

FRIENDS FOR LIFE



A NEW CONCEPT OF URBAN LIVING.

Coming soon,
Thane's new 100 acre landmark.

THE SIZE OF
30 CRICKET FIELDS.

BIGGER THAN
PANCHGANI'S TABLE LAND.

AS BIG AS
MUMBAI AIRPORT'S
TERMINAL 2.

PARTNERS

DESIGN ARCHITECT : ARCHETYPE CONSULTANTS (I) PVT. LTD., THANE.

RCC CONSULTANT : JW CONSULTANTS LLP, MUMBAI.

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Project developed by



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LANDMARK
BALKUM, THANE

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FRIENDS FOR LIFE



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Invest in this window of opportunity and enjoy rich dividends.

Grab this never before pre-launch offer and be among the chosen few.

Invest in Dosti Codename : Landmark, Thane's soon to be new landmark and an urban lifestyle statement.

A residential project with 30 storied towers that will be developed in phases, **Dosti Codename : Landmark** will consist of elegant 2BHK Optima and Prima apartments with a world of ultra-modern amenities.

The project is housed in a high development zone earmarked for rapid infrastructural strides, as a result it enjoys a high rate of appreciation on investment.

THE FUTURE IS CLOSER THAN YOU THINK.

Future Development Plans in Thane

Thane – Kasarvadavli Metro

Thane Kasarvadavli Metro corridor is proposed as an extension to Wadala-Ghatkopar - Thane Metro Corridor.

Thane: Mass Road Transit Project

The Thane Municipal Corporation (TMC) is planning a high capacity mass road transit project to connect various parts of the city.

The project will ensure a seamless commute by a six-lane road that could be a mix of surface and elevated one passing through several areas of the city.

Mumbai University's Thane Chapter: With the Mumbai University planning to open its Thane division soon, Thane is all set to raise its academic quotient as a city.



CAPITALIZE ON THANE'S BRIGHT FUTURE - *BALKUM.*

Over the years, the growing boundaries of Thane, have encouraged a speedy growth of the real estate market in the area.

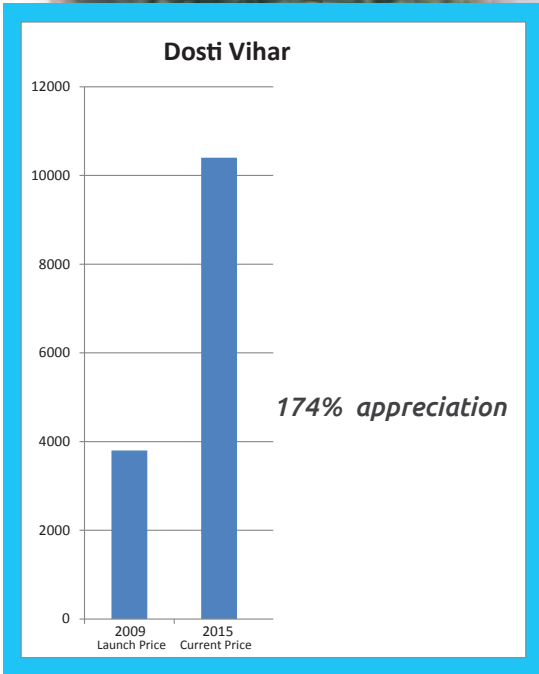
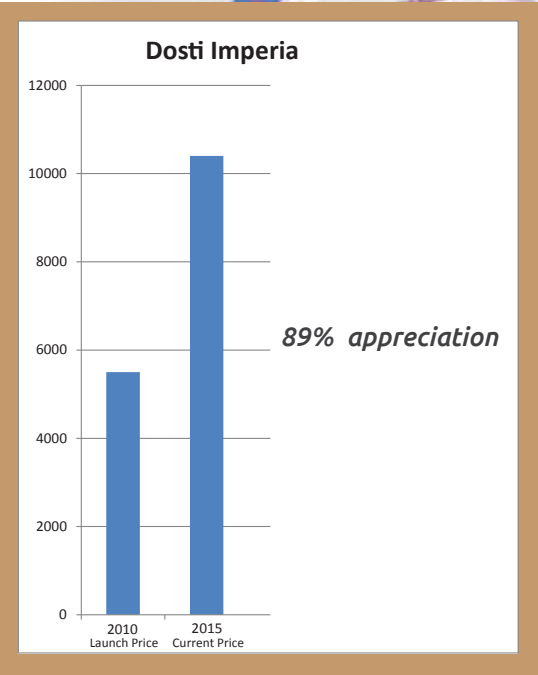
The inflow of retail, cosmopolitan crowd and commercial establishments has made Thane a sought after destination.

Living at **Dosti Codename: Landmark** at Balkum, Thane introduces a whole new urban living concept called **Mid-City Living**. Furnished with indulgent luxuries, it offers you a grand lifestyle that is exclusive, as well as connected to the pulse of the city. A shining example of how it's an investment opportunity that you just can't afford to miss!

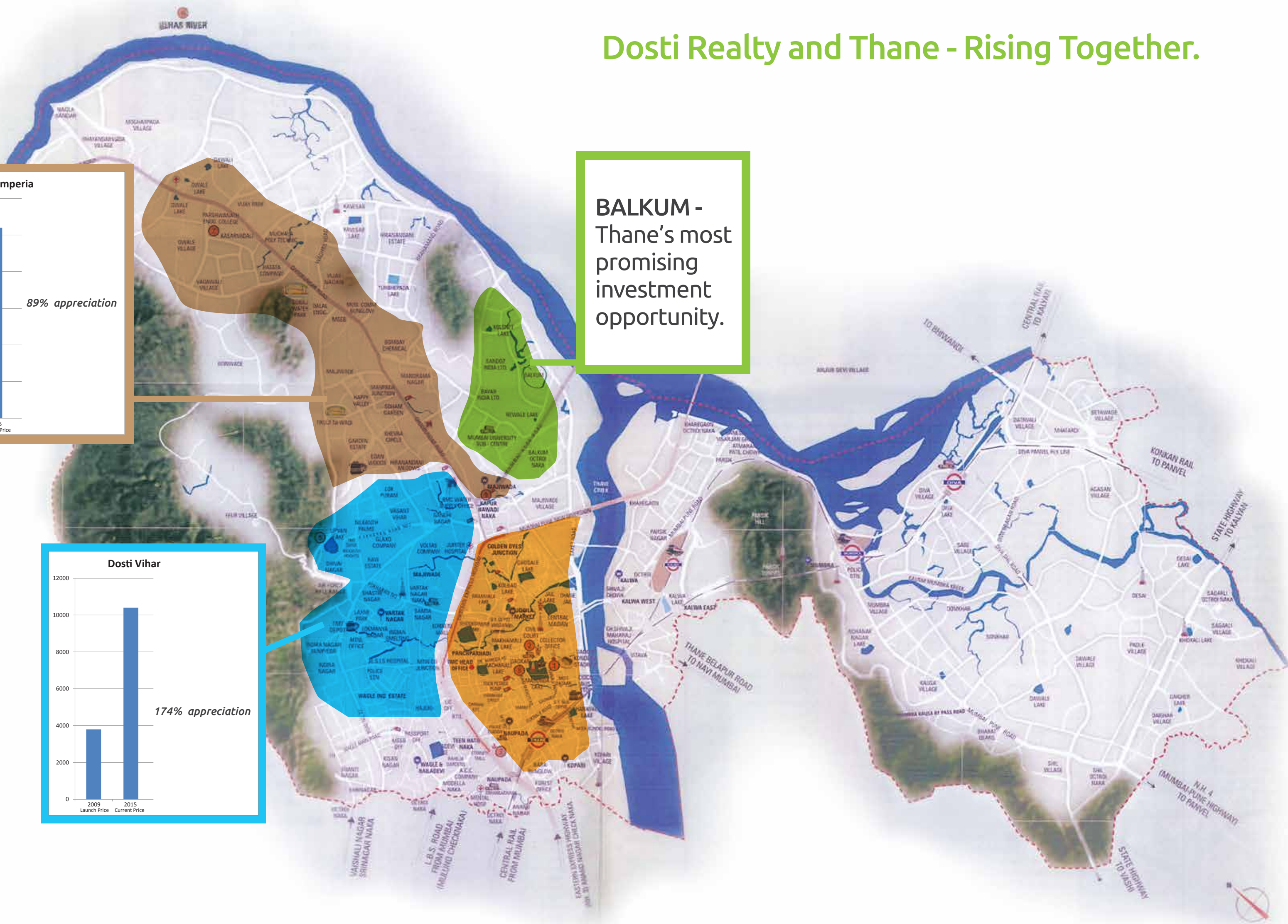
**Balkum- the emerging destination.
A never before opportunity
to capitalise on
Thane's growth story.**



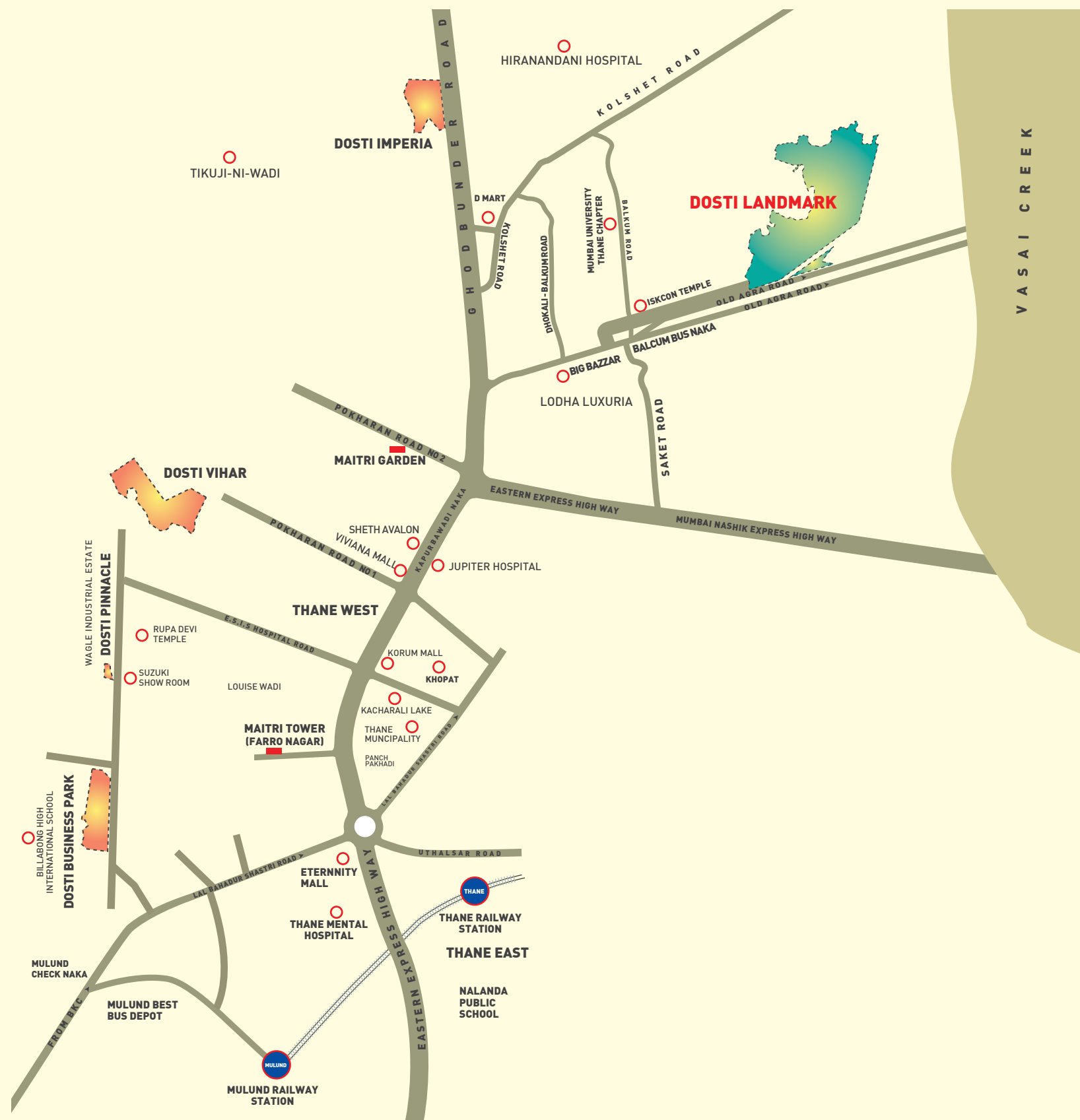
Dosti Realty and Thane - Rising Together.



BALKUM -
Thane's most promising investment opportunity.



LOCATION MAP



THE BEST OF LIFE, JUST A SHORT DRIVE AWAY.

The project enjoys a strategic location and super connectivity as it lies in the heart of Thane and its future plans. What's more, it also has the advantage of being conveniently close to Mumbai city and at the same time being quieter, offers a great quality of life for its residents. Besides the phenomenal connectivity, superior infrastructure & social amenities are major differentiators which make Thane a unique liveable destination.



NEARBY AREAS
Borivali- 40 mins
Eastern Freeway- 25 mins
Airoli- 25 mins



EDUCATIONAL INSTITUTES
Billabong High International School- 10 mins
EuroSchool Thane- 8 mins
Orchids The International School- 2 mins
C. P Goenka International School- 3 mins



MALLS
Viviana Mall- 5 mins
Korum- 8 mins
Hyper City Market- 10 mins
Big Bazaar, Lake City Mall- 3 mins
R City Mall- 7 mins



RECREATIONAL
Tikuji ni Wadi- 12mins
Country Club- 12 mins
Shangrila Water Park- 20 mins



HOSPITALS
Jupiter Hospital- 5 mins
Hiranandani Hospital- 12 mins
Bethany Hospital- 8 mins
Horizon Hospitals- 12 mins



STATIONS
Thane Railway Station- 12 mins
Mulund Station- 25 mins
Balkum Naka Bus Stop- 5 mins

GOING THE DISTANCE

Navi Mumbai- 15 mins

Goregaon- 49 mins

Airoli- 27 mins

Eastern Express Highway- 05 mins

Borivali- 40 mins

BKC- 50 mins

Powai- 29 mins

Worli- 49 mins

Mulund- 21 mins

Malad- 45 mins

Andheri- 39 mins

Vashi- 39 mins

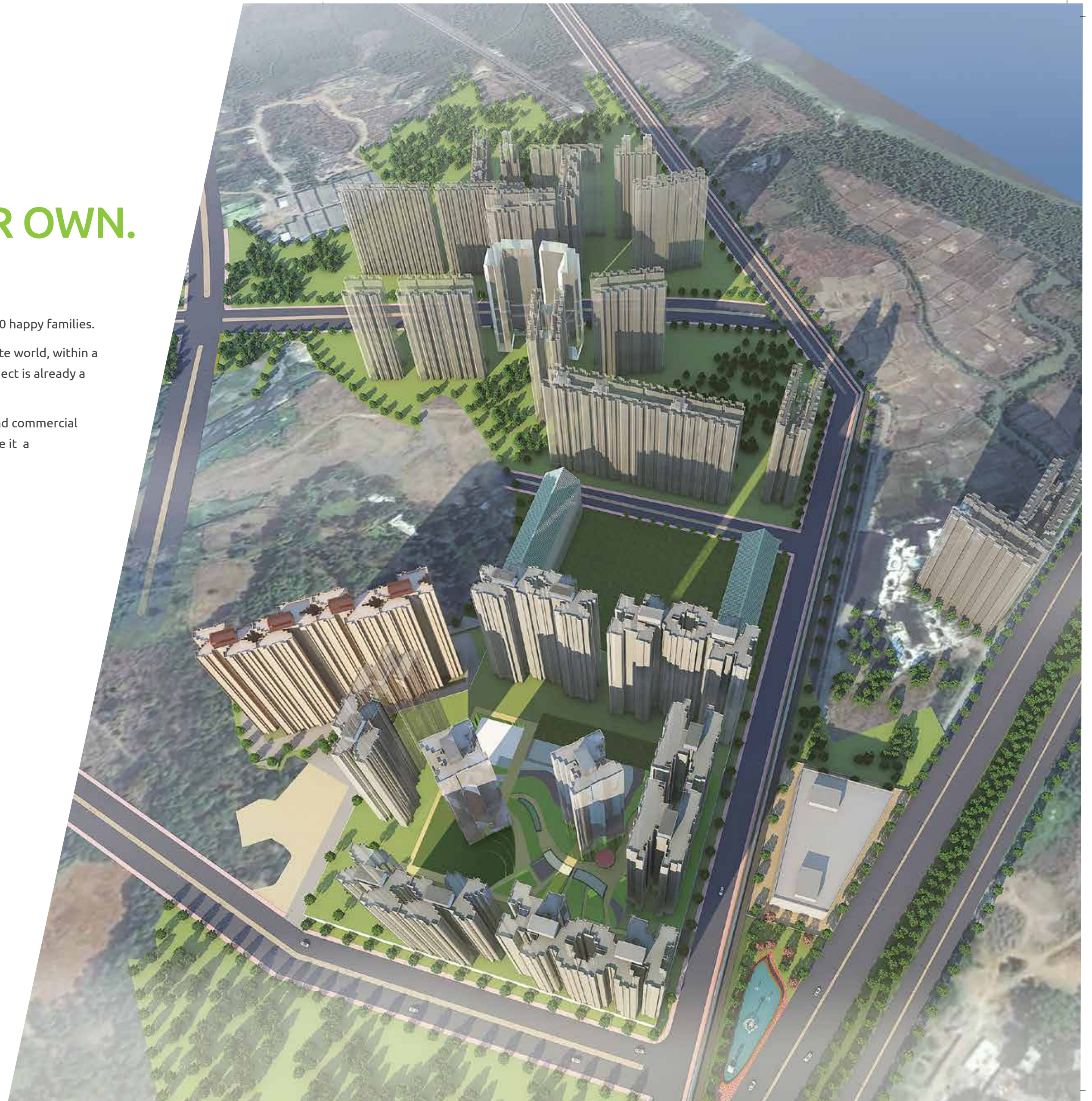
INTRODUCING A WORLD OF YOUR OWN.

Enjoy 100 acres of peace and prosperity!

The project is planned to be a township that will house over 6000 happy families.

Spread over 100 acres, Dosti Codename : Landmark is your private world, within a world. With picturesque views of hills and water bodies, the project is already a lucrative investment opportunity. But there's more.

The township comes equipped with school, playground, retail and commercial spaces and plans to have more facilities that will eventually make it a self-sufficient setting of modern delights.



WHY LANDMARK?

As the name suggests, Dosti Codename: Landmark acquires a significant status by its sheer virtue of being centrally located.

The project faces the main arterial route called the Balkum main road and boasts of a natural access to it. Additionally, it offers easy access from the Eastern Express Highway and Ghodbunder Road.

Dosti Codename: Landmark also happens to be the first project that can be seen as one enters this high potential zone.

The project enjoys close proximity to important business places like Bhiwandi, Wagle Estate and Thane - Belapur Road. Navi Mumbai is also not far from this upcoming new city.



MID-CITY LIVING AT THANE.



MASTER PLAN - SECTOR I



DISCLAIMER: The layout plan shown above is indicative of the proposed development of First Phase in Sector-1 of a very large layout to be developed in multiple phases. The Promoters/Developers reserve the right to make addition, deletion, alteration, amendment or modification to the layout, location, plans, elevations, specifications, features, facilities, amenities, positioning, design, size/height of buildings / towers, garden, club, drive way, internal road, other infrastructures, etc. without any notice or obligation and as may be required either by the local authorities while sanctioning/approving Plans and/or amendments thereof, from time to time and/or as may be deemed fit by the Developer in the interest of continuing development / improvement.

PLAY TIME.

Dosti Codename : Landmark ensures that children get their due in the form of a playground. Today, the need of the hour is open spaces for little ones to indulge in fun and games, without restrictions.

HIGHEST SCORE.

Giving your child the best education available is always a priority. Dosti Codename: Landmark offers you a variety of school and college options in the neighbourhood for your little one's future.

RETAIL PRESENCE.

The township has ample provision for retail and commercial spaces that will cater to shopping and business. Just the right ambience for shopaholics and those with the enterprising spirit.

HAPPY DRIVEWAYS.

With the kind of expanse the project enjoys, a strong network of interior roads adds to the promise of **Dosti Codename : Landmark**. The entire project is laced with wide driveways that not only makes for pleasurable driving but also for easy internal connectivity.



GREAT INTERNAL AMENITIES.

FLOORING

Imported/Composite marble flooring in living, dining & passage. Vitrified Tiles 1 X 1 mtr in all bedrooms & kitchen.

KITCHEN

Granite/Quartz agglomerated kitchen platform with marble support. Stainless steel sink with dry board. Ceramic tile dado up to beam. Water heater and exhaust fan.

SANITARY

Coloured Ceramic tiles used for all toilets flooring. Master bedroom toilet with composite marble cladding & tiles. Other toilets will have dado tiles up to window top. Concealed plumbing with Jaguar/Kohler Brass fittings. Deluxe C.P. brass fittings. 15 ltr boiler with hot-cold mixture. Toilet doors laminated. Dry Area Doors UPVC. Mirror above counter & S. S. Towel rod.

ELECTRICALS

Electrical wiring and fitting of concealed type P.V.C. conduit-good quality copper wire. One ELCB per flat & MCB for each room.

DOORS

Doors in living, kitchen & bedrooms in laminate.

WINDOWS

Heavy section aluminum sliding windows of colour anodized or powder coated with reflected glass. M.S. decorated grills on windows.

PAINTING

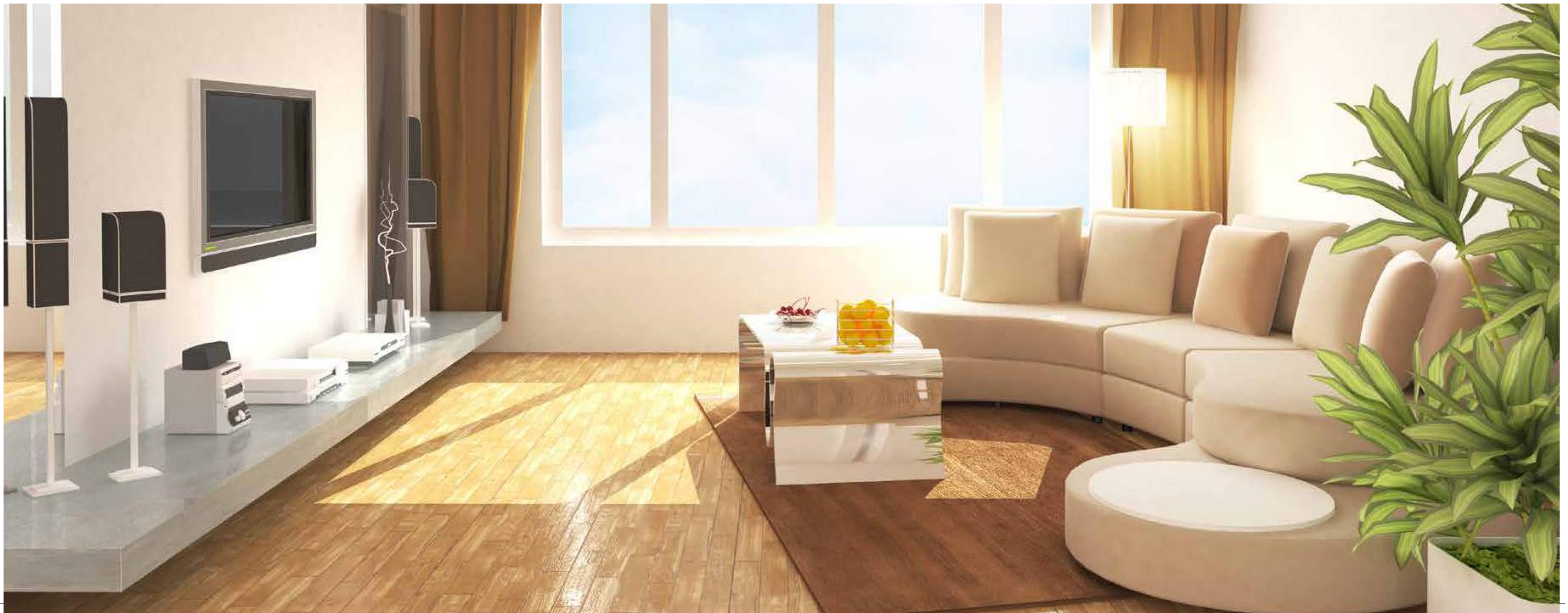
All the four walls of the rooms, kitchen & passage painted with luster paint.

SECURITY

Flat to flat central intercom system and video door phone in each flat for security.

SPECIAL FEATURES

Aluminum Form work shuttering. Entrance lobby decorated with marble/tiles.



ASSURANCE OF A QUALITY LIFESTYLE.

A WIRED & CONNECTED WORLD

Wi-Fi in the project
Optical fibre connectivity in the flats
Mechanized Car Parks

SAFETY & SECURITY

Full-time security
Video door phone
Fire alarms
Gas leak sensor

SOCIAL, ACADEMIC & RECREATIONAL FACILITIES

Primary & secondary school with a 3 acre attached playground
Club house
Podium garden
Shopping centre
Cafes and restaurants
Retail & commercial spaces

NEVER FAR FROM AN ESSENTIAL SERVICE

On-site facility management office
Separate post box room
Hospitals
Police-station
Schools
Fire station

A WORLD WITHIN A WORLD

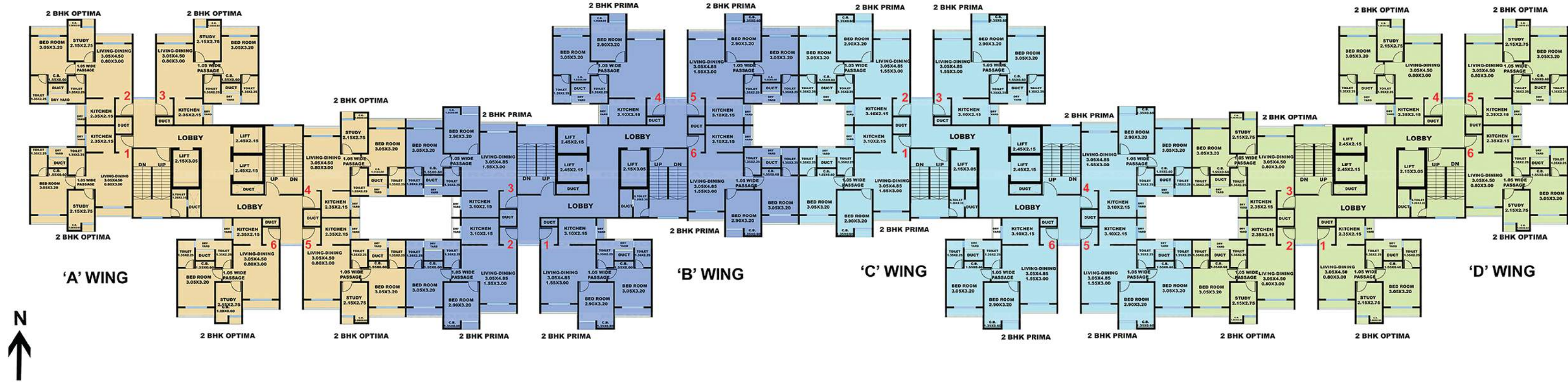
100 acres of Mid-City living
Lake-front, Parsik Hills & City views (Kolshet Lake & Thane Creek)
Cultural Diversity- Public-engagement activities
Different programs and services for residents



TYPICAL FLOOR PLAN - PHASE I

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LAKE FRONT VIEW



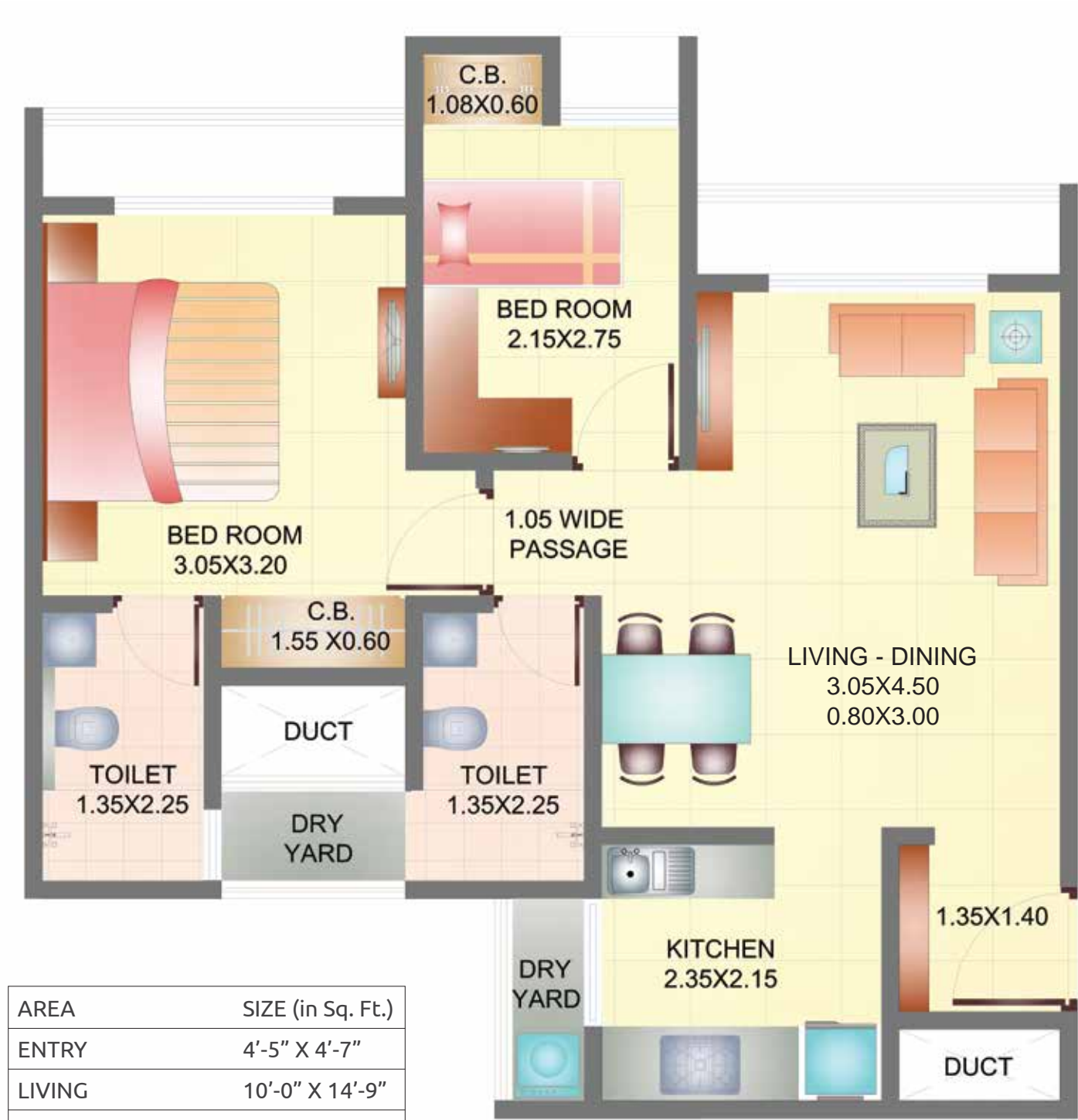
GARDEN VIEW



Artist's Impression

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Unit plan
2 BHK Optima (in Sq. Mts.)



AREA	SIZE (in Sq. Ft.)
ENTRY	4'-5" X 4'-7"
LIVING	10'-0" X 14'-9"
DINING	2'-8" X 9'-10"
KITCHEN	7'-9" X 7'-1"
BED ROOM	7'-0" X 9'-0"
CUPBOARD	3'-6" X 2'-0"
COMMON TOILET	4'-5" X 7'-5"
BEDROOM	10'-0"X 10'-6"
ATTACHED TOILET	4'-5" X 7'-5"
CUPBOARD	5'-0" X 2'-0"
PASS. ETC.	27 Sq. Ft.

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Unit plan
2 BHK Prima (in Sq. Mts.)



AREA	SIZE (in Sq. Ft.)
ENTRY	4'-5" X 4'-7"
LIVING	10'-0" X 15'-11"
DINING	5'-0" X 9'-10"
KITCHEN	10'-2" X 7'-1"
BED ROOM	9'-6" X 10'-6"
CUPBOARD	5'-1" X 2'-0"
COMMON TOILET	4'-5" X 7'-5"
BEDROOM	10'-0"X 10'-6"
ATTACHED TOILET	4'-5" X 7'-5"
CUPBOARD	5'-0" X 2'-0"
PASS. ETC.	27 Sq. Ft.

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Unit plan - Views
2 BHK Optima



Unit plan - Views
2 BHK Prima

