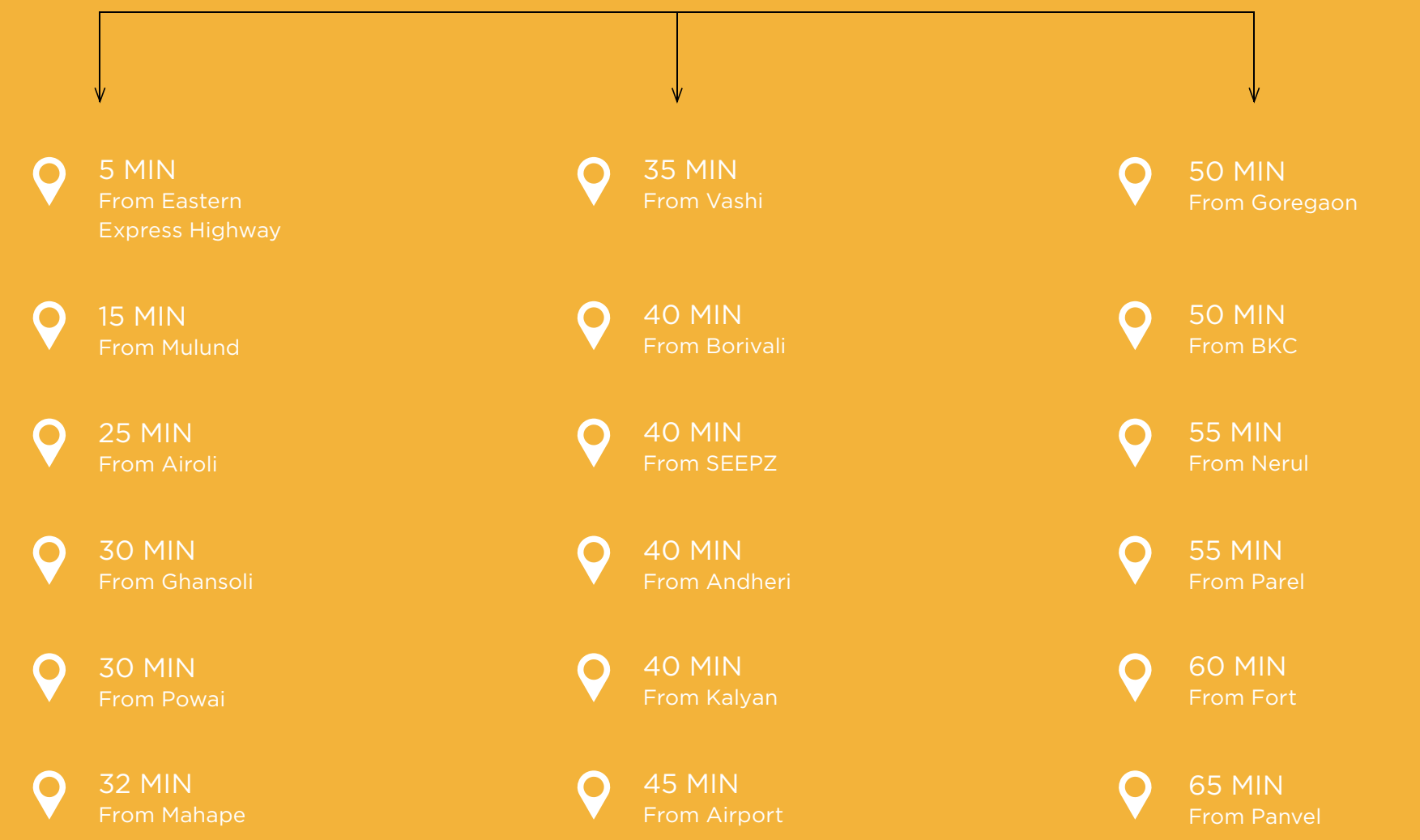
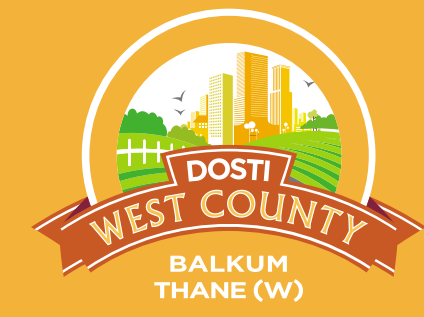
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## THE IDEAL DESTINATION FOR EVERYTHING

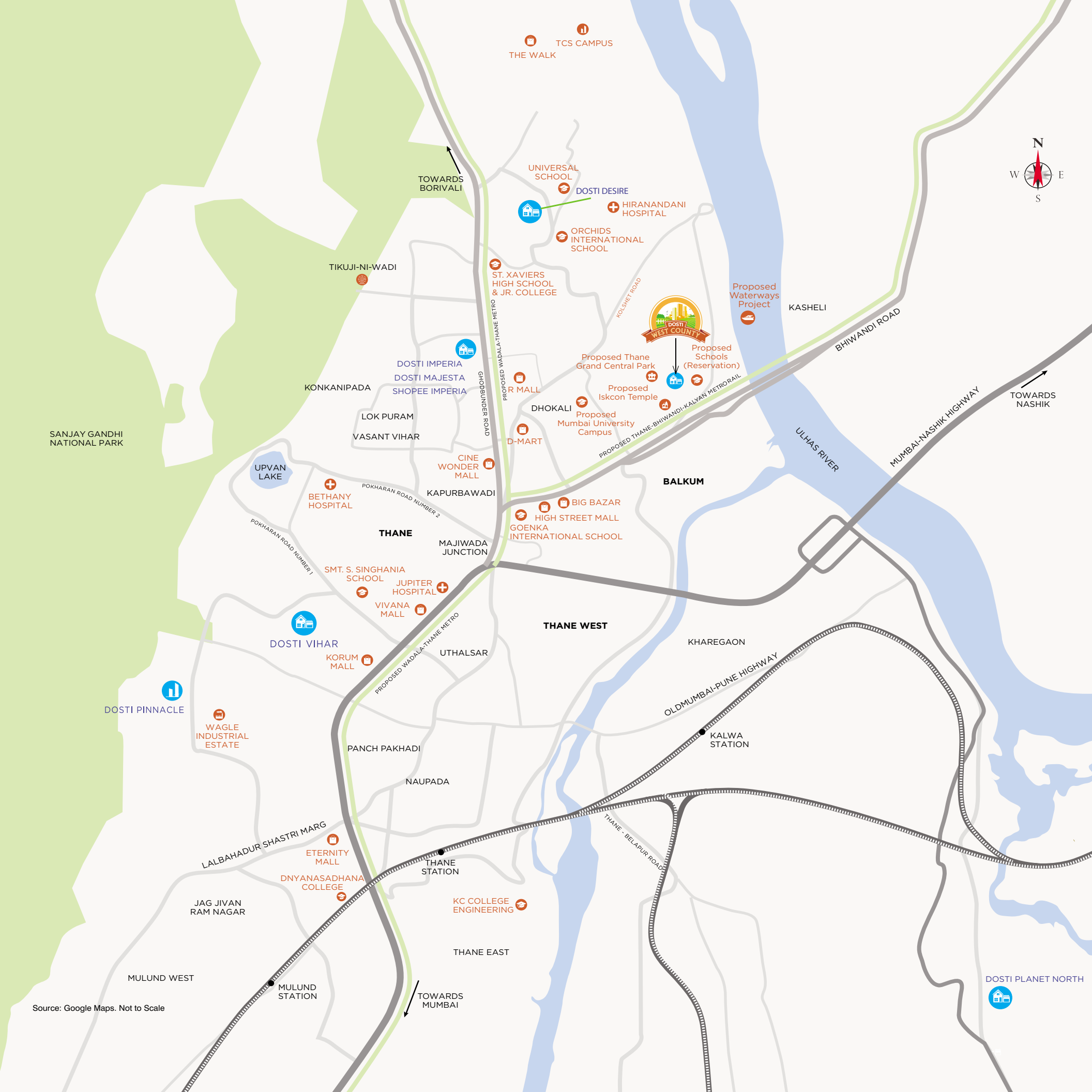
Thane, the crowning glory of Mumbai, is the city of well-preserved lakes that flaunts of withholding nature's pristine bounties. Rapid development and exemplary infrastructure has made Thane the most sought-after future-ready city on the global map. Being easily accessible to prominent destinations of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



As per normal traffic conditions

Source: Google Maps

Source: Google Maps. Not to Scale  
 \*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 28<sup>th</sup> February, 2018



Source: Google Maps. Not to Scale

## PERFECT LOCATION TO RESIDE

### EDUCATIONAL INSTITUTES

Orchids International School, St. Xaviers English High School & Jr. College, CP Goenka International School, Universal High School, Rainbow International School, Smt. S. Singhania High School, Billabong International High School, Hiranandani Foundation School. Medical & Law colleges such as TMC Law Colleges, Vidya Prasarak Mandal's Polytechnic, Nett Paramedical College.

### HOSPITALS

Multi-speciality Hospitals like Jupiter Hospital, Horizon's Hospital, Bethany Hospital, Hiranandani Hospital, Life Care Hospital & many Government Hospitals & Dispensaries.

### MALLS AND HYPERMARKETS

Viviana Mall, Korum Mall, R Mall, Lake City Mall, Big Bazaar, Star Bazaar, D Mart, Hypercity, High Street Mall & The Walk

### FINE DINING RESTAURANTS

Mainland China, Barbeque Nation, Delhi Darbar, China Bistro, Urban Tadka, Oriental Spice, The Yellow Chilli, Clove, Fusion Dhaba & many more.

### MULTIPLEXES AND THEATRES

Cinepolis, INOX, Cinemax, Cinema Star, Big Cinemas, Kala Bhavan, Dr. Kashinath Ghanekar Auditorium & Gadkari Rangayatan.

### LAKES AND WATERFRONTS

Beautiful lakes to visit like Upvan, Masunda, Rewale, Makhmali, to name a few.

### AMUSEMENT AND WATER PARKS

Tikuji-ni-wadi & Suraj Water Park

### PUBLIC PARKS

Ovalekar Wadi Butterfly Garden, Nature Information Centre, Jogger's Park, Patwardhan Park, etc.

### \*For Your Convenience

• St. Xaviers School	10 Min	• Tikuji-ni-Wadi	15 Min	• R Mall	10 Min
• Smt. S. Singhania School	15 Min	• Kolshet Road	05 Min	• Hypercity	15 Min
• Hiranandani Hospital	15 Min	• Thane Station	20 Min	• Viviana Mall	10 Min
• Jupiter Hospital	10 Min	• Wagle Estate	18 Min	• Korum Mall	15 Min

Status as on 28th February, 2018. Source: Google Map

\*As per normal traffic conditions.

# AN EXCITING FUTURE AROUND THE CORNER

Apart from the countless amenities inside Dosti West County, there are a number of proposed upcoming developments in the vicinity that are sure to catch your eye. The future looks like an exciting time for residents in Balkum!

## SCHOOLS

A primary and secondary school proposed adjacent to Dosti West County will ensure both your children's future and safety.



Stock Image  
Source: DP Plan

## MUMBAI UNIVERSITY CAMPUS

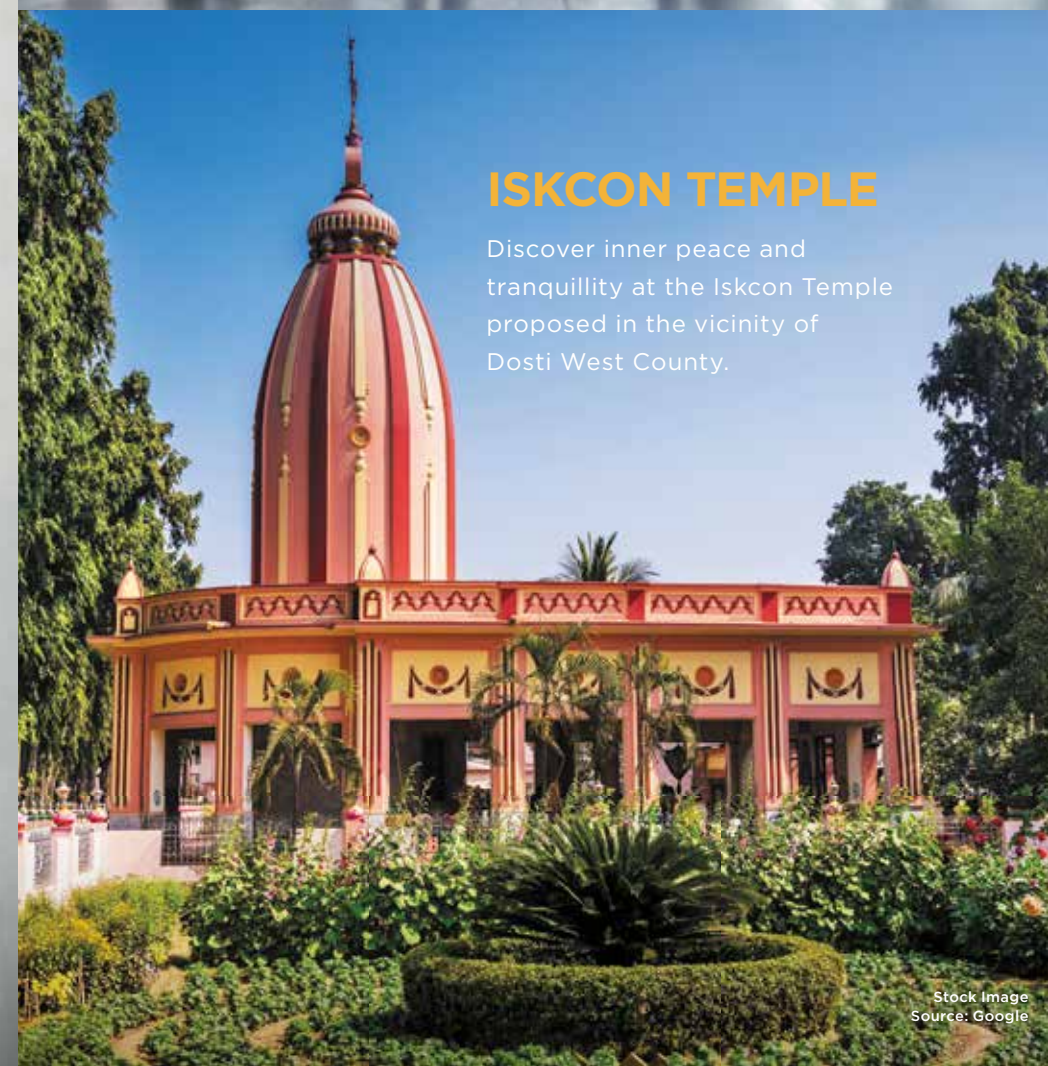
There's no need to travel far to get to University, when a new campus is proposed just a stone's throw away from Dosti West County.



Stock Image  
Source: Website of University of Mumbai

## ISKCON TEMPLE

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



Stock Image  
Source: Google

## THANE WATERWAYS TRANSPORT SYSTEM

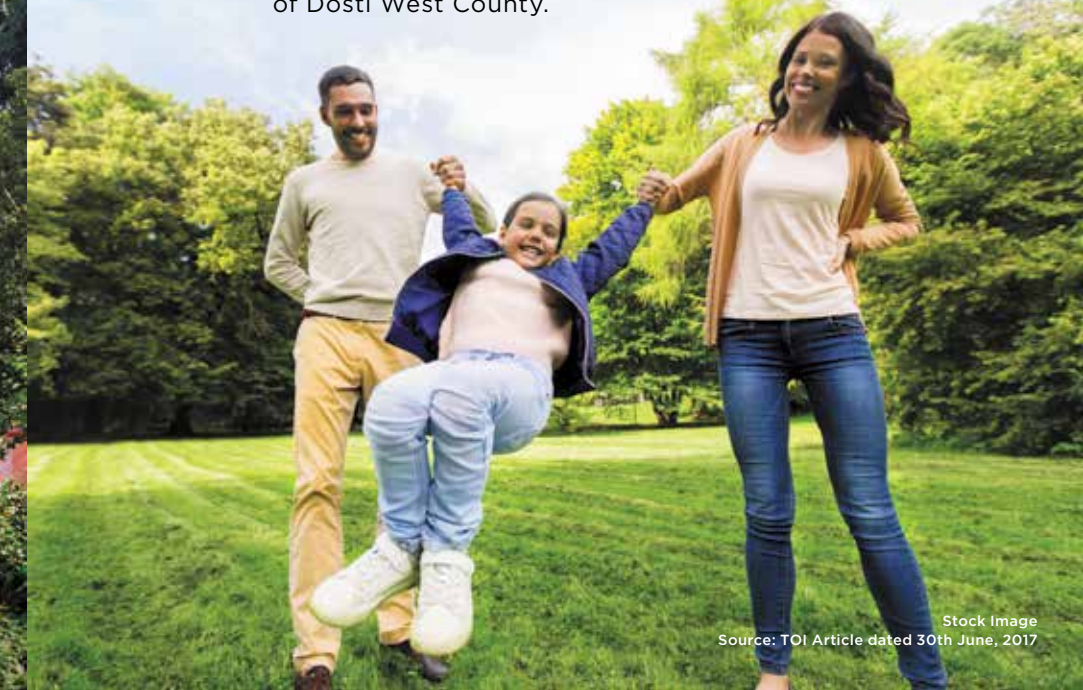
A revolutionary upcoming project which will connect all major locations along the Ulhas river from Thane to Vasai, Kalyan and Bhiwandi saving a lot of time.



Stock Image  
Source: TOI Article dated 11th March, 2017

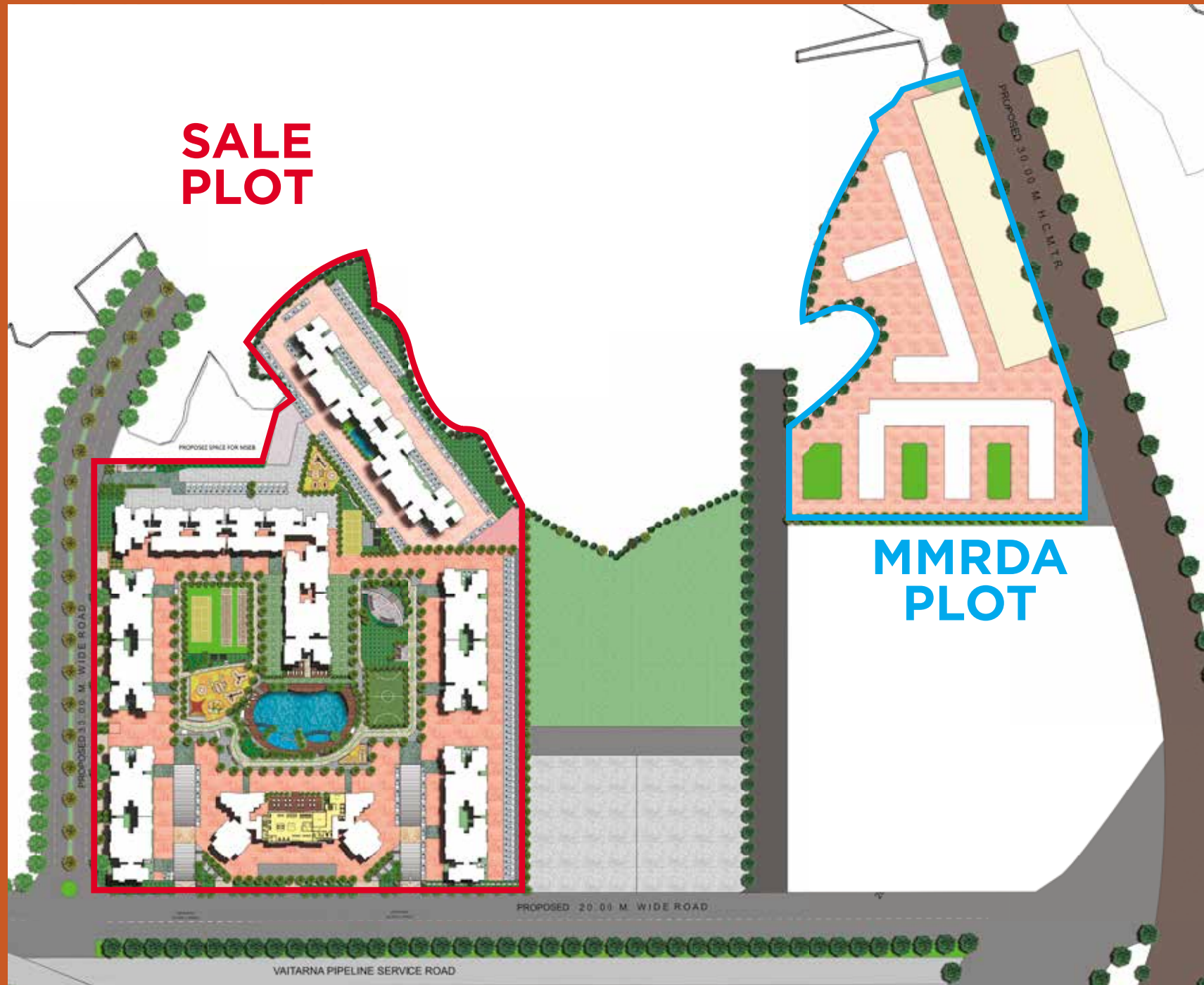
## GRAND CENTRAL PARK

Enjoy a lovely day out in the sun with your family at Grand Central Park, proposed right in the neighbourhood of Dosti West County.



Stock Image  
Source: TOI Article dated 30th June, 2017

# MASTER LAYOUT KEY PLAN

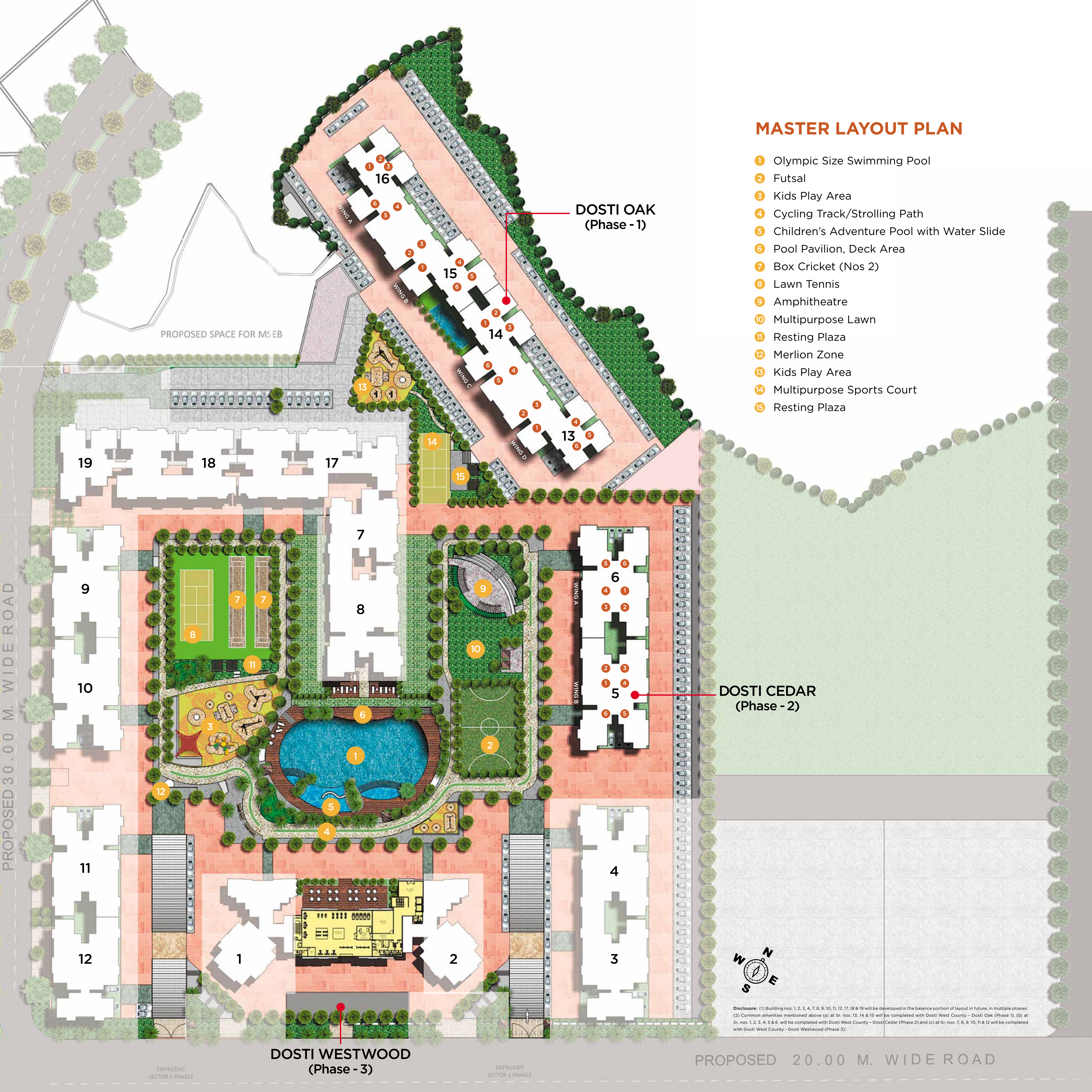


**DISCOVER  
DOSTI WEST COUNTY**

Please Note: This project is being developed under MMRDA Rental Housing Scheme.

# MASTER LAYOUT PLAN

- 1 Olympic Size Swimming Pool
- 2 Futsal
- 3 Kids Play Area
- 4 Cycling Track/Strolling Path
- 5 Children's Adventure Pool with Water Slide
- 6 Pool Pavilion, Deck Area
- 7 Box Cricket (Nos 2)
- 8 Lawn Tennis
- 9 Amphitheatre
- 10 Multipurpose Lawn
- 11 Resting Plaza
- 12 Merlion Zone
- 13 Kids Play Area
- 14 Multipurpose Sports Court
- 15 Resting Plaza



DOSTI OAK  
(Phase - 1)

DOSTI CEDAR  
(Phase - 2)

DOSTI WESTWOOD  
(Phase - 3)



Disclosure: (1) Building nos. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 17, 18 & 19 will be developed in the balance portion of layout in future, in multiple phases. (2) Common amenities mentioned above (a) at Sr. nos. 13, 14 & 15 will be completed with Dosti West County - Dosti Oak (Phase 1), (b) at Sr. nos. 1, 2, 3, 4, 5 & 6 will be completed with Dosti West County - Dosti Cedar (Phase 2) and (c) at Sr. nos. 7, 8, 9, 10, 11 & 12 will be completed with Dosti West County - Dosti Westwood (Phase 3).

PROPOSED SPACE FOR MSEB

PROPOSED 30.00 M. WIDE ROAD

PROPOSED 20.00 M. WIDE ROAD

ENTRY/EXIT  
SECTOR 1-PHASE2

ENTRY/EXIT  
SECTOR 1-PHASE2



# THE SECRET TO THE GREAT OUTDOORS

Bask under the open skies and indulge in our outdoor activity area. Your very own complex offers world-class outdoor activities for the residents to enjoy. From Children's Activity Area and a Multipurpose Sports Court to a Futsal Court and Cycling Track, life here is nothing short of amazing. So go ahead and rediscover the Secret to the Great Outdoors.



## CHILDREN'S ACTIVITY AREA

Swings and slides for the kids, so boredom is a thing of the past.



## CYCLING TRACK/ STROLLING PATH

Go for a stroll or a cycle ride to unwind in the evenings.

Artist's Impression  
This amenity will be completed with Dosti West County - Dosti Cedar (Phase - 2)



## MULTIPURPOSE SPORTS COURT

Enjoy a day well spent outdoors playing all the sports you love most.

Stock Image  
This amenity will be completed with Dosti West County - Dosti Oak (Phase - 1)

## FUTSAL

Enjoy the beautiful game with your friends and stay in shape at the same time.

Stock Image  
This amenity will be completed with Dosti West County - Dosti Cedar (Phase - 2)

## BOX CRICKET

Experience your favourite sport in a whole new way at our two box cricket courts.



Stock Image

## AMPHITHEATRE

An outdoor amphitheatre to bring Art closer to home.



Stock Image

## LAWN TENNIS

Game, set and match up against your friends in your own Tennis Court.



Stock Image

Above shown amenities will be completed with Dosti West County - Dosti Westwood (Phase - 3)



## THE MERLION ZONE

Come witness the Singapore Merlion here, and have countless photo sessions with friends and family. Needless to say, life here is always full of excitement.

Artist's Impression

## RESTING PLAZAS

Unwind at our Resting Plazas after an eventful day.



Stock Image



## MULTIPURPOSE LAWN

From lavish parties to barbeques, you can host them all.

Above shown amenities will be completed with Dosti West County - Dosti Westwood (Phase - 3)

Stock Image

**DOSTI WEST COUNTY**  
**DOSTI OAK**  
(PHASE-1)



**Dosti Oak at a Glance**

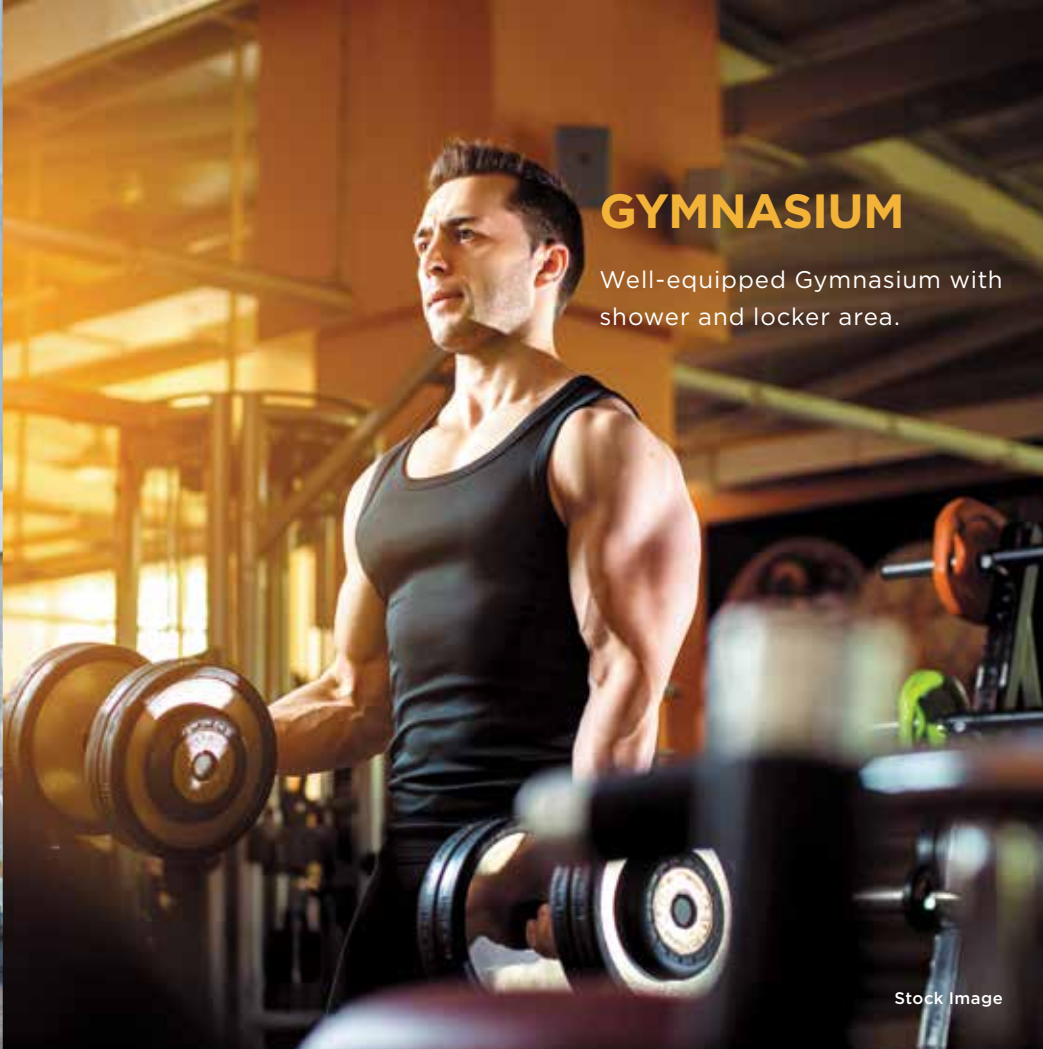
- Located at Balkum in the heart of Thane
- 2 BHK (Optima & Prima) configuration
- 4 wings of 30 floors each
- Dosti Club Oak, a club house with a host of lifestyle amenities
- Activity areas for all age groups
- Power backup for common areas
- Mechanised parking
- Superior safety & security
- Environment-friendly design



## SWIMMING POOL

An indoor swimming pool for a tough workout and a smaller pool for kids to splash around in.

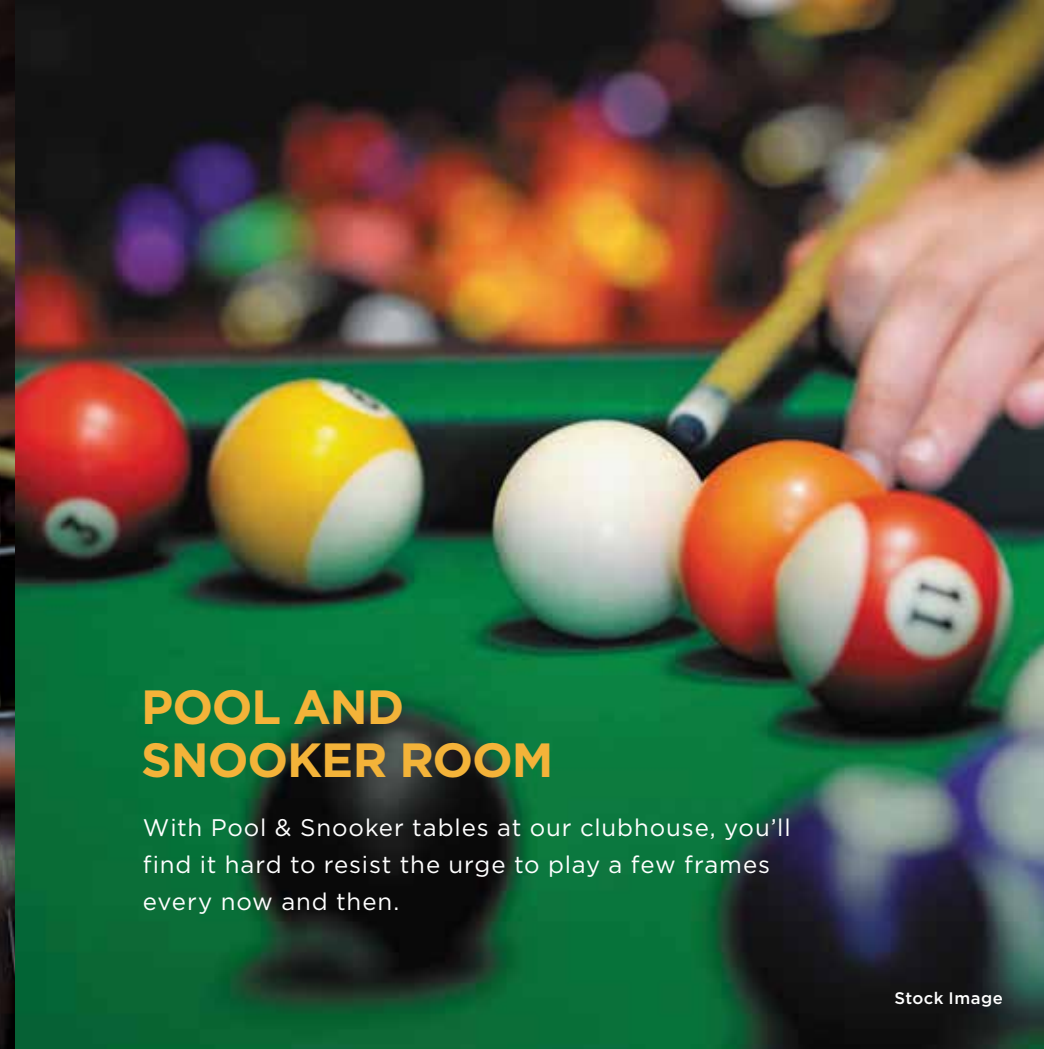
Artist's Impression



## GYMNASIUM

Well-equipped Gymnasium with shower and locker area.

Stock Image



## POOL AND SNOOKER ROOM

With Pool & Snooker tables at our clubhouse, you'll find it hard to resist the urge to play a few frames every now and then.

Stock Image



## STEAM ROOM

What says relaxation better than a Steam Room? And at our clubhouse, relaxation is your next door neighbour.

Stock Image



## CRÈCHE

Our children mean the world to us. That's why our clubhouse has a Crèche to keep them safe and entertained.

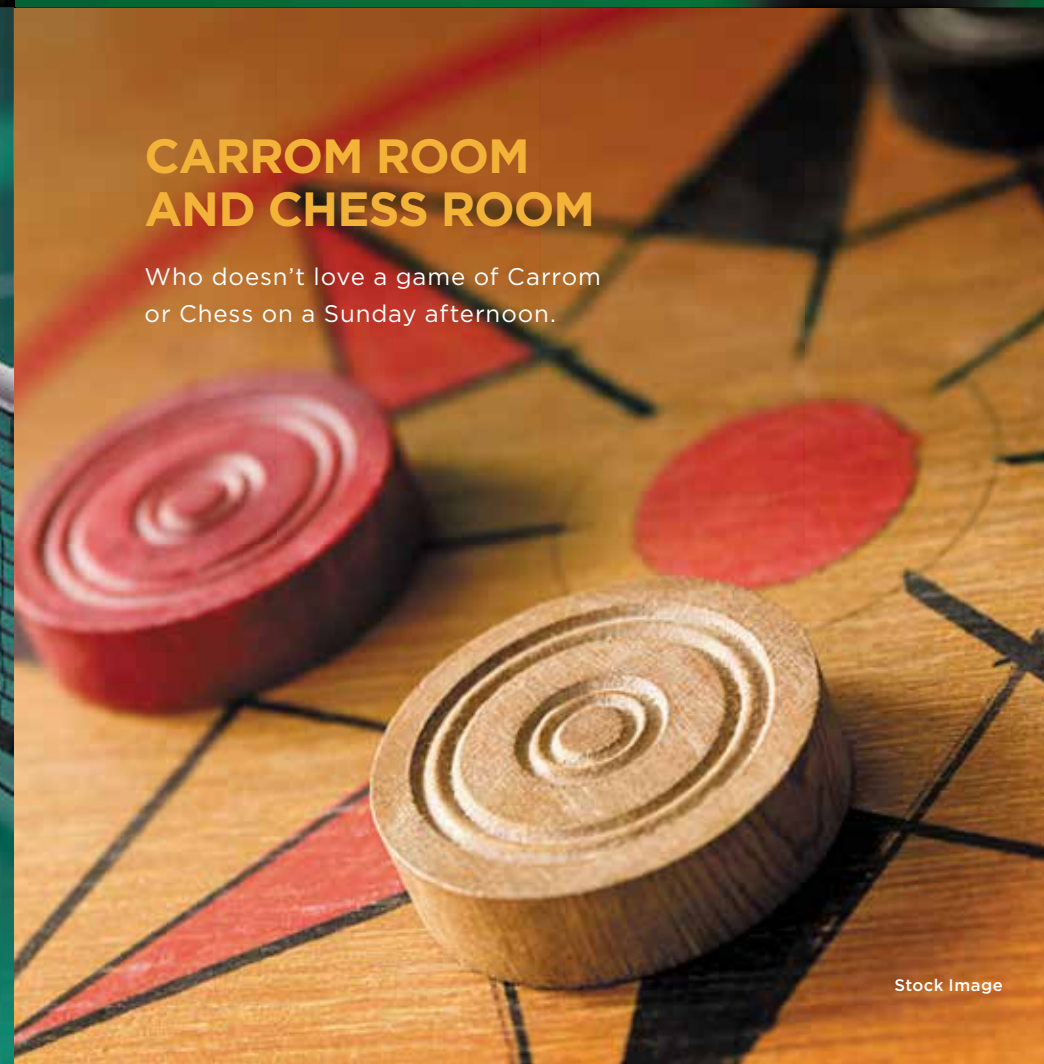
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## TABLE TENNIS

For those fun-filled evenings with laughter and a little competition too.

Stock Image



## CARROM ROOM AND CHESS ROOM

Who doesn't love a game of Carrom or Chess on a Sunday afternoon.

Stock Image



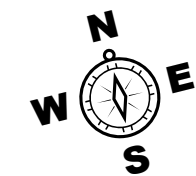
## MULTIPURPOSE HALL

Parties, events and more, at our Multipurpose Hall.

Stock Image

Above shown amenities in Dosti Club Oak will be completed with Dosti West County - Dosti Oak (Phase-1). Right to admission to Dosti Club Oak amenities is reserved by the promoter. Terms and Conditions apply.

# DOSTI WEST COUNTY - DOSTI OAK TYPICAL FLOOR PLAN



- 2 BHK OPTIMA TYPE 1
- 2 BHK OPTIMA TYPE 2
- 2 BHK PRIMA TYPE 1
- 2 BHK PRIMA TYPE 2



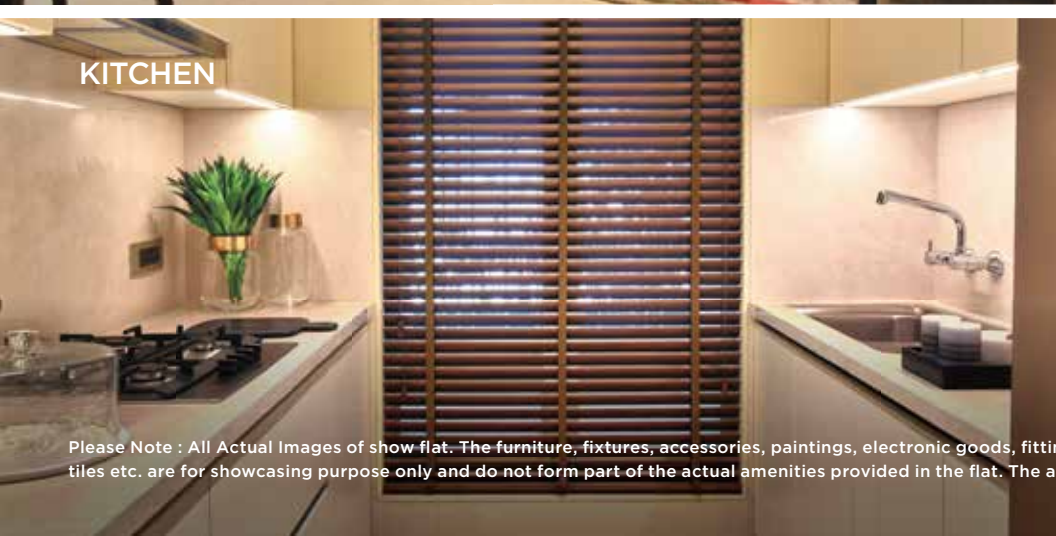
LIVING ROOM



DINING AREA



BEDROOM



KITCHEN



BATHROOM

## INTERNAL SPECIFICATIONS

### FLOORING

- Vitrified flooring in living, dining, bedroom, kitchen and passage

### KITCHEN

- Quartz agglomerated kitchen platform with marble support • Stainless steel sink of standard make
- Ceramic tiles dado up to beam bottom level • Water heater

### SANITARY

- Matt finish ceramic tiles for all toilets' flooring • All toilets with tiles dado up to beam bottom level
- Concealed plumbing with standard fittings. Deluxe C.P. brass fittings • Sanitary fittings of standard make
- 15 Ltrs boiler with hot-cold mixer • Toilet doors with laminate finish
- Dry area - aluminium louvred door • Naturally ventilated bathrooms with louvres
- Mirror above counter wash basin • False ceiling in toilets

### ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit – good quality Polycab wires • All switches of standard make
- One ELCB per flat & MCB for each room • T.V, telephone, internet, AC point, ceiling fan point & regulator in living room and bedrooms

### DOORS

- Flushed Doors in living, bedrooms with laminate finish

### WINDOWS

- Aluminium sliding windows of colour powder coated with tinted glass • S.S. railing with glass in living room
- M.S. decorated grills for bedrooms and kitchen windows • Mosquito net for bedrooms and living room

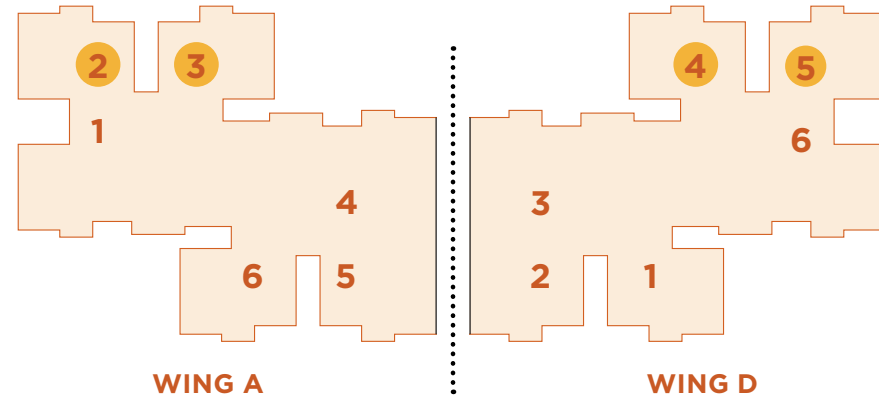
### PAINTING

- Gypsum finish internal walls • All the walls in living, bedroom painted in lustre paint, ceilings in plastic paint

SHOW FLAT DESIGN BY HBA ASSOCIATES, SINGAPORE



### 2 BHK OPTIMA - TYPE 1



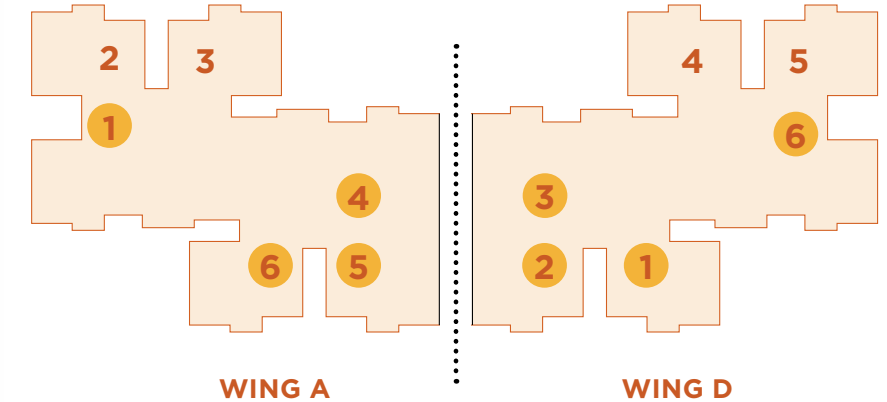
WING A - FLAT NOS. 2, 3  
 WING D - FLAT NOS. 4, 5  
 RERA CARPET AREA: 45.18 SQ. MT. (486 SQ. FT.)  
 ENCLOSED BALCONY AREA: 5.45 SQ. MT. (59 SQ. FT.)

Areas	Size
Entrance Lobby	4'3" X 4'11"
Living Room	10'0" X 10'1"
Dining	2'6" X 9'7"
Kitchen	7'9" X 7'7"
Study Room	7'1" X 9'0"
C. B.	3'3" X 2'0"
Master Bedroom	10'0" X 9'0"
C. B.	5'1" X 2'0"
Attached Toilet	4'5" X 7'3"
Common Toilet	4'5" X 7'3"
Passage	25 SQ. FT.
Encl. Balcony Living	10'0" X 4'5"
Encl. Balcony Bedroom	10'0" X 1'6"



**Please Note:** The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

### 2 BHK OPTIMA - TYPE 2



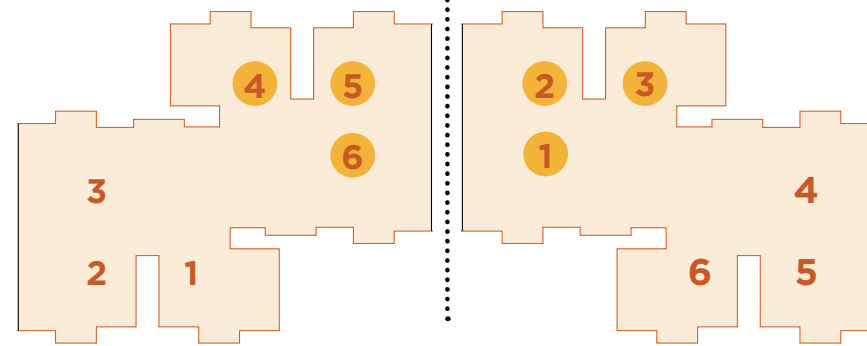
WING A - FLAT NOS. 1, 4, 5, 6  
 WING D - FLAT NOS. 1, 2, 3, 6  
 RERA CARPET AREA: 46.55 SQ. MT. (501 SQ. FT.)  
 ENCLOSED BALCONY AREA: 4.08 SQ. MT. (44 SQ. FT.)

Areas	Size
Entrance Lobby	4'3" X 4'11"
Living Room	10'0" X 10'1"
Dining	2'6" X 9'7"
Kitchen	7'9" X 7'7"
Study Room	7'1" X 9'0"
C. B.	3'3" X 2'0"
Master Bedroom	10'0" X 10'6"
C. B.	5'1" X 2'0"
Attached Toilet	4'5" X 7'3"
Common Toilet	4'5" X 7'3"
Passage	25 SQ. FT.
Encl. Balcony Living	10'0" X 4'5"



**Please Note:** The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

### 2 BHK PRIMA - TYPE 1



WING B

WING C

WING B - FLAT NOS. 4, 5, 6

WING C - FLAT NOS. 1, 2, 3

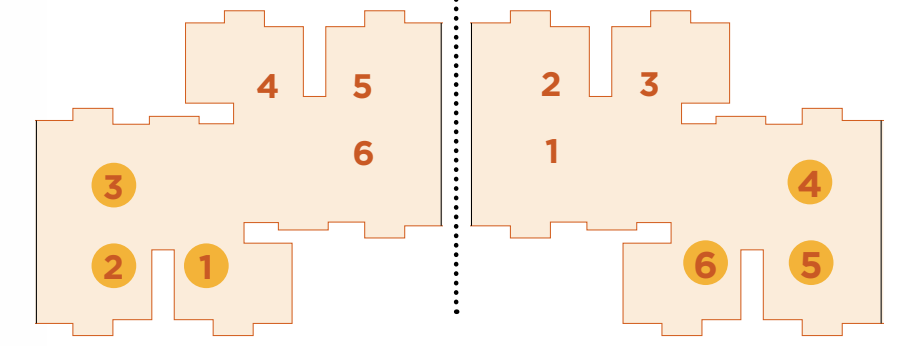
RERA CARPET AREA: 53.45 SQ. MT. (575 SQ. FT.)

ENCLOSED BALCONY AREA: 5.94 SQ. MT. (64 SQ. FT.)

Areas	Size
Entrance Lobby	4'3" X 4'7"
Living Room	10'0" X 11'6"
Dining	5'0" X 9'11"
Kitchen	10'2" X 7'1"
Bedroom	9'6" X 10'6"
C. B.	4'5" X 2'0"
Master Bedroom	10'0" X 8'6"
C. B.	5'1" X 2'0"
Attached Toilet	4'5" X 7'3"
Common Toilet	4'5" X 7'3"
Passage	26 SQ. FT.
Encl. Balcony Living	10'0" X 4'5"
Encl. Balcony Bedroom	10'0" X 2'0"



### 2 BHK PRIMA - TYPE 2



WING B

WING C

WING B - FLAT NOS. 1, 2, 3

WING C - FLAT NOS. 4, 5, 6

RERA CARPET AREA: 55.28 SQ. MT. (595 SQ. FT.)

ENCLOSED BALCONY AREA: 4.11 SQ. MT. (44 SQ. FT.)

Areas	Size
Entrance Lobby	4'3" X 4'7"
Living Room	10'0" X 11'6"
Dining	5'0" X 9'11"
Kitchen	10'2" X 7'1"
Bedroom	9'6" X 10'6"
C. B.	4'5" X 2'0"
Master Bedroom	10'0" X 10'6"
C. B.	5'1" X 2'0"
Attached Toilet	4'5" X 7'3"
Common Toilet	4'5" X 7'3"
Passage	26 SQ. FT.
Encl. Balcony Living	10'0" X 4'5"





**DOSTI WEST COUNTY**  
**DOSTI CEDAR**  
(PHASE-2)

### **Dosti Cedar at a Glance**

- Located at Balkum in the heart of Thane
- 2 BHK (Prima & Ultima) and 3 BHK (Prima & Ultima) configuration
- 2 wings of 33 residential floors
- Dosti Club County, with amenities catering to various preferences
- Activity areas for all age groups
- Power backup for common areas
- Mechanised parking
- Superior safety & security
- Environment-friendly design





### OLYMPIC-SIZED SWIMMING POOL

Work up a sweat in the huge swimming pool which has its own attached changing rooms.

Artist's Impression

### CHILDREN'S ADVENTURE POOL WITH WATER SLIDE

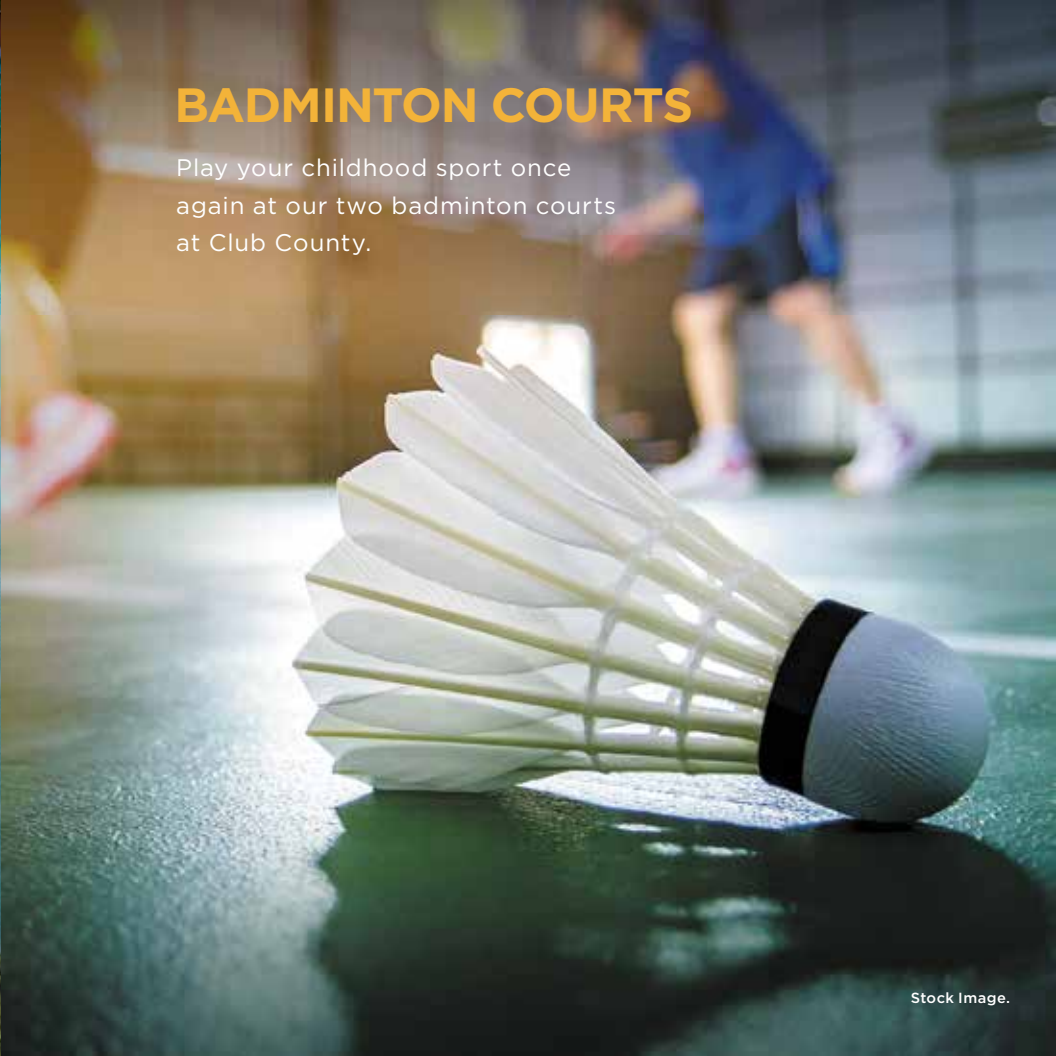
The kids can have a great time at their very own mini water park.



Stock Image.

### BADMINTON COURTS

Play your childhood sport once again at our two badminton courts at Club County.



Stock Image.

### POOL PAVILION AND DECK

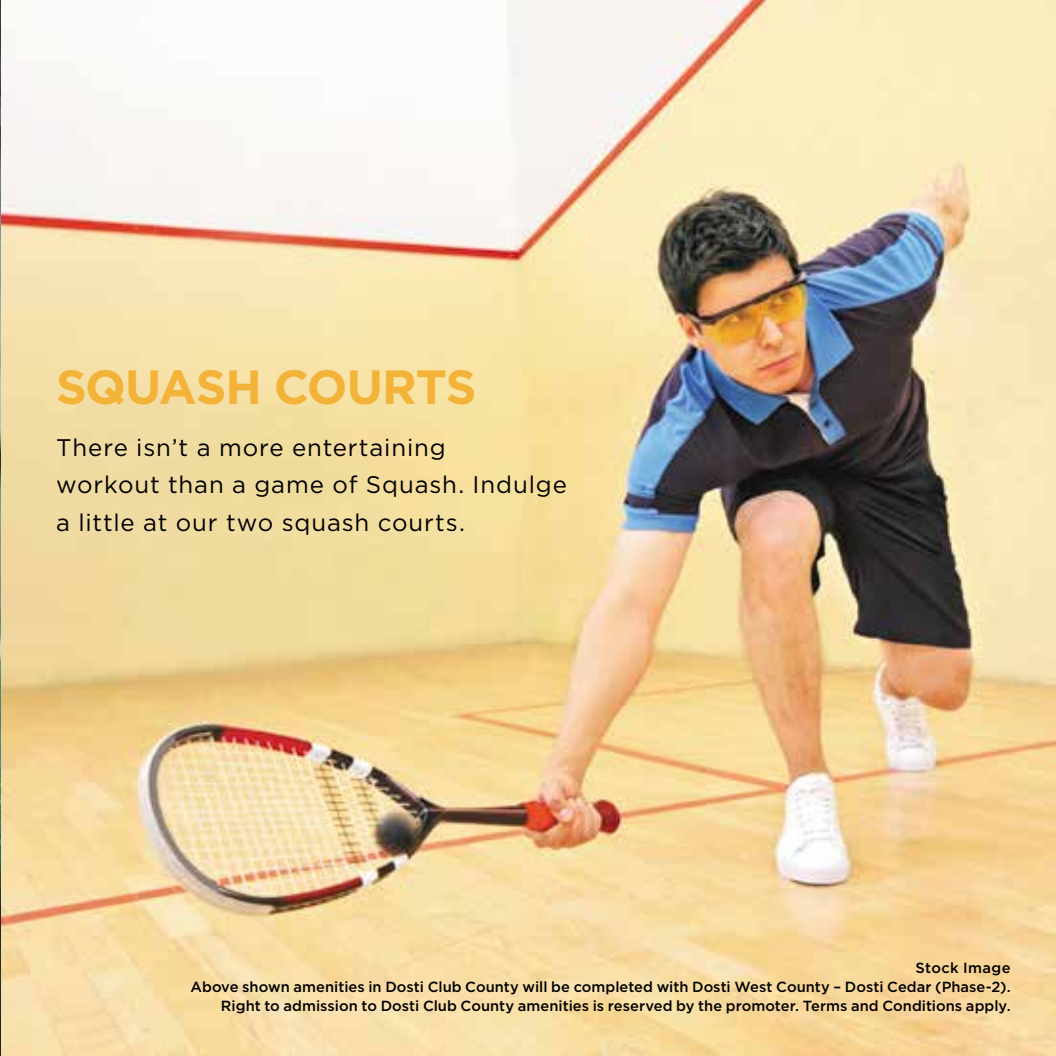
Relax by the pool and watch the sun set at your very own pool pavilion.



Artist's Impression

### SQUASH COURTS

There isn't a more entertaining workout than a game of Squash. Indulge a little at our two squash courts.



Stock Image

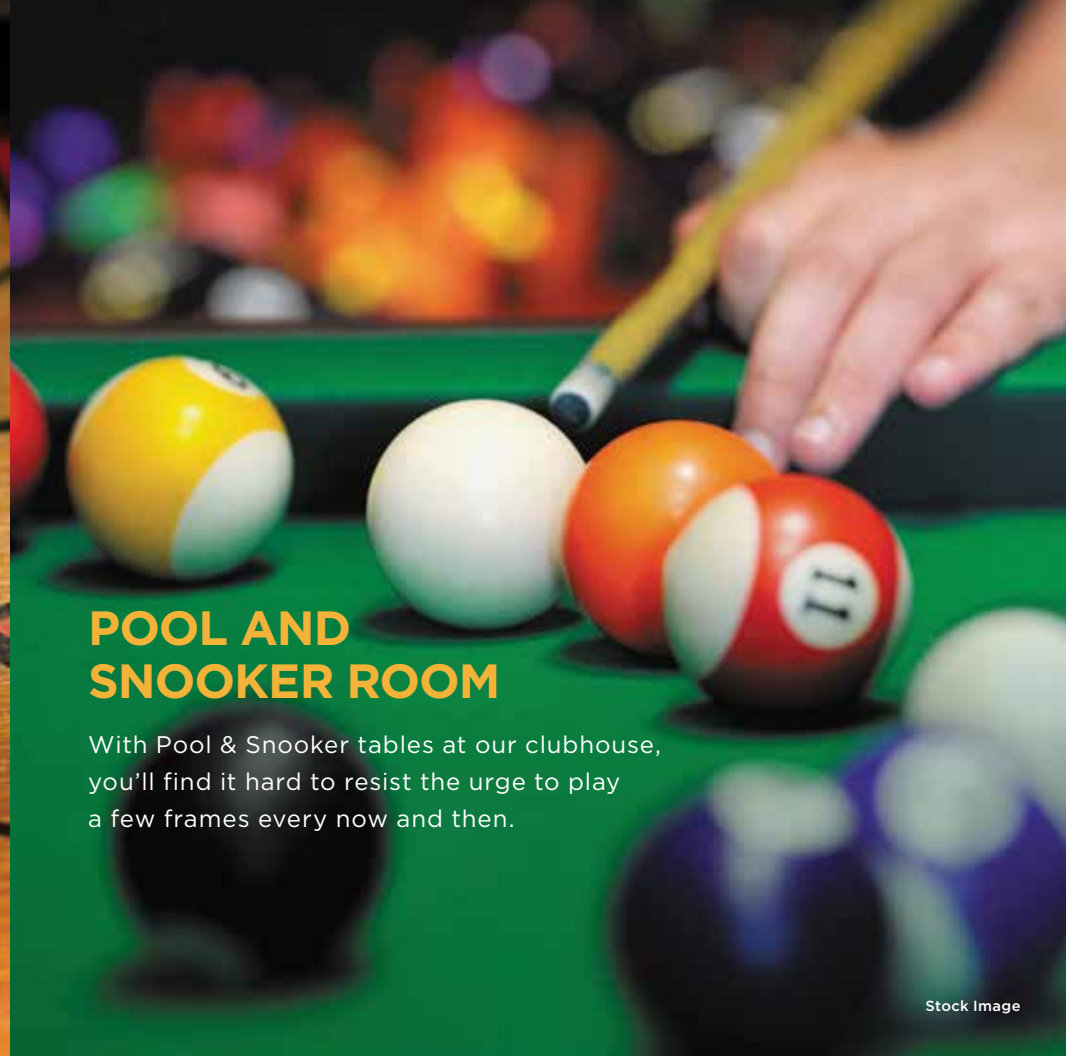
Above shown amenities in Dosti Club County will be completed with Dosti West County - Dosti Cedar (Phase-2). Right to admission to Dosti Club County amenities is reserved by the promoter. Terms and Conditions apply.



## CARROM AND CHESS ROOM

Who doesn't love a game of Carrom or Chess on a Sunday afternoon.

Stock Image.



## POOL AND SNOOKER ROOM

With Pool & Snooker tables at our clubhouse, you'll find it hard to resist the urge to play a few frames every now and then.

Stock Image



## GYMNASIUM

Well-equipped Gymnasium with shower and locker area.

Artist's Impression



## LIBRARY

For those who love nothing more than the company of their favourite books.

Stock Image



## CRÈCHE/TODDLERS' PLAY AREA

Our children mean the world to us. That's why our clubhouse has a Crèche to keep them safe and entertained.

Stock Image



## CAFETERIA

Dosti West County residents can boast of having a Café just a few steps from home.

Stock Image



## TABLE TENNIS

For those fun-filled evenings with laughter and a little competition too.

Artist's Impression

Above shown amenities in Dosti Club County will be completed with Dosti West County - Dosti Cedar (Phase-2). Right to admission to Dosti Club County amenities is reserved by the promoter. Terms and Conditions apply.

# DOSTI WEST COUNTY - DOSTI CEDAR TYPICAL FLOOR PLAN



- 2 BHK PRIMA TYPE 1
- 2 BHK PRIMA TYPE 2
- 2 BHK ULTIMA TYPE 1
- 2 BHK ULTIMA TYPE 2
- 3 BHK PRIMA
- 3 BHK ULTIMA

Please Note: All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.



## INTERNAL SPECIFICATIONS

### FLOORING

- Vitrified flooring in living, dining, bedroom, kitchen and passage

### KITCHEN

- Quartz agglomerated kitchen platform with marble support • Stainless steel sink of standard make
- Ceramic tiles dado up to beam bottom level • Water heater

### SANITARY

- Matt finish ceramic tiles for all toilets' flooring • All toilets with tiles dado up to beam bottom level
- Concealed plumbing with standard fittings. Deluxe C.P. brass fittings • Sanitary fittings of standard make
- 15 Ltrs boiler with hot-cold mixer • Toilet doors with laminate finish
- Dry area - aluminium louvred door • Naturally ventilated bathrooms with louvres
- Mirror above counter wash basin • False ceiling in toilets

### ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit • All switches of standard make
- One ELCB per flat & MCB for each room • TV, telephone, internet, AC point, ceiling fan point & regulator in living room and bedrooms

### DOORS

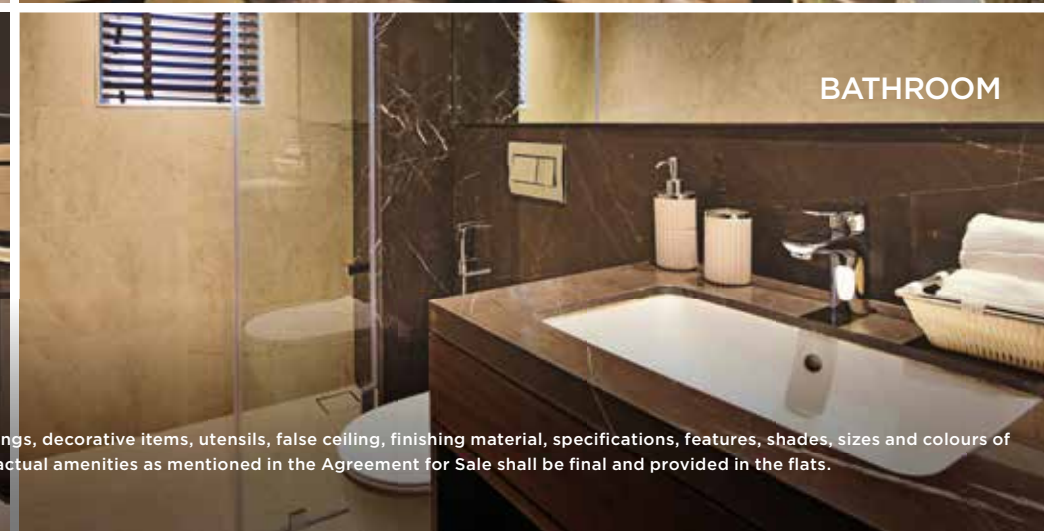
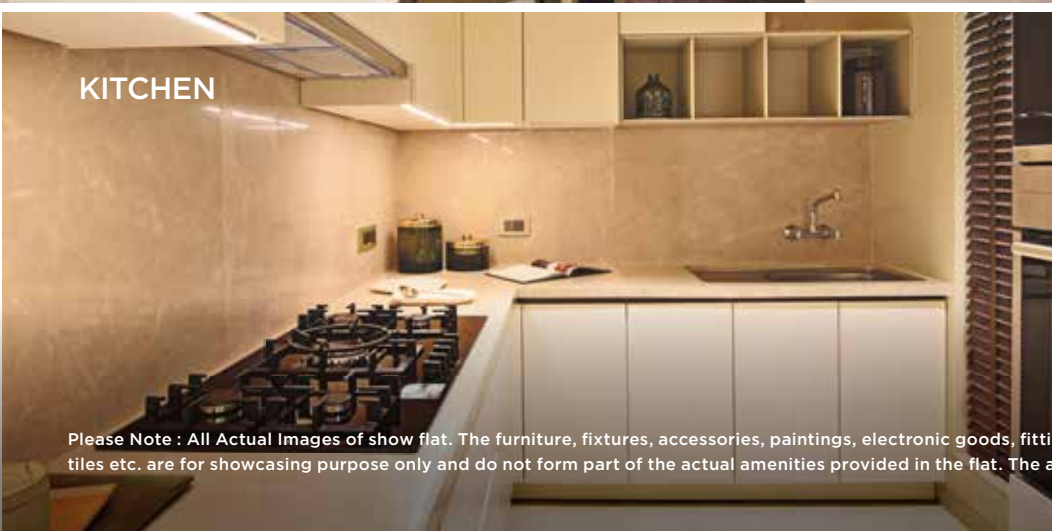
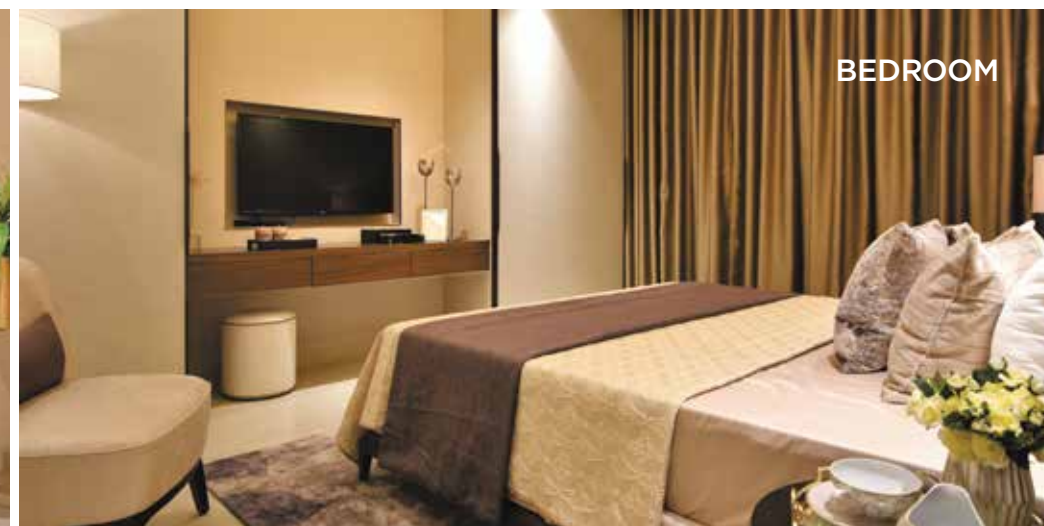
- Flushed doors in living, bedrooms with laminate finish

### WINDOWS

- Aluminium sliding windows of colour powder coated with tinted glass • S.S. railing with glass in living room
- M.S. decorated grills for bedrooms and kitchen windows • Mosquito net for bedrooms and living room

### PAINTING

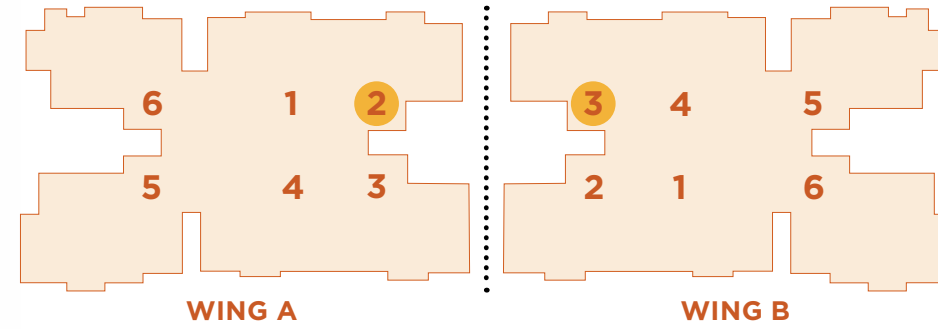
- Gypsum finish internal walls • All the walls in living, bedroom painted in lustre paint, ceilings in plastic paint



SHOW FLAT DESIGN BY HBA ASSOCIATES, SINGAPORE



**2 BHK PRIMA - TYPE 1**

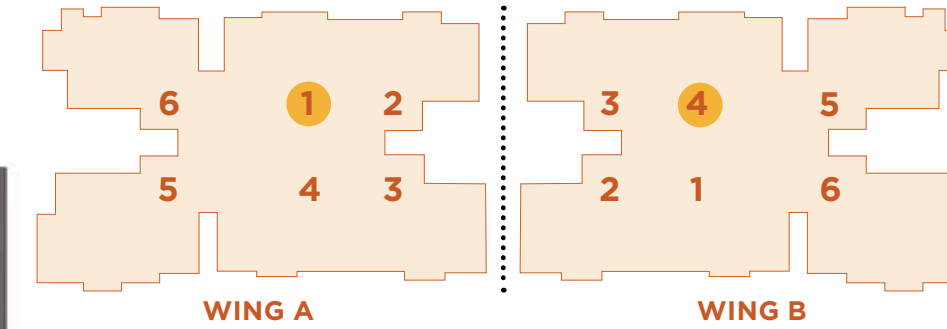
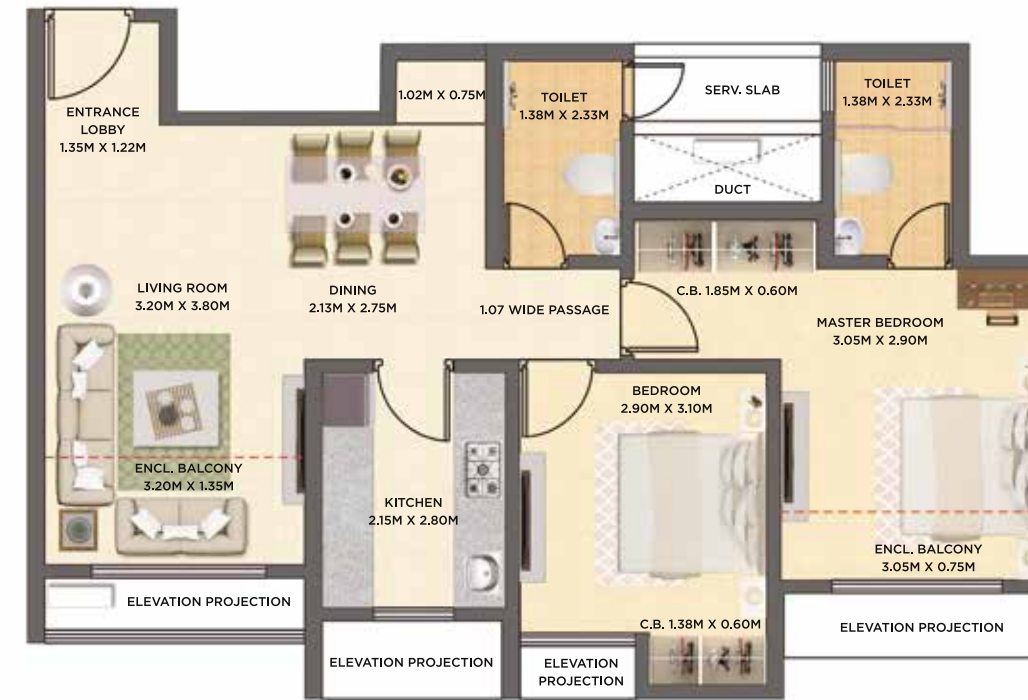


A WING - FLAT NO. 2  
 B WING - FLAT NO. 3  
 RERA CARPET AREA: 55.00 SQ. MT. (592 SQ. FT.)  
 ENCLOSED BALCONY AREA: 4.11 SQ. MT. (44.24 SQ. FT.)

Areas	Size
Entrance Lobby	4'5" X 3'11"
Living Room	10'0" X 12'6"
Dining	4'11" X 8'9"
Kitchen	7'1" X 10'2"
Bedroom 1	9'6" X 10'6"
C. B	4'5" X 2'0"
Master Bedroom	10'0" X 10'6"
C. B	4'11" X 2'0"
Attached Toilet	4'5" X 7'5"
Common Toilet	4'5" X 7'5"
Passage	25 SQ. FT
Encl. Balcony Living	10'0" X 4'5"



**2 BHK PRIMA - TYPE 2**



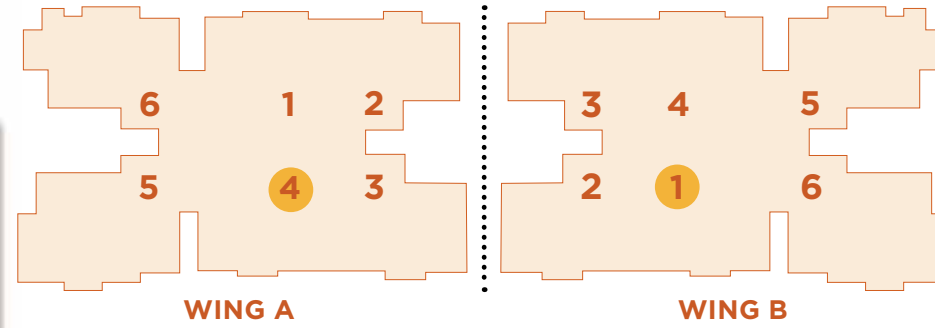
A WING - FLAT NO. 1  
 B WING - FLAT NO. 4  
 RERA CARPET AREA: 59.48 SQ. MT. (640 SQ. FT.)  
 ENCLOSED BALCONY AREA: 6.60 SQ. MT. (71 SQ. FT.)

Areas	Size
Entrance Lobby	4'5" X 3'11"
Living Room	10'6" X 12'6"
Dining	6'11" X 9'0"
Dining C. B	3'4" X 2'6"
Kitchen	7'1" X 9'2"
Bed Room 1	9'6" X 10'2"
C. B	4'6" X 2'0"
Master Bedroom	10'0" X 9'6"
C. B	6'1" X 2'0"
Attached Toilet	4'6" X 7'8"
Common Toilet	4'6" X 7'8"
Passage	45 SQ. FT
Encl. Balcony Living	10'6" X 4'5"
Encl. Balcony Bedroom	10'0" X 2'6"



## 2 BHK ULTIMA - TYPE 1

FOR A LARGER, MORE LUXURIOUS HOME.



A WING - FLAT NO. 4

B WING - FLAT NO. 1

RERA CARPET AREA : 62.69 SQ. MT. (675 SQ. FT.)

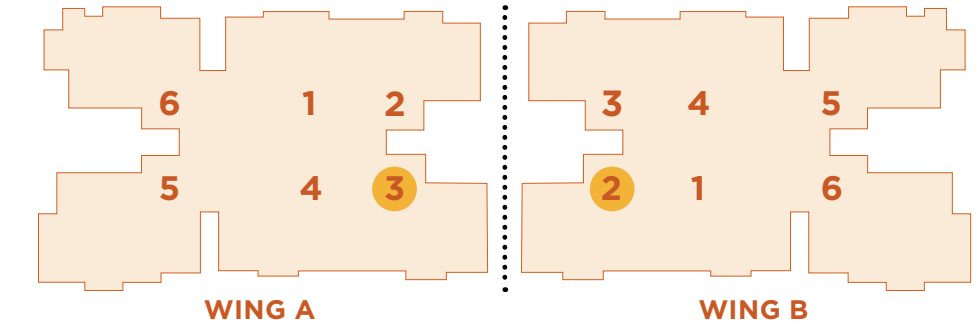
ENCLOSED BALCONY AREA: 6.72 SQ. MT. (72.33 SQ. FT.)



Areas	Size
Entrance Lobby	4'5" X 4'0"
Living Room	10'6" X 14'1"
Dining	3'5" X 9'0"
Kitchen	8'1" X 9'3"
Bedroom 1	10'0" X 11'0"
C. B	5'0" X 2'0"
Master Bedroom	10'6" X 10'6"
C. B	6'5" X 2'0"
Attached Toilet	4'6" X 7'6"
Common Toilet	4'6" X 7'6"
Passage	62 SQ. FT
Encl. Balcony Living	10'6" X 4'5"
Encl. Balcony Bedroom	10'6" X 2'6"

## 2 BHK ULTIMA - TYPE 2

FOR A LARGER, MORE LUXURIOUS HOME.



A WING - FLAT NO. 3

B WING - FLAT NO. 2

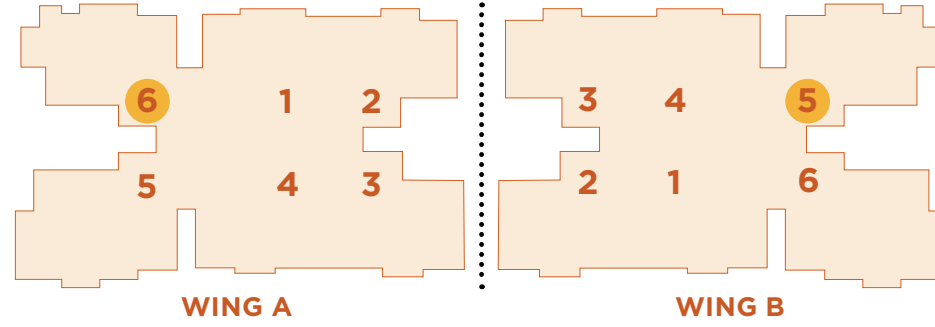
RERA CARPET AREA: 61.30 SQ. MT. (660 SQ. FT.)

ENCLOSED BALCONY AREA: 7.84 SQ. MT. (84 SQ. FT.)



Areas	Size
Entrance Lobby	4'6" X 4'0"
Living Room	10'6" X 14'6"
Dining	4'11" X 8'11"
Kitchen	7'7" X 10'2"
Bed Room 1	10'6" X 12'2"
C. B	5'0" X 2'0"
Master Bedroom	11'0" X 10'0"
C. B	6'3" X 2'0"
Attached Toilet	4'6" X 7'8"
Common Toilet	4'6" X 7'8"
Passage	27 SQ. FT
Encl. Balcony Living	10'6" X 4'5"
Encl. Balcony Bedroom	11'0" X 3'5"

### 3 BHK PRIMA



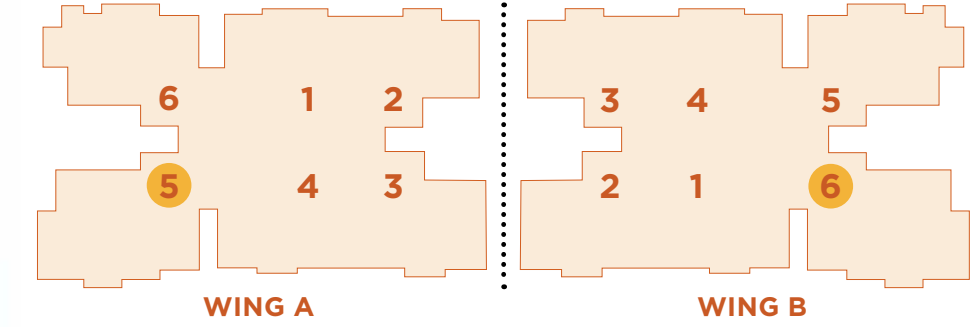
A WING - FLAT NO. 6  
 B WING - FLAT NO. 5  
 RERA CARPET AREA: 82.42 SQ. MT. (887 SQ. FT.)  
 ENCLOSED BALCONY AREA: 4.32 SQ. MT. (46.50 SQ. FT.)



Areas	Size
Entrance Lobby	4'9" X 5'8"
Living Room	10'6" X 12'7"
Dining	7'8" X 9'6"
Dining C. B	4'10" X 2'0"
Kitchen	7'6" X 10'0"
Bed Room 1	10'0" X 10'6"
C. B	5'0" X 2'0"
Attached Toilet	4'6" X 8'0"
Bed Room 2	10'6" X 10'0"
C. B	2'0" X 5'0"
Master Bedroom	10'6" X 14'0"
C. B	5'1" X 2'0"
Attached Toilet	4'7" X 7'9"
Common Toilet	4'1" X 7'8"
Passage	39 SQ. FT
Encl. Balcony Living	10'6" X 4'5"

### 3 BHK ULTIMA

FOR A LARGER, MORE LUXURIOUS HOME.



A WING - FLAT NO. 5  
 B WING - FLAT NO. 6  
 RERA CARPET AREA: 95.94 SQ. MT. (1033 SQ. FT.)  
 ENCLOSED BALCONY AREA: 7.68 SQ. MT. (82 SQ. FT.)



Areas	Size
Entrance Lobby	4'11" X 5'4"
Living Room	10'6" X 14'6"
Dining	10'6" X 9'6"
Dining C. B	5'1" X 2'0"
Kitchen	7'6" X 10'0"
Bed Room 1	10'6" X 11'0"
C. B	5'0" X 2'0"
Bed Room 2	10'0" X 12'2"
C. B	5'0" X 2'0"
Attached Toilet	4'4" X 8'0"
Master Bedroom	10'6" X 12'1"
Walk in Wardrobe	9'6" X 5'10"
C. B	2'0" X 7'0"
Attached Toilet	4'4" X 8'0"
Common Toilet	4'6" X 7'6"
Passage	63 SQ. FT
Encl. Balcony Living	10'6" X 4'5"
Encl. Balcony Bedroom	10'6" X 3'5"

# DISCOVER DOSTI WEST COUNTY- DOSTI WESTWOOD (PHASE-3)

At the proposed Dosti Westwood, we've provided an all-inclusive haven for both Dosti West County residents and your friends and family. So if someone is looking to book a beautiful banquet hall, cosy guest rooms or eat at a restaurant, Dosti Westwood is the place to be.



Artist's Impression



## BANQUET HALLS

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

Stock Image



## RESTAURANT

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

Artist's Impression



## AV ROOM

Experience entertainment at a whole new level in our Audio-Visual room which you can hire at any time.

Stock Image



## GUEST ROOMS

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

Stock Image

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.

# THE SECRET TO SAFER AND GREENER HOMES

At Dosti West County, we will have you covered from all angles with our Safety & Security System and the smartest innovations built right into your homes. The homes are also thoughtfully designed keeping the well-being of the environment in mind.



## SECURITY ACCESS CONTROL

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

Stock Image

## SECURITY

Superior Security systems like Intercom, Video Door Phones, Access Control Cards and CCTV provision at the podium and main entrance lobby.



Stock Image



## SAFETY

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

Stock Image



## FIRE ALARM

We will be installing Fire Alarms in common areas and sprinkler systems in every apartment.

Stock Image



WATER EFFICIENT FIXTURES

Stock Image



WASTE MANAGEMENT

Stock Image



SOLAR PANELS

Stock Image



DISABLED-FRIENDLY ACCESS SYSTEM

Stock Image

## GREEN FEATURES OF THE PROJECT:

- **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** - Cycling and jogging track, 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

GREEN BUILDING PRE-CERTIFICATION UNDER PROCESS

# DISCOVER YOUR FRIENDS FOR LIFE

Dosti Realty has been in the real estate business for over 3 decades and delivered more than 117 properties till date, providing homes to over 8,600+ families for over 42,700 residents. Encompassing a portfolio of 9.5 mn. sq. ft. across Mumbai, the company has experience in various development types, be it Residential, Retail, IT Park etc. Over the years, it has been known for Aesthetics, Innovation, Quality, Timely Delivery, Trust and Transparency, Values that have built lasting relationships.



Actual Image

Dosti Vihar - Pokhran Road No. 1, Thane (W)



Actual Image

Dosti Ambrosia - New Wadala



Actual Image

Dosti Imperia - Dosti Majesta - Ghodbunder Road, Thane (W)

Dosti Imperia - Dosti Majesta project is registered under MahaRERA No.P51700010988 and is available on <https://maharera.mahaonline.gov.in> under registered projects.



Artist's Impression

DOSTI PEARL

DOSTI JOY

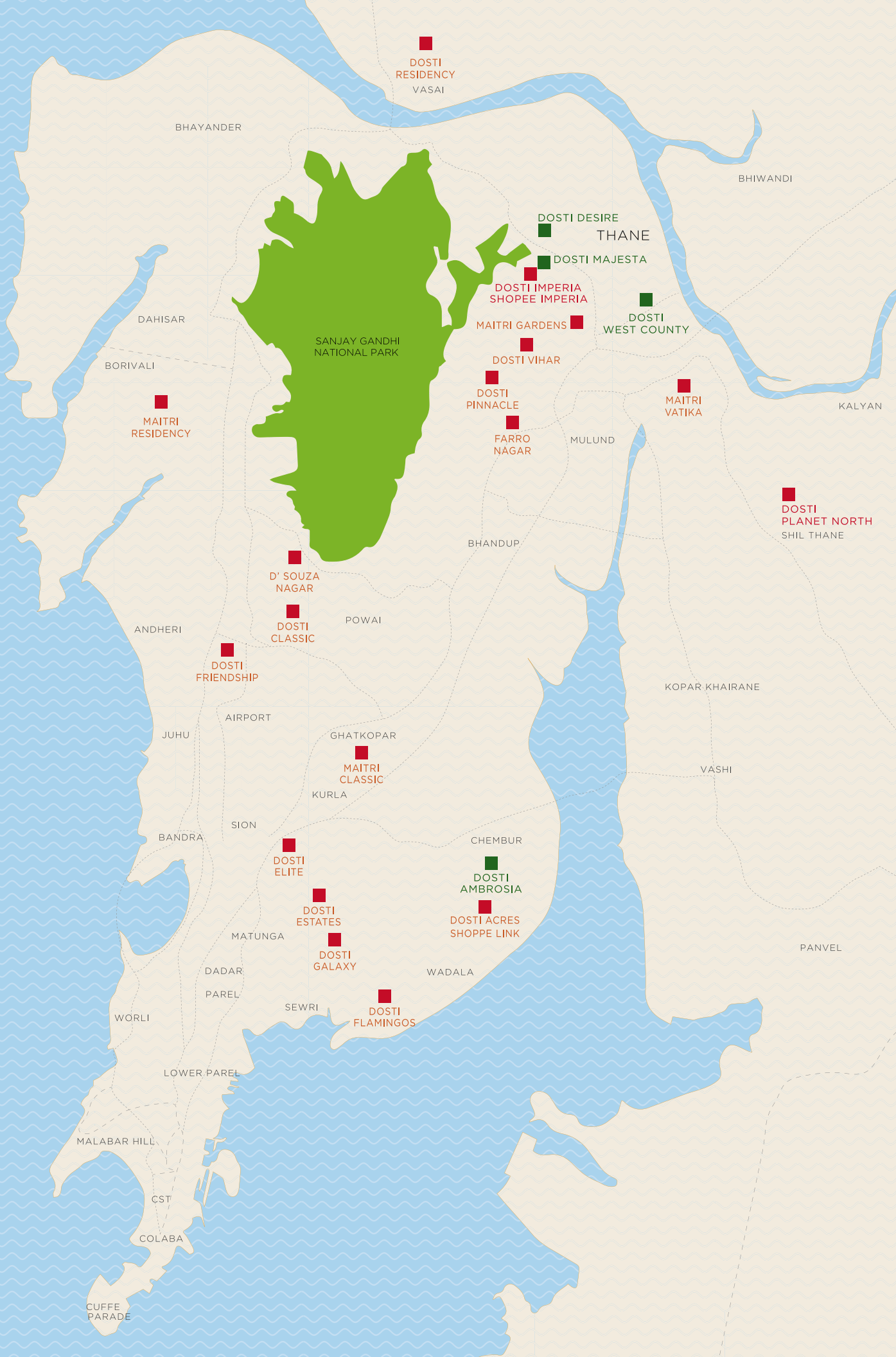
Dosti Desire - Thane (W)

Dosti Desire - Dosti Joy Project is registered under MahaRERA No.P51700008886 & Dosti Desire - Dosti Pearl project is registered under MahaRERA No. P51700005623 and are available on <https://maharera.mahaonline.gov.in> under registered projects.

## Dosti Realty Projects at a Glance



- Completed projects
- Current projects



## Dosti Realty Awards and Accolades

Dosti Realty awarded Best Green Building for Dosti Ambrosia - New Wadala by ET Now in 2018

Dosti Realty Ltd. was awarded 'Real Estate Industry Achievement Award - 2017 Grohe Hurun

Dosti Desire, Thane has been awarded the Iconic Residential Project, Thane - Mid-Day Real Estate Icons in 2017

Dosti Realty - 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, New Wadala - Project of the Year Mumbai at the 31st National Real Estate Awards by Accommodation Times in 2017

Dosti Ambrosia, New Wadala awarded Iconic Residential Project - South Mumbai at the Mid-Day Real Estate Icons Awards in 2016

Dosti Ambrosia, New Wadala Certified Gold Rating under IGBC for Green Building by LEED in 2016

Dosti Acres, New 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, New Wadala was awarded Best Residential Project of the Year by Construction Times in 2015

Dosti Vihar, Thane won the Premium Apartment Project of the year (West) by NDTV in 2015

Dosti Realty was 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 was awarded Project of the Year by Accommodation Times in 2014

Dosti Imperia, Thane is pre-certified Green Building aiming for Gold rating by LEED in 2013

Dosti Vihar, Thane 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. became an OHSAS 18001: 2007 (in 2018) & ISO 9001:2008 (in 2012) Certified Company by URS

Dosti Acres, New 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 of class 27-B at the 13th Exhibition for plants, flowers, fruits & vegetables by Municipal Corporation of Mumbai in 2008

Dosti Elite, Sion has also been 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





**SITE ADDRESS:**

Dosti West County, Balkum, Off Old Mumbai-Agra Road,  
Thane-Bhiwandi-Wadpa Road,  
Thane (W) 400 608. T: +91 22 4132 2222

**CORPORATE ADDRESS:**

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

**The Team**

Design Architect	: Archetype Consultant (I) Pvt. Ltd.
Liaison Architect	: 10 Folds Architects & Consultants
Landscape Consultant	: Taib Landscape Pvt. Ltd, Singapore
Solicitors	: Vigil Juris
RCC Consultant	: JW Consultants LLP
MEP Consultant	: Engineering Creations Public Health Consultancy Pvt. Ltd.
Vertical Transportation Consultant	: Lerch Bates Pvt. Ltd.

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 are available on website - <https://maharera.mahaonline.gov.in> under registered projects

**Disclosures:** (1) The artist's impressions and stock images are used for representation purpose only. (2) Furniture, fittings and fixtures 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 Oak Club and Dosti County Club 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 flats/premises in the Dosti West County Project - Dosti Oak (Phase-1), Dosti Cedar (Phase-2) & Dosti Westwood (Phase-3) shall be governed by terms and conditions incorporated in the Agreement for Sale. (5) This project is financed by Kotak Mahindra Investments Limited and Kotak Mahindra Prime Limited.

