



DOSTI

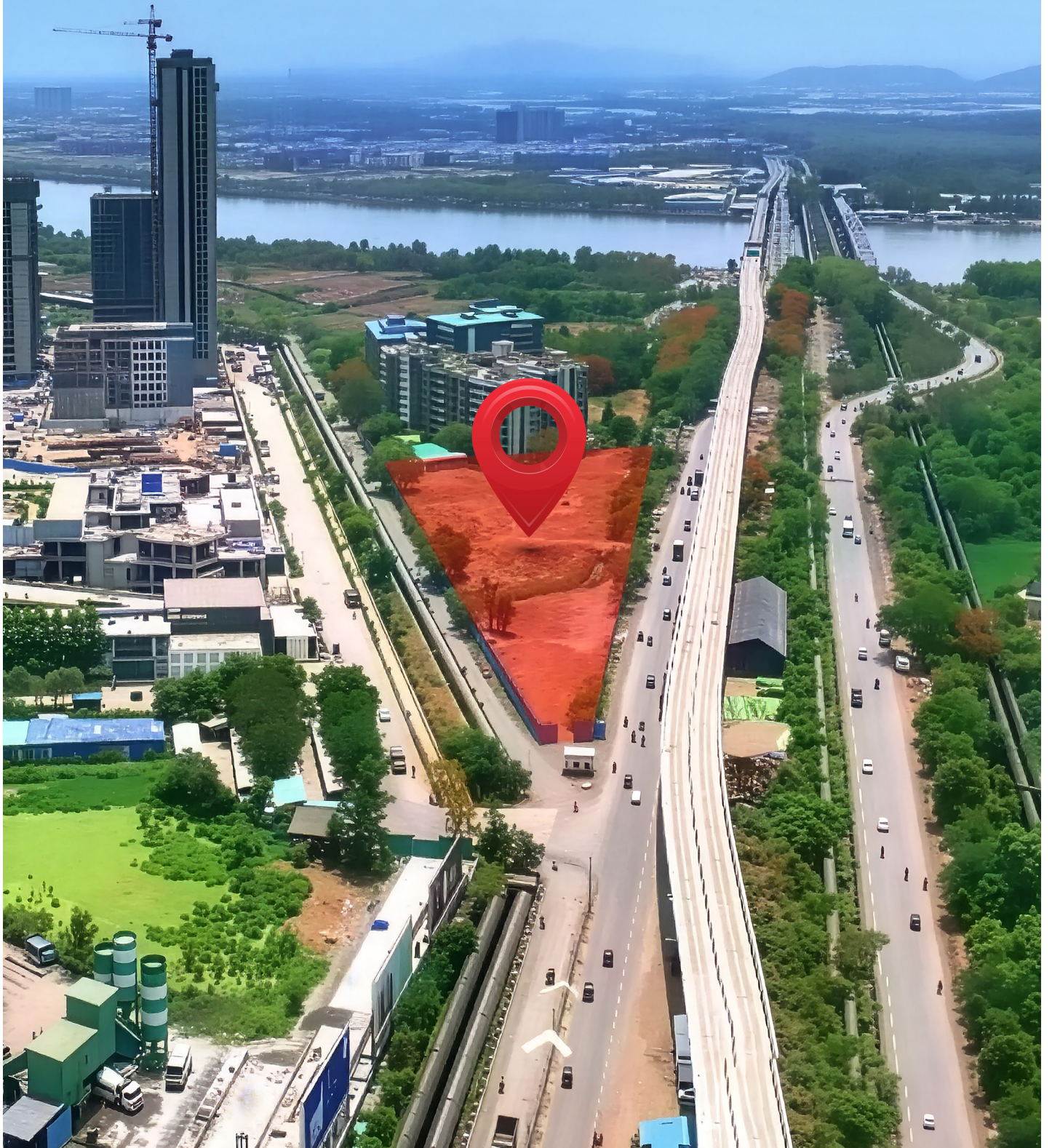
FRIENDS FOR LIFE



A GATEWAY LANDMARK

A LIFESTYLE BUSINESS DESTINATION

A Rare Opportunity



A Growth Corridor



* Under-construction infrastructure shown for representation purposes only.

The Opportunity Overview

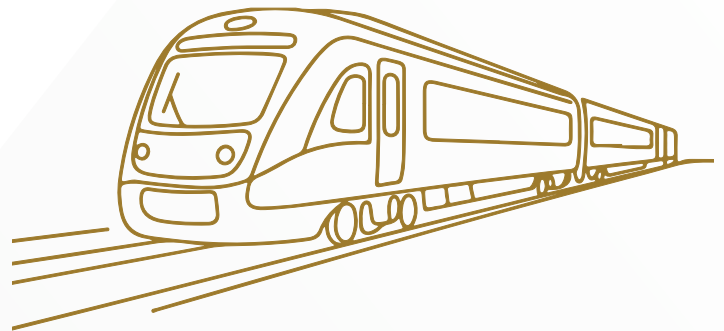


A Gateway Location

- A ~1.8 Acres Freehold Land Parcel
- Gateway to a ~105 Acre Integrated Township
- Frontage of the Old Agra Road (To Bhiwandi)
- An Impossible-To-Miss Road Presence
- Direct Access via Two Major Approach Roads
- Five Dedicated Entry & Exit Points

Seamless Connectivity

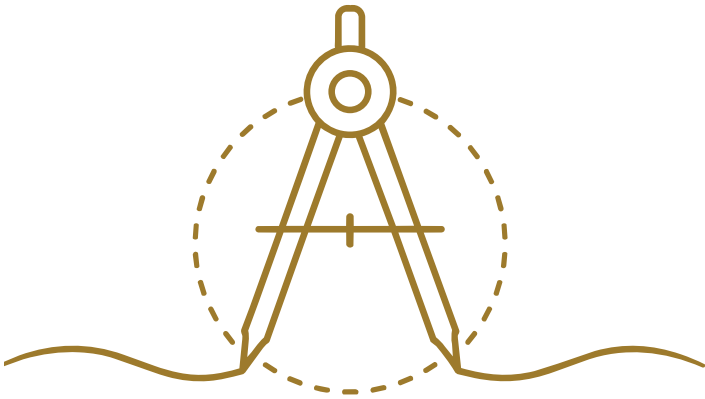
- Close Proximity to Balkum Metro Station*
- Fronting the 80m Wide Old Agra Road
- Access Eastern Express via Majiwada Flyover
- Reach GB Road via Kapurbawdi Junction
- Direct Access From The Creek Front Road
- Linked to Thane's Primary Road Network



An Integrated Ecosystem

- Dedicated Floors for Specific Industries
- Business Communities Built by Function
- Designed for Collaboration & Networking
- Like-Minded Businesses Cluster Together
- Spaces Curated for Industry Synergies
- An Ecosystem Designed for Growth

The Opportunity Overview



Planned To Perfection

- Grand Double-Height Air-Conditioned Lobby
- Three Levels of Dedicated Podium Parking
- Well-Planned Circulation & Vertical Access
- 10 High-Speed Elevators Across 2 Lift Cores
- Dedicated Service Elevators & Loading Bays
- Separate Lobby & Elevators for Amenities

A Lifestyle Destination

- ~25,000 Sq Ft Dedicated Amenities Level
- ~6,000 Sq Ft Triple-Height Breakout Floors
- Landscaped Breakout Terraces & Sit-Outs
- Football & Padel Court at Ground Level
- Banquet & Dining Spaces within the Tower
- Integrated Work, Leisure & Social Spaces



Designed for Wellbeing

- A State-of-the-Art Fitness Centre
- A Modern Indoor Games & Recreation Lounge
- A Thoughtfully Designed Creche & Kids Area
- Landscaped Breakout Gardens & Sit-Outs
- Restaurants, Banquets & Conference Spaces
- Spaces Designed for Work-Life Balance

The Opportunity Overview



Rooted in Sustainability

- Aspiring IGBC Gold Certification
- Abundant Natural Light Across Offices
- Energy-Efficient Building Systems
- Optimised Ventilation & Air Circulation
- Open Spaces Designed for Wellbeing
- Universal Design for Inclusive Access

A Demand Supply Gap

- 10,000+ Homes in the Immediate Catchment
- Strong SME Demand from Thane & Bhiwandi
- Professionals Commuting to Distant CBDs
- Limited Grade A Commercial in the Vicinity
- Growing Demand for Work-Near-Home
- Limited Future Supply of Office Spaces



A Compelling Investment

- Pre-Launch Pricing for Early Investors*
- Get Up to 8% Rental Yield (Per Annum)#
- Gain Up to 24% Capital Appreciation#
- 2X Investment Growth Potential in 5 Years#
- Gain Access to Prime Inventory
- Be A Part of Thane's Growth Story

2X

A Grand Vision



Envisioned within a rapidly evolving urban ecosystem, One Dosti is positioned at the centre of large-scale infrastructure, connectivity, and residential growth. Surrounded by integrated developments and upcoming metro connectivity, the location presents a compelling opportunity for businesses and investors to be part of Thane's next commercial landmark. Enter early to benefit from attractive pricing, prime inventory selection, and long-term growth potential.



FRIENDS FOR LIFE

40+

Years of
Expertise

143+

Projects
Completed

17M+

Square Feet
Delivered

21M+

Square Feet
Under Development

100%

Project Delivered
on Time

40+

National &
Industry Awards

Corporate Office

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