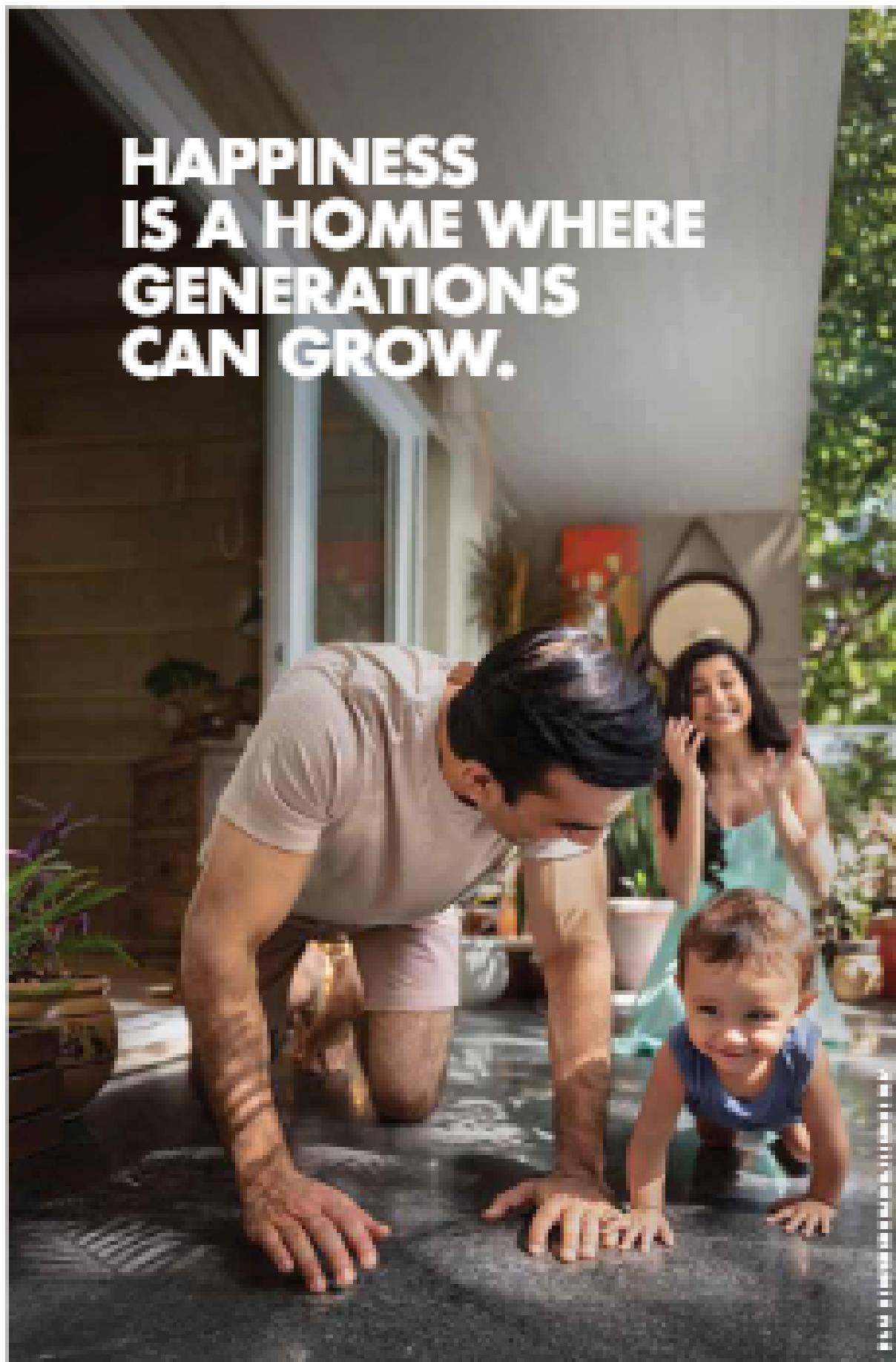


URBAN WOODS

DOMBIVLI (E)

IT'S THOUGHTFUL. IT'S **Rustomjee**

**HAPPINESS
IS A HOME WHERE
GENERATIONS
CAN GROW.**



**HAPPINESS
IS FINDING AN
EXTENDED FAMILY
BEHIND EVERY
FRONT DOOR.**



**HAPPINESS
IS MORE
SUNSHINE,
POOL TIME AND
GARDENS IN
FULL BLOOM.**



**WELCOME
HOME TO
HAPPINESS
SUPERSIZED.**

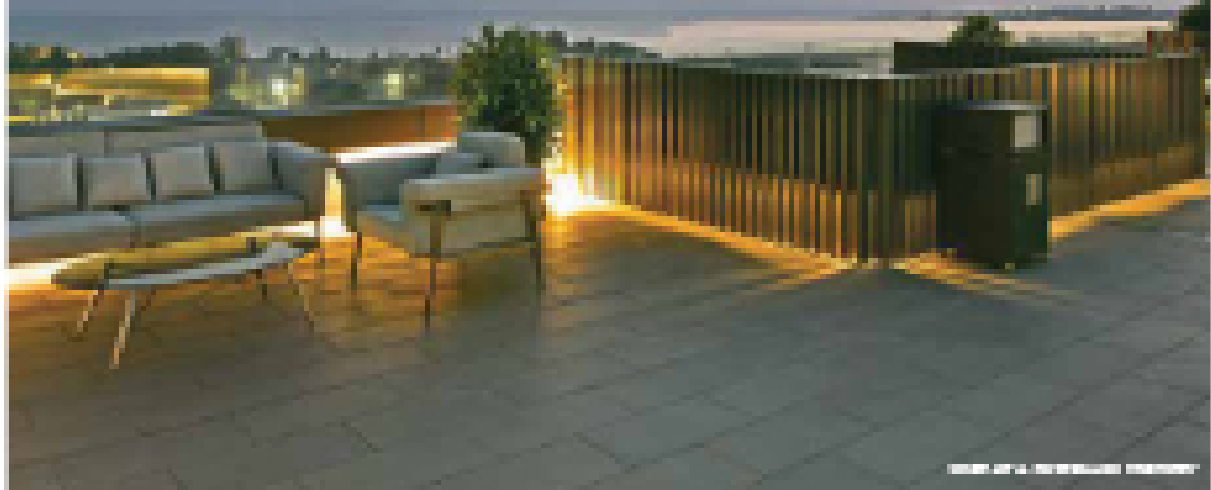


28 YEARS OF ADDING THOUGHTFULNESS TO LIFE IN THE CITY.

Hustonjee has always believed that ideas and innovations form the cornerstone of buildings and communities. Bricks and mortar are merely the blocks that help in realizing them. Since its inception in 1996, Hustonjee has heralded the rise of insightful design and eco-friendly construction technologies.

Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence has converted over 25 million square feet of Mumbai into gated communities, premium townships, stand-alone landmarks, commercial spaces and plotted projects.

We don't just build homes, we build communities. This is the idea that is at the heart of everything we do. We believe that life shouldn't be lived in square feet.



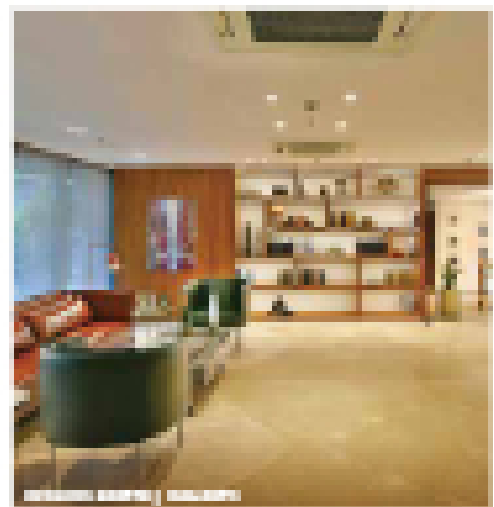
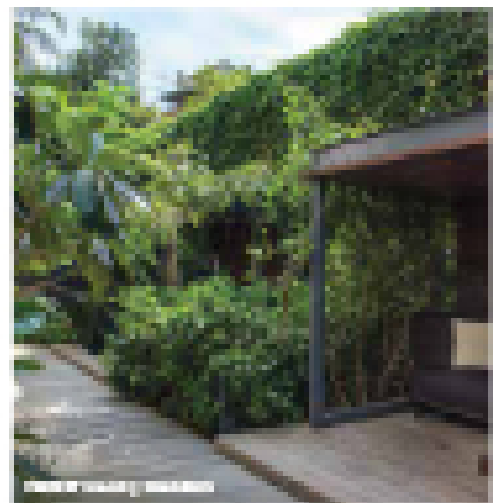
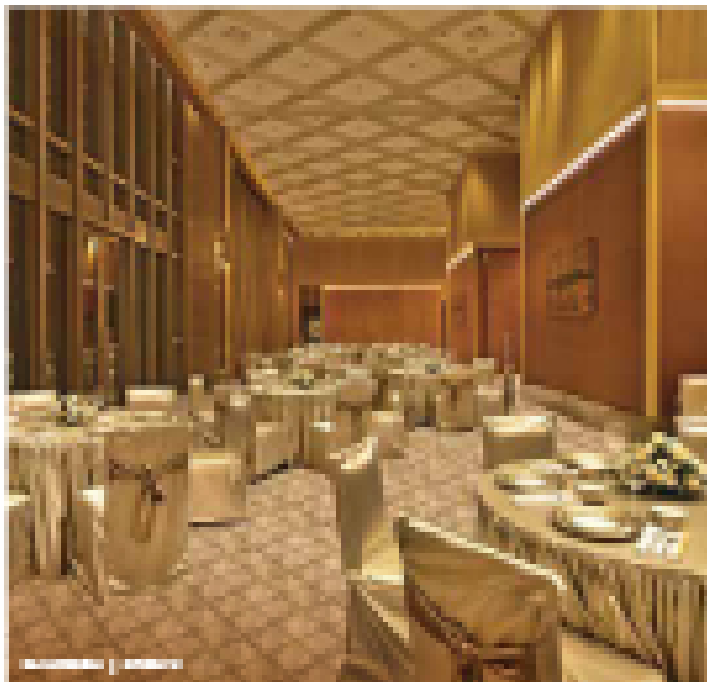
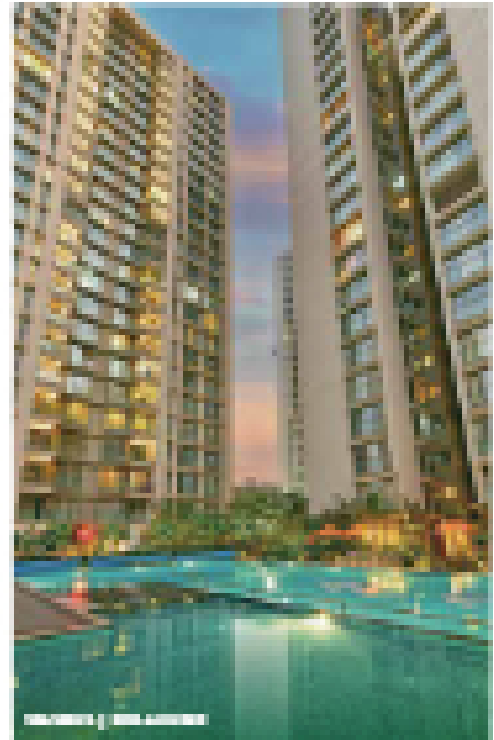
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**OUR ICONIC
ADDRESSES THAT
THE CITY LOVES
TO COME
HOME TO.**

CHOWH | PRASADON



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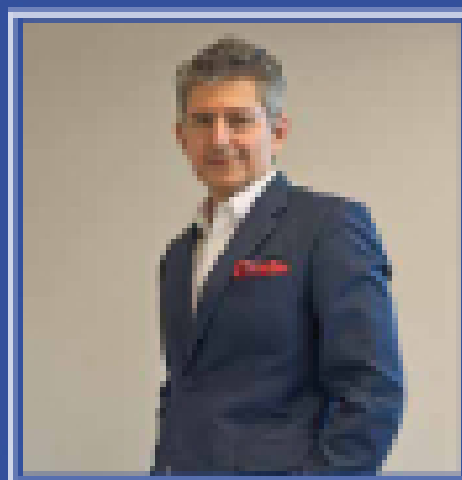


“ For 28 years, we have redefined what it means to live in Mumbai. From transforming skylines to building the city's finest gated communities where no day is ever ordinary, we've created more than homes. We've crafted adventures, joys, and lifelong friendships just next door. This legacy of thoughtful design and happy communities inspires everything we do.

Now, we're bringing this vision to Dombivli, a location poised to be the next big chapter in Mumbai's story. With its rise as a hub for business, infrastructure, and lifestyle, Dombivli is ready for a new way of life. And we are proud to lead this transformation.

Spanning 8 acres, with eight meticulously planned towers, our upcoming premium gated estate will introduce a lifestyle upgrade unlike anything the neighbourhood has seen before. It will bring all the advantages of gated community living within your reach - 24/7 security, more amenities, like-minded neighbours, professional maintenance, higher property values appreciation and much more. Like our other gated communities, you can expect great construction quality and faster possession.

Here, every detail will be crafted to meet world-class standards of excellence, and every moment will bring you and your loved ones closer to the life you've always dreamed of. A life where happiness is super-sized.”



ROHAN RUSTON IRANI
Chairman & Managing Director,
Rustonjee Group

AN ADDRESS THAT PUTS YOU CLOSE TO WHAT YOU WANT: EVERYTHING.

METRO STATIONS:

Pinkoi Metro - 3.2 km

Colaba Metro - 2.7 km

MIDC Metro - 3 km

RAILWAY STATIONS:

Dombivli - 5.6 km

Thakurli - 5.6 km

Kapur - 6.6 km

Kalyan - 5.9 km

Thane Bullet Train Station - 9.6 km

ROADWAYS:

Airoli-Katol Naka Freeway - 7.5 km

Ring Route - 4.9 km

AIRPORTS:

Domestic Airport,

Terminal 1 - 50.5 km

International Airport,

Terminal 2 - 42.4 km

KEY HUBS:

Kalyan - 6.9 km

Navi Mumbai - 18.4 km

Thane - 24.9 km

Mumbai - 30.5 km



RAPID INFRASTRUCTURE DEVELOPMENT PAYING THE WAY FOR DOMBIVLI'S FUTURE.

Dombivli is undergoing rapid infrastructural growth, with key projects like the Bullet Train and enhanced road networks revolutionizing connectivity. These developments are set to elevate the neighbourhood, driving real estate growth and boosting property values in the years to come.





Kalyan-Dombivli-Talaja Metro Line 12 EXPECTED TIMELINE: 2026

Newi Mumbai International Airport, just 20 minutes away, is one of the biggest infrastructure developments in the area.

EXPECTED TIMELINE: 2025

The Mumbai-Ahmedabad Bullet Train, starting from BKC, will transform Thane, Dombivli, and Kalyan-Shil Kandi, driving real estate growth. With 12 stations and just a 25-minute ride to BKC, development in these areas will surge.

EXPECTED TIMELINE: 2028

The Mumbai-Pune highway, just 10 minutes away, featuring two air-lane flyovers at Kalyan Phase and Shilphata, will ease congestion in Dombivli.

It will offer a dedicated route between Thane, Pune, Kalyan, and Newi Mumbai.

EXPECTED TIMELINE: 2026

The Talaja Bypass expansion and Ambarnath-Badliapur street renovation, just 15 minutes away, will enhance connectivity across the MHZ region.

EXPECTED TIMELINE: 2025

Katoli-Airali Limited-access highway will reduce traffic congestion on Shilphata Road and cut travel time to Airali by 30 minutes,

bringing Dombivli closer to commercial and corporate hubs.

EXPECTED TIMELINE: 2026

Establishment of new industrial hubs and logistics parks in Dombivli, boosting local employment opportunities, and attracting both small-scale and large enterprises.

EXPECTED TIMELINE: 2027

Proposed SATIS project aims to ease congestion and streamline transportation infrastructure in Dombivli.

EXPECTED TIMELINE: 2026

The Thane Motegaon Mankoli Bridge is a vital link for Kalyan-Dombivli residents, currently reliant on two routes to Mumbai.

Ahmednagar-Vijay Multimodal Corridor is an upcoming 126 km long, 8-lane multimodal corridor connecting Ahmednagar to Vijay in Palghar district, integrating road, rail, metro, and water transport.

The Sammedhi Mahamarg or Mumbai-Nagpur Expressway will fuel economic growth, generate employment, and enhance connectivity to industrial and economic hubs.

A PREMIUM GATED ESTATE THAT ADDS MORE LAUGHTER, MEMORIES AND ADVENTURES TO LIFE.

Experience a lifestyle upgrade like never before in Dombivli. A premium 8-acre gated community, Rustonjee Urban Woods is designed for growing families. Enjoy open spaces and a plethora of amenities that feel like all your dreams come true.

- 8-acre gated community
- Spacious 1, 2, 3 BHK homes with balconies
- A choice of lifestyle amenities
- 2+ acres of open space*



*FOR THE 2+ ACRES OF OPEN SPACE, SEE THE RUSTONJEE WEBSITE FOR MORE DETAILS.

MASTER LAYOUT PLAN

LEGENDS:

- | | |
|---|--------------------------|
| 1 ENTRY / EXIT | 23 CHILDREN'S PLAY AREA |
| 2 ENTRANCE PORTAL | 24 AMPHITHEATRE |
| 3 ARRIVAL PLAZA | 25 FLAG HOISTING |
| 4 BUILDING ENT.DROP OFF POINT | 26 2M WIDE WALKING TRACK |
| 5 MIYAWAKI FOREST | 27 6M WIDE PTM DRIVEWAY |
| 6 SKATING RINK | 28 CYCLE STAND |
| 7 SENIOR CITIZEN'S PLAZA | 29 STP |
| 8 OPEN AIR GYM | 30 DG/TRANSFORMER |
| 9 SIT-OUT AREA | 31 OWC |
| 10 TODDLER'S PLAY AREA | 32 RECEIVING STATION |
| 11 MULTIPURPOSE LAWN | 33 SHOPPING PLAZA |
| 12 BOX CRICKET | 34 OFF-STREET PARKING |
| 13 SLAM DUNK | |
| 14 PICKLE BALL | |
| 15 PET WALK | |
| 16 CLUBHOUSE | |
| - BADMINTON COURT | |
| - SQUASH COURT | |
| - PROPERTY MANAGER'S ROOM | |
| - MINI THEATRE | |
| - DISPENSARY | |
| - CRECHE | |
| - INDOOR GAMES | |
| - LIBRARY/ STUDY CENTRE | |
| - GYMNASIUM | |
| - PANTRY | |
| - CHANGING ROOMS AND LOCKER ROOMS | |
| - MULTIPURPOSE HALL | |
| - PARTY LAWN (AT TERRACE) | |
| 17 MUGA COURT | |
| 18 SWIMMING POOL | |
| 19 MULTIPURPOSE LAWN | |
| 20 FESTIVAL PAVILLION CUM GAZEBO | |
| 21 CELEBRATION LAWN | |
| 22 SENIOR CITIZEN PLAZA AND TODDLER PLAY AREA | |





**JUST ANOTHER
WORD FOR A LIFE
THAT LETS YOU
HAVE IT ALL:
HAPPINESS.**



At Rustonjee Urban Woods, you will find a world of exclusivity designed to elevate your every day. Homes here balance luxury and functionality, creating a sanctuary where grand comforts and the joys of community coexist.



SUNDECKS IN EVERY HOME
THOUGHTFULLY DESIGNED LAYOUTS
SPACIOUS KITCHENS
FLOOR-TO-CEILING WINDOWS
WELL VENTILATED AND SUN-LIT
GRAND FLOOR TO CEILING HEIGHTS
YAASTU COMPLIANT

A LIFESTYLE WITH ACRES AND ACRES OF SOMETHING FOR EVERYONE.

Experience lifestyle amenities crafted for a lifetime of joy. Where family bonds grow stronger and connections with friends deeper.

- Sprawling 20,000 sq. ft. Clubhouse
- Amenities for all age groups
- Lavish Swimming Pool and Kids' Pool



SOME TRIED AND TESTED RECIPES FOR HAPPINESS DAILY.

At the heart of the gated community lies a curcution of sports and wellness amenities designed to take care of your mind, body, and soul.

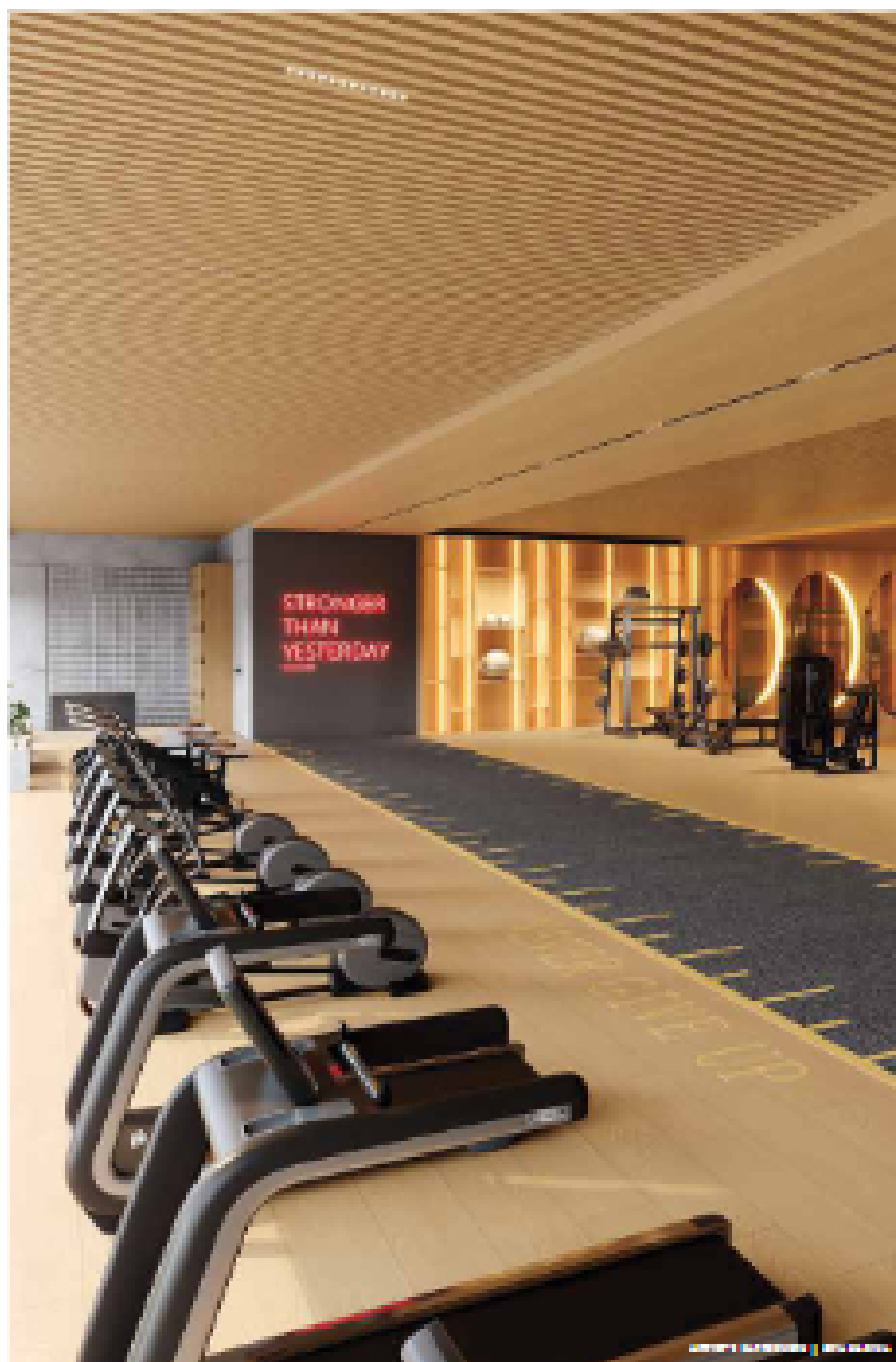
WELLNESS AMENITIES:

- **Gymnasium**
- **Open-air Gym**
- **Reflexology Path**

SPORTS AMENITIES:

- **Multipurpose Court**
- **Walking Track**
- **Skating Rink**
- **Pickle Ball**
- **Badminton Court**
- **Squash Court**
- **Box Cricket**
- **Slam Dunk**





THE EASIEST WAY TO MAKE NEW FRIENDS? SHARING SOME HAPPY SPACES.

Spread across the landscape of Rustonjee Urban Woods you will come across a plethora of features created to foster a sense of community, bring people closer and serve as the perfect backdrop for a lifetime of joyful memories.

COMMUNITY FEATURES:

- Senior Citizens' Plaza
- Mini Theatre
- Festival Pavilion cum Gazebo
- Celebration Lawn
- Multipurpose Lawn
- Banquet Hall
- Indoor Games
- Activity Rooms
- Sit-out Area
- Amphitheatre
- Toddlers' Play Area
- Crèche
- Children's Play Area
- Pet Park









OUR HOMES ADD A WHOLE NEW LAYER TO HAPPINESS: SAFETY AND SECURITY.

*Rustonjee Urban Woods is a cocoon of
safety, created with the latest technology.*



A glimpse of the security systems in the gated estate

AT THE MAIN GATE:

- Infrared, sensor based car stickers and boom barrier for residents' cars
- CCTV cameras
- Authorization through individual flat intercoms

IN THE WINGS AND TOWERS:

- CCTV cameras in the main lobby & elevators
- Intercom connecting the main gate, the lobby and residences
- PA systems in the main lobby and lift lobby

IN THE RESIDENCES:

- Future-ready bathroom designed for seniors
- Smoke detectors inside apartments

OTHERS:

- Emergency contact numbers like local police station, fire station, ambulance, etc.
- Power backup to common areas and emergency load
- Water supply
- 2 and 4 wheeler conventional parking space
- Provision for inverters

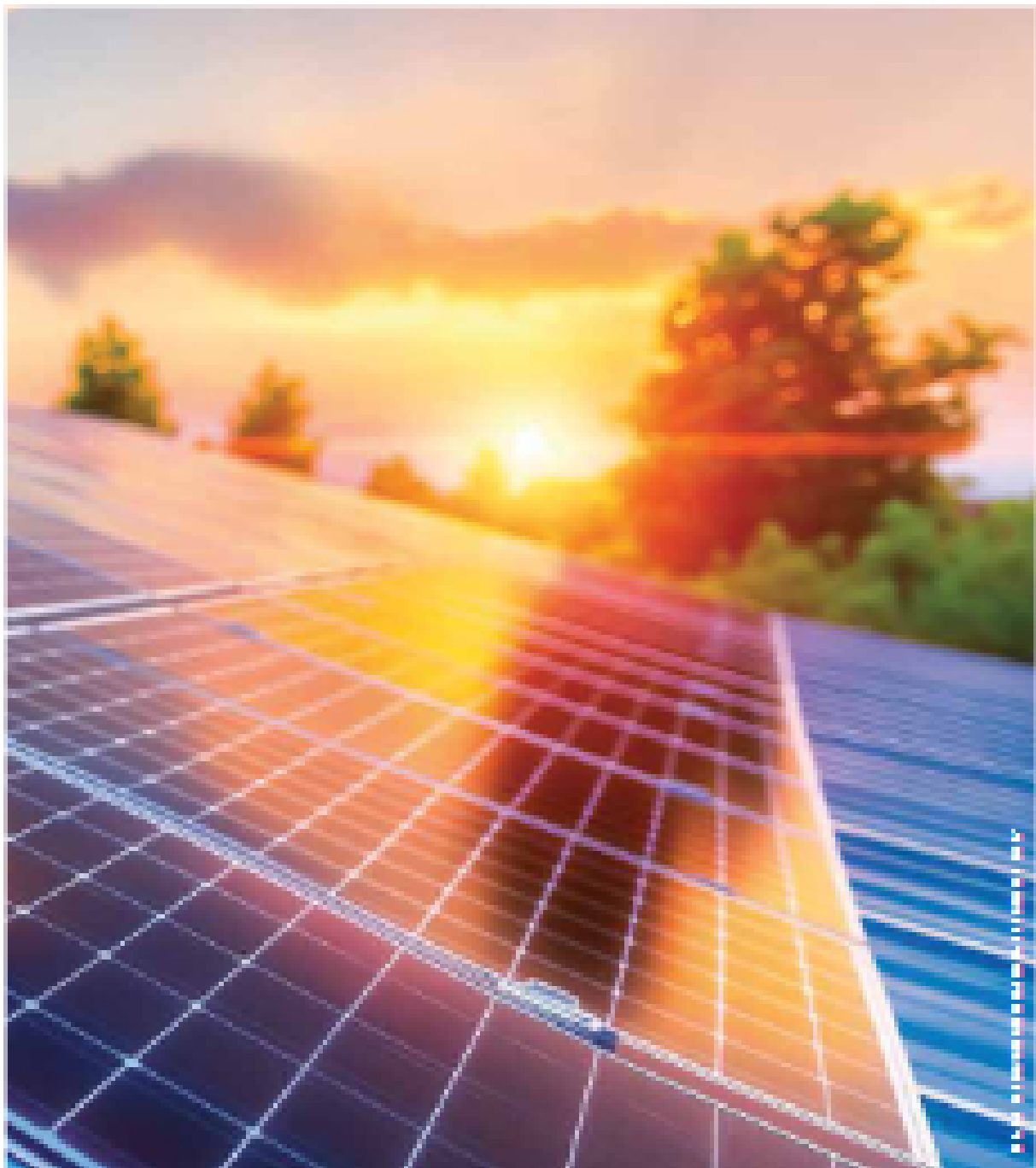
HOMES HERE MAKE THE PLANET HAPPY TOO.

Safeguarding the environment and our future is part of the world we have designed for you at Rustonjies Urban Woods. Our sustainable principles protect our planet and add to the ways that homes here super-size happiness.



SUSTAINABLE FEATURES:

- **Rain water harvesting**
- **Solar panels**
- **Waste management**
- **LED Lighting**
- **Water Saving Plumbing Fixtures**
- **Community EV Charging Station**



**ADDING OUR OWN SPECIAL
BRAND OF LUXURY TO THE CITY'S SKYLINE
STARTS WITH ADDING VALUE.**

 CREST

We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property always looks as good as new.



Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you.

LEASE SMART

When you invest in a Ruscomjee property our leasing experts make sure your residence is leased to the right genery and that you get optimum returns on your investment from day one.

FINSERV

We offer comprehensive, end-to-end financial services and support that open new doors to your new home.

IT'S THOUGHTFUL. IT'S **Customer**