

OPTIMIZED LIVING



DSK  
**Madhukosh**

Optimized Living | ANDHERI (E)





## Dear Well-Wishers,

When I suggested a classy housing project right in the heart of Mumbai, overlooking magnificent views and which could also serve as a hub with a comfortable and time-saving link to the outside world, everyone thought it was a flight of fancy. Yes, it did seem like a dream, but unless you dream in the first place, you can't make it a reality. It is with pride and pleasure I inform you that the dream is coming true and is steadily taking shape at Sakinaka, Andheri (E). My dream to fulfill your dream.

After successful completion of projects like DSK Durgamata Towers, DSK Nupuri, DSK Madhubhan and other projects in Mumbai, DSK Madhukosh, the flight of my fancy, is a reality today. When you visit it, you will have to pinch yourself to believe that you are in the midst of a congested area in Mumbai. What greets you here is an oasis of peace and quiet and cool breeze blowing through each apartment. To the North, you have the clear view of a hill, and on South West is the sprawling expanse of the Mumbai Airport.

Nature, Convenience and Facilities converge at DSK Madhukosh. From schools, offices, restaurants, shopping malls, five-star hotels to the domestic and international gateway, everything is but a short distance away. What's more, Mumbai's upcoming Metro Station is just two minutes from the gates of DSK Madhukosh. Now here's something you can share with the President of the U.S.A. He prefers to park his car and take the tube for its class, comfort and convenience. As a resident of the posh, classy and awe-inspiring DSK Madhukosh, you will be able to use the air-conditioned Metro to travel around town.

So despite living in Mumbai, you and your family may end up spending very little in commuting. And of course, needless to say that, DSK Madhukosh is replete with ultimate comfort and most modern facilities that all DSK projects are renowned for.

Visit DSK Madhukosh once, and you will want to retreat to this stress releasing and comfortable environment every day of your life.

Warm Regards,  
D. S. Kulkarni





This image is depicted as an artistic impression





You deserve to get the maximum out of life.

Your cup of life should be brimming full of joy.  
Surrounded by peace and serenity.

In the cherished company of your family and friends.  
In your own beautiful home. Because you have  
worked hard for it. Your hard earned money should  
get you optimum satisfaction. Optimum returns. DSK  
Madhukosh has been conceived as a fulcrum of living  
life to the optimum.

DSK Madhukosh is a perfect urban complex that  
fuses functional and public facilities with a green,  
fresh and clean space, right in the heart of the City.  
The architectural marvel has been designed to satisfy  
all possible expectations of the people who will own,  
in the words of our Chairman, "a flight of fancy."

A reality that is a testimony to optimized living.



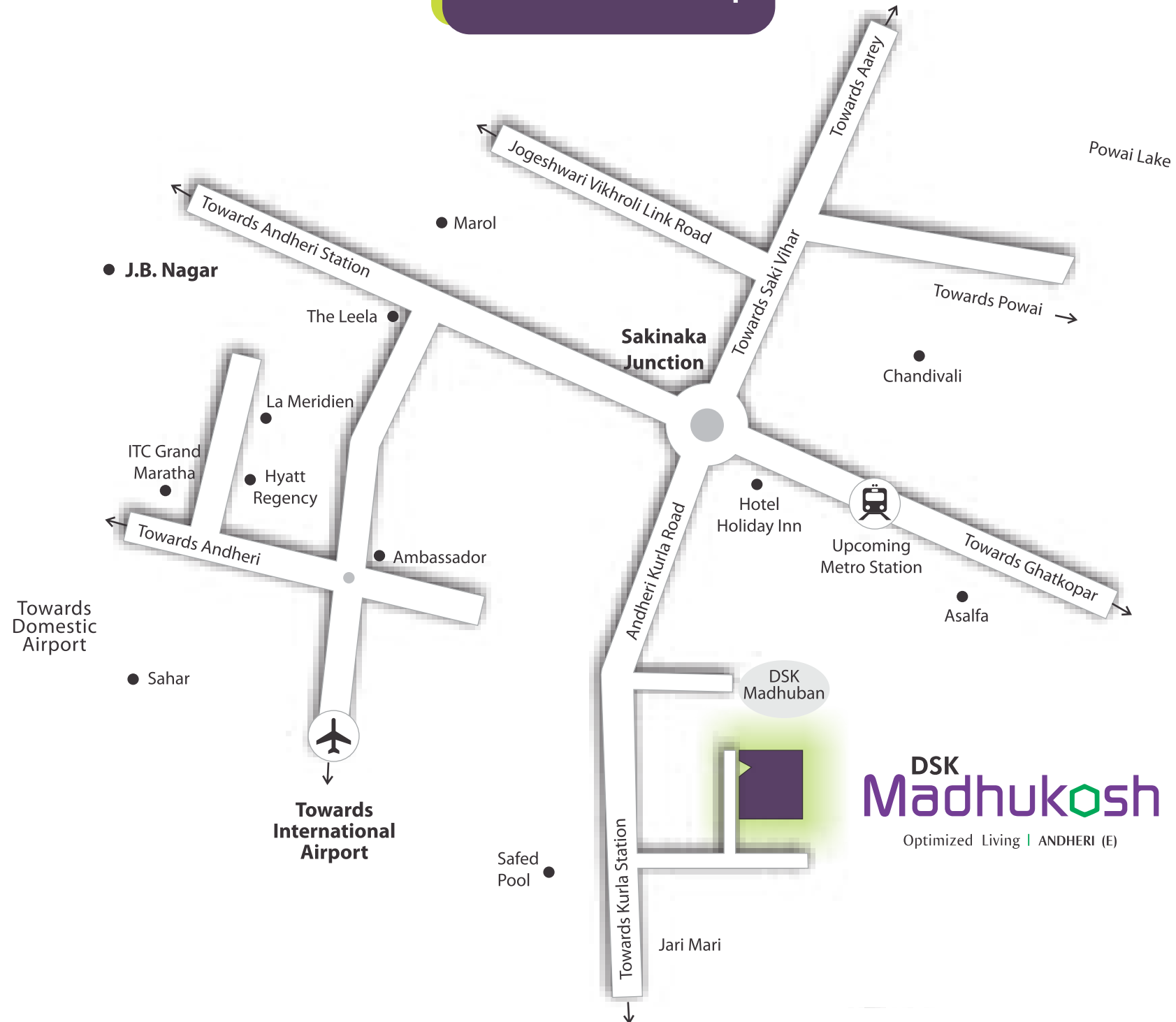


## COMFORT OPTIMIZED

To fulfill the quest for a comfortable life requires coming to grips with your true life priorities. Like the choice of where you stay. It makes a huge difference in minimizing stress and enjoying a contented life. The location of DSK Madhukosh is apt to maintain a perfect work / life balance. It being the hub of all manner of transport, you can reach your home in a jiffy. Madhukosh is connected to every mode of transport. Airport, Railway station and Roadways destinations are in the proximity. Even if your office is on the other point of the city, you will reach home with a relaxed frame of mind because of the easy connectivity.

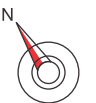


## Location Map



**DSK**  
**Madhuban**

Optimized Living | ANDHERI (E)





Although seemingly far away from the city hustle-bustle, DSK Madhukosh is actually just 2 minutes walking distance from Andheri-Kurla road. The Andheri Station on the Western Railway and Kurla Station on the Central Railway are approx., 15 minutes by road.

You can also reach the international and domestic airport without any hassles. Besides the upcoming Metro will have a station at walking distance.

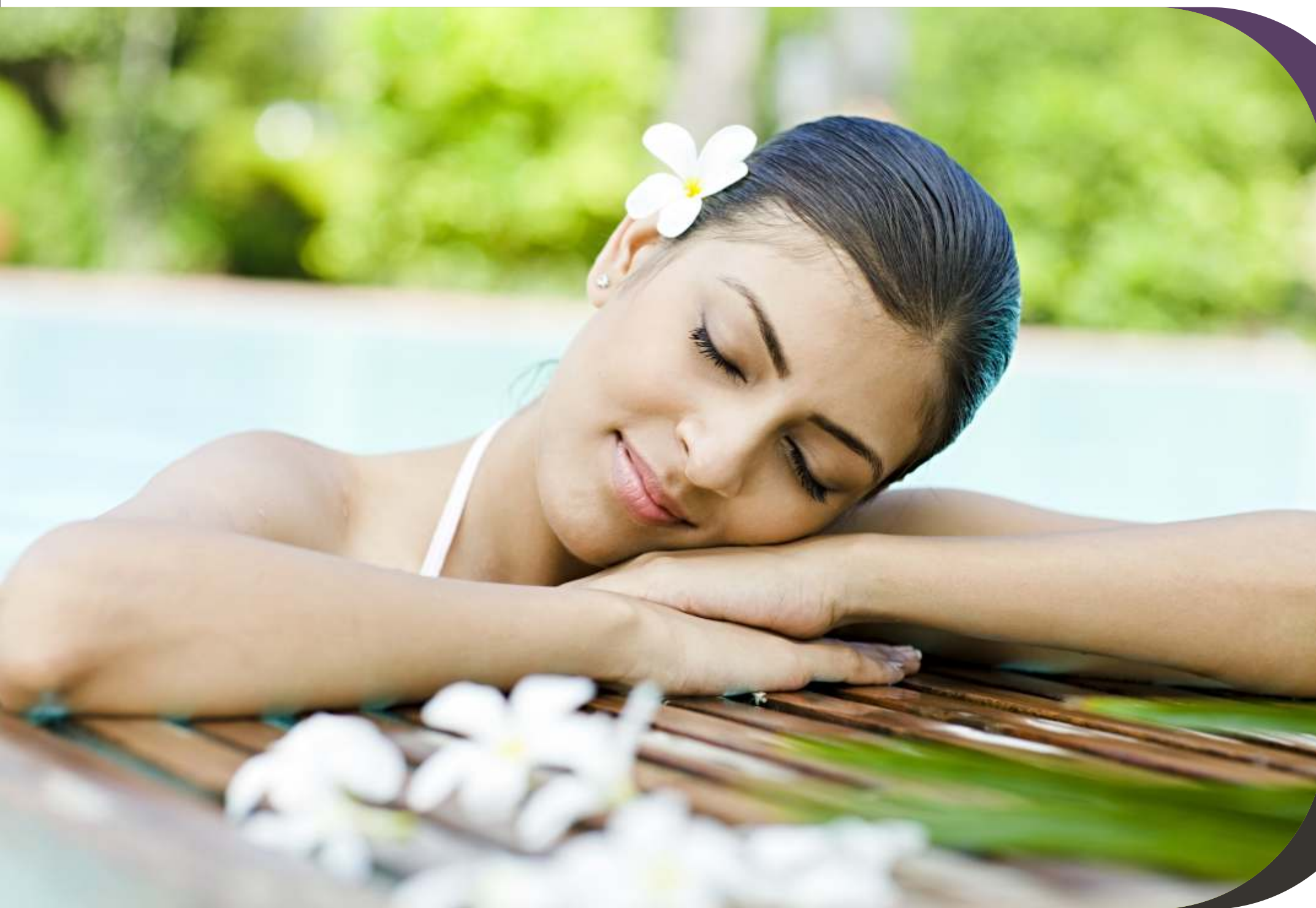
Also in the vicinity are famous hotels and restaurants, malls and commercial places, reputed educational institutes and hospitals. All in all, at DSK Madhukosh you will discover comfort, optimized to the highest level.





# LIFESTYLE OPTIMIZED

The D.S. Kulkarni Developers Ltd. realizes the emotional value that is attached to buying a home. Besides buying a home is an investment of a lifetime and therefore DSK has always strived to provide along with the comfort of a home the lifestyle that the home buyer deserves. At DSK Madhukosh you and your family get the best that the modern world can offer and with that comes immense satisfaction of a fulfilled life and pride that you have given your children a modernized environment which is conducive for building their character.





Recreational facilities, vast open space with garden and state-of-the art gymnasium, club house with indoor games and most important of all - a convenient location are the hallmarks of D.S. Kulkarni Developers Ltd. project.



## Typical Plan

for

1<sup>st</sup> to 7<sup>th</sup> & 9<sup>th</sup> to 11<sup>th</sup> Floor

### Our Transparent Area Calculation Policy

- Flats will be sold on basis of carpet area.
- Room areas are inclusive of balconies.
- Area of all structural projections like RCC columns and RCC walls are included in the carpet area.
- All dimensions shown are from unfinished wall to unfinished wall.
- All furniture/ accessories shown are indicative only.

### Important Note:

- Flower pots and planters should not to be kept on parapet wall / windows.





## SPACE OPTIMIZED

With the backdrop of a mountain, and the DSK Madhukosh complex itself surrounded by verdant greenery and flowering trees, life couldn't get any better. After a hard day's work you need not step out of your house for relaxation and recreation; you simply walk to the Club House. There is another thing that you ought to know about your 1 BHK apartments that apart from spacious rooms, you also have 2 bathrooms, which fulfill our commitment of 'Space Optimized'. The beautifully maintained garden and the mountain overlooking the property together give you the feeling of openness and the freedom of carefree living.



## Inner Quality

### DOORS

- Decorative HDF entrance door
- Commercial flush door to bedrooms
- Marine ply water proof doors to toilets
- S.S. fitting for all doors

### WINDOWS

- Aluminum powder coated sliding windows with mosquito nets.

### FLOORING

- Designer floor tiles for flooring in living and dining areas
- Vitrified floor tiles in all bedroom and kitchen area except toilet
- Coloured, anti-skid ceramic tiles for toilets

### KITCHEN

- Black granite kitchen platform along with stainless steel sink (with Drainboard and service platform)
- Modular Kitchen.
- Instant Geyser
- Water Purifier
- Exhaust fan
- Provision for Mahanagar Pipe Gas

### TOILETS

- Concealed plumbing with chromium plated fittings of exclusive quality
- Hot and Cold mixer in toilets
- Coloured anti-skid ceramic tile for flooring & designer ceramic tile dado up to 7' in toilets
- Geyser / Boiler provided in toilets
- Exhaust Fan in bathrooms

### ELECTRIFICATION & CABLING

- Concealed copper wiring in the entire flat
- Provision of telephone and T.V. point in living room and in all bedroom.
- Provision for Internet connection
- Ceiling Fan in each room (Excluding Toilet)
- Provision for split AC point provided in all rooms (Excluding Kitchen & Toilet)
- CCTV camera in common areas

## Outer Beauty

### PAINTING

- Luster/Plastic Paint with roller finish for internal paint & Texture Paint for external painting

### RECREATIONAL FACILITIES

- Green spaces and landscaping to blend with nature
- Clubhouse
- Chess / Carrom
- Well equipped Gymnasium

### PARKING

- Adequate Parking

### WATER SUPPLY

- Water supply through overhead water tank

### LIFT

- 2 Lift with Auto Floor Rescue Device.

### COMMON AMENITIES

- Door Video Phone
- DG set for common area and lift
- Hi tech Security - entry through biometric control at entrance lobby only.
- Intercom Facility Provided.
- Lighting arrester
- M. S. Grills will be provided from outside.



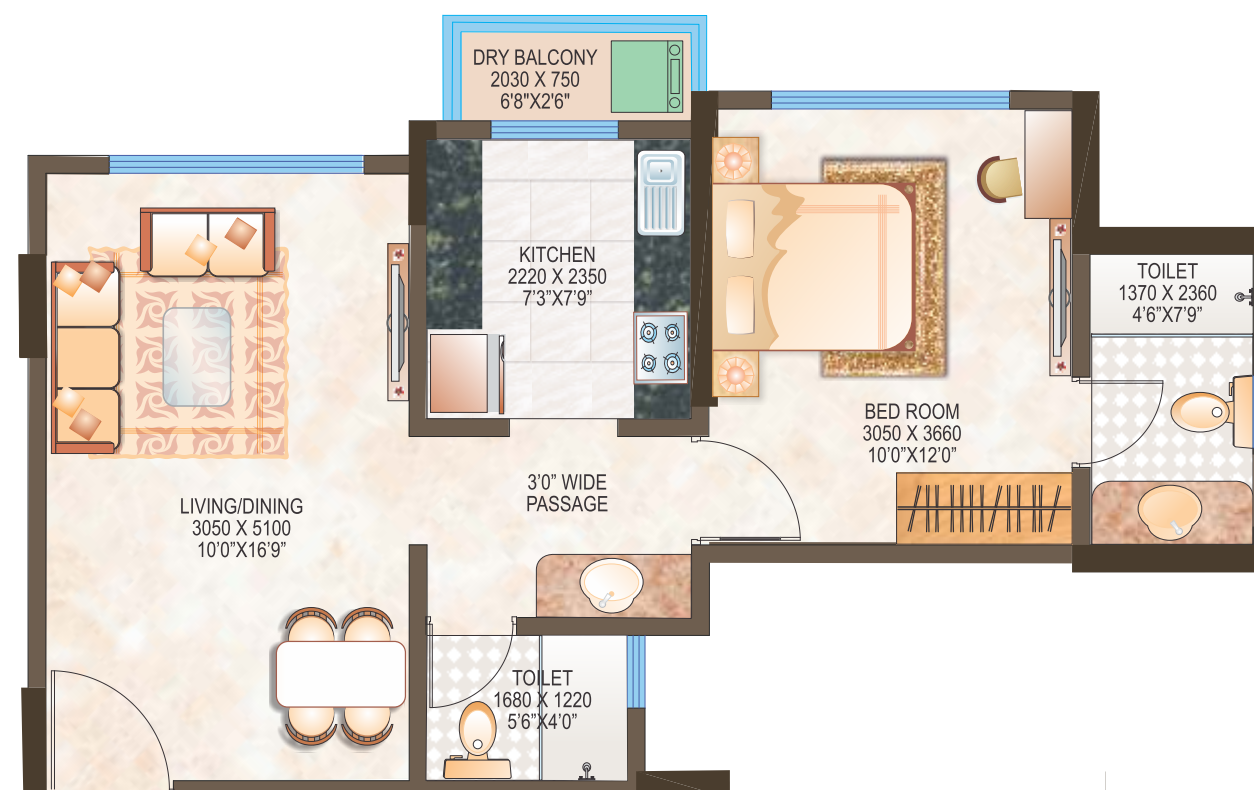
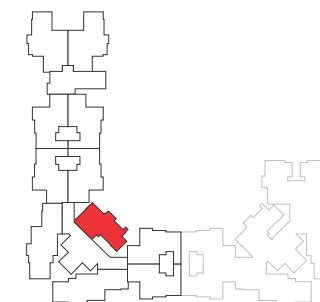
**Possession  
Oct. 2015**



# 1 BHK

## Typical Floor Plan

### Wing B

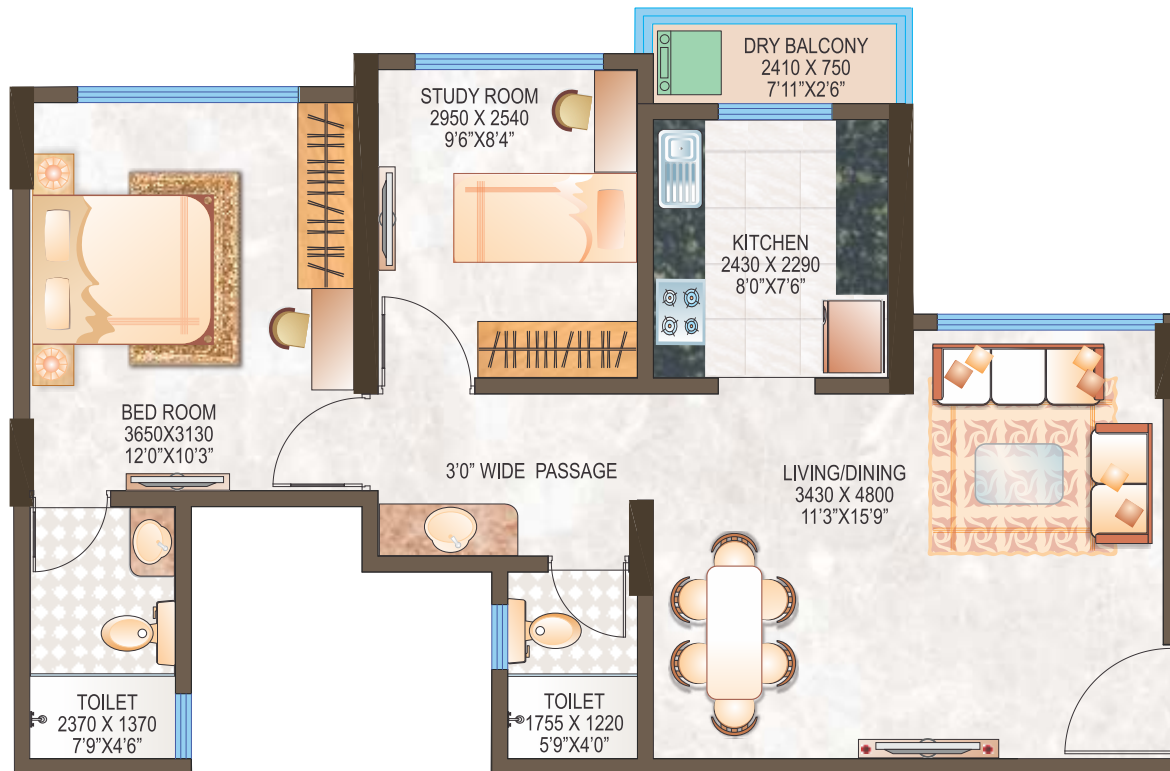
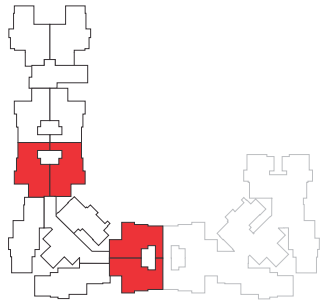


Wing	Unit No.	Type	Carpet Area				Total Carpet Area		Total Area including Common Proportionate Area
			Room		Dry Balc.				
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.
B	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004	1 BHK	41.60	447.78	1.49	16.04	43.09	463.82	742

Flats will be sold on basis of carpet area. Room areas are inclusive of balconies. Area of all structural projections like RCC columns and RCC walls are included in the carpet area. All dimensions shown are from unfinished wall to unfinished wall. All furniture/accessories shown are indicative only.

## 2 BHK

Typical Floor Plan  
Wing B



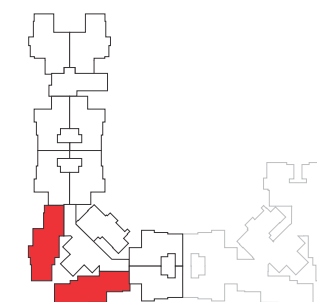
Wing	Unit No.	Type	Carpet Area				Total Carpet Area		Total Area including Common Proportionate Area
			Room		Dry Balc.				
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.
B	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002	2 BHK	50.65	545.20	1.81	19.48	52.46	564.68	903
	103, 203, 303, 403, 503, 603, 703, 803,903, 1003								
	105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105								
	106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106								

Flats will be sold on basis of carpet area. Room areas are inclusive of balconies. Area of all structural projections like RCC columns and RCC walls are included in the carpet area. All dimensions shown are from unfinished wall to unfinished wall. All furniture/accessories shown are indicative only.



## 2 BHK

Typical Floor Plan  
Wing B

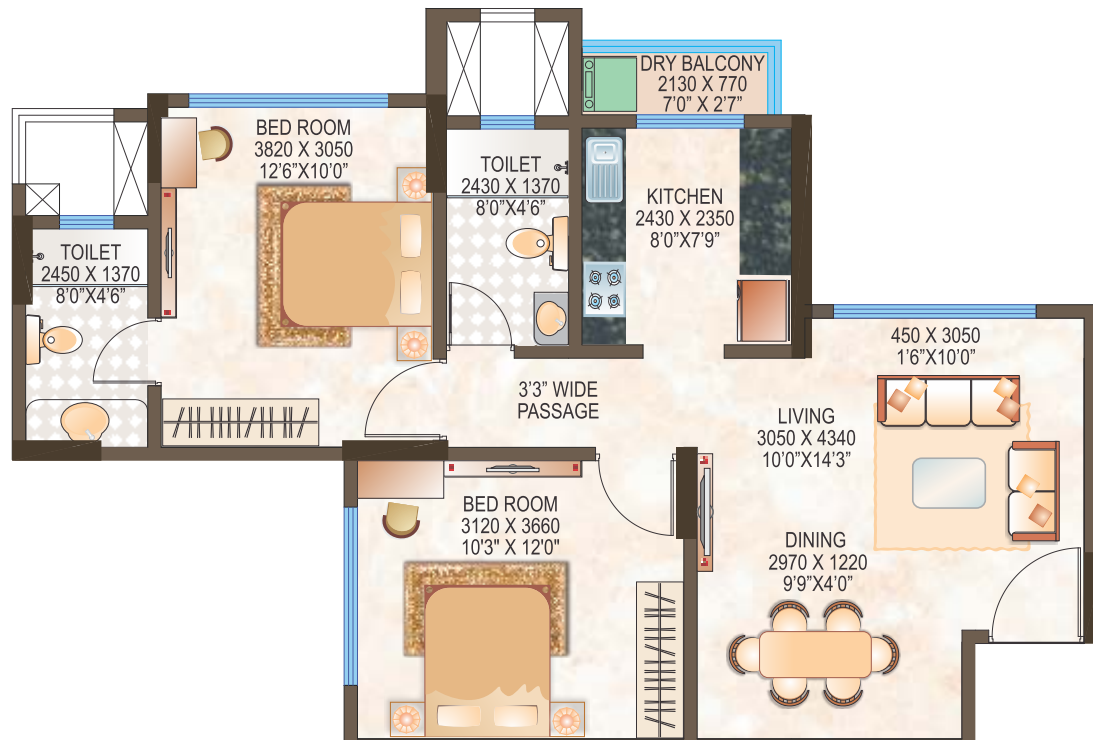
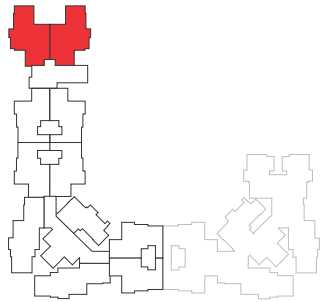


Wing	Unit No.	Type	Carpet Area				Total Carpet Area		Total Area including Common Proportionate Area
			Room		Dry Balc.				
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.
B	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101	2 BHK	60.01	645.95	1.47	15.82	61.48	661.77	1059
	107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107								

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## 2 BHK

Typical Floor Plan  
Wing C



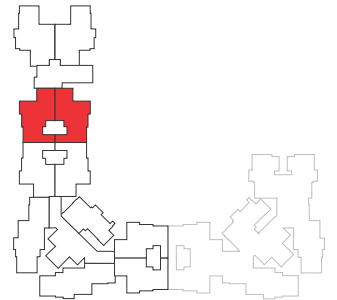
Wing	Unit No.	Type	Carpet Area				Total Carpet Area		Total Area including Common Proportionate Area
			Room		Dry Balc.				
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.
C	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	2 BHK	57.46	618.50	1.66	17.87	59.12	636.37	1018

Flats will be sold on basis of carpet area. Room areas are inclusive of balconies. Area of all structural projections like RCC columns and RCC walls are included in the carpet area. All dimensions shown are from unfinished wall to unfinished wall. All furniture/accessories shown are indicative only.

2 BHK

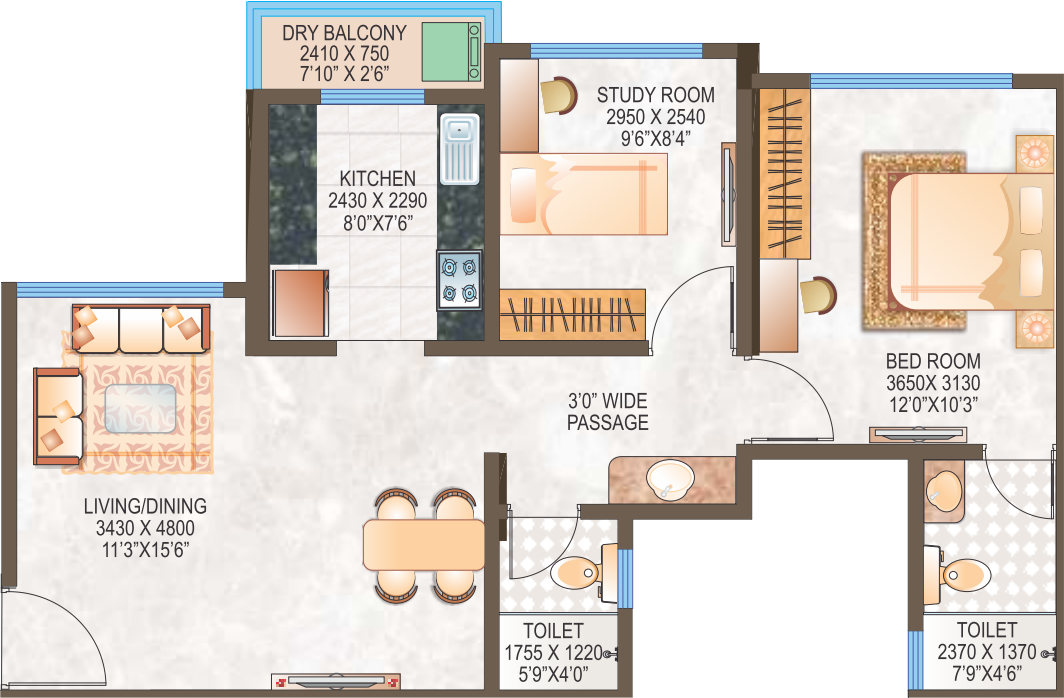
Typical Floor Plan

Wing C



Wing	Unit No.	Type	Carpet Area				Total Carpet Area		Total Area including Common Proportionate Area
			Room		Dry Balc.				
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.
C	103, 203, 303, 403, 503, 603, 703, 903, 1003	2 BHK	50.47	543.26	1.81	19.48	52.28	562.74	900
	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004	2 BHK	50.65	545.20	1.81	19.48	52.46	564.68	903

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## A Glimpse of Completed Projects in Mumbai



DSK Durgamata Tower - Mumbai



DSK Madhuban - Mumbai

2, 2 ½, & 3 BHK apartments

## Current Projects



Mantri -DSK - Pinnacle - Bengaluru



DSK Woods at Plainsboro, New Jersey, USA



DSK Meghmalhar Phase II, Pune



DSK Gandhakosh, Pune



DSK Kunjaban, Pune

..... & many more



The Pioneering business of the DSK Group, tele-smell is a telephone scenting service. The unique and innovative service was started way back in 1970.



DSK has built homes for over 30,000 families across India and USA. Durgamata Towers of 32 storeyed at Cuff Parade has been awarded twice by CNBC Awaz for Best Residential project in India. This is just one among the many awards that DSK has won for its achievements in the real estate business.

The mark of DSK excellence is stamped all over the DSK Madhukosh complex, with all that is good and wonderful to refresh and recharge you, so that you can face the new day with enthusiasm and energy. It encompasses every comfort to give you a lifestyle that optimizes happiness.



DSK Toyota set up in 2000, today proudly boasts of 9 showrooms, out of which 6 are luxurious showrooms & 3 ultra-modern workshops, across six districts in Maharashtra. This includes India's largest showroom at Hadapsar in Pune. Its aim is to open a showroom every 100 kms. With its 5000 employees, DSK Toyota is reputed for their excellent after-sales service to the entire satisfaction of its customers. So it is no surprise that DSK Toyota has won many awards and accolades.



The aim was to bring high-class and premium international bikes to the energetic youth of India. Started in collaboration with South Korean giants S & T Motors Ltd, it will bring the world famous Hyosung motorbikes to India. DSK Hyosung bikes are in three different segments and will be launched as - 250cc, 650cc and 700cc. DSK Motowheels will be the official and sole manufacturers of Hyosung bikes in India with an international standard manufacturing plant located at Wai, near Pune.



DSK Hino was set up to cater to the huge demand for heavy duty trucks and vehicles, ranging from luxury buses to vehicles with ultra-modern cold storage facilities. With its first showroom at Tathavde, Pune, DSK Hino aims to reach every village in Maharashtra soon to meet the growing demand for large commercial vehicles.



A co-ed school with seven acres of picturesque land & state-of-the-art building, the DSK School prides itself on its dedicated, dynamic and vastly, experienced teachers who guide and inspire the students to become good human beings and responsible Indian citizens



India's first and largest international educational campus, it offers professional courses in the thriving fields of Animation, Gaming & Industrial Design. It is accredited to Chamber of Commerce and Industry of Valenciennois (CCIV), the world's best school in this field.



DSK Group has taken its first but extremely significant step in the field of entertainment. DSK Entertainment has collaborated with Moonscoop-USA, the worldwide brand management and entertainment company; & reputed Archie Comics to produce an animated series. Named Sabrina: Secrets of a Teenage Witch, DSK Entertainment will co-produce this show. The show will bring a high quality animation experience to kids and families, in the summer of 2013.



DSK-Digital Technologies aspire to bring convergent Internet technologies and mobility for ordinary people at affordable cost. The company plans to focus on bringing IT and Digital products driven by cutting edge technology with local and global innovations.



DSK Milkotronics Pvt. Ltd. is a group company of US\$ 800 million DSK Group, a conglomerate having strong business interest in Realty, Auto Distributorship, Pharmaceuticals and Education. DSK Milkotronics is established with a vision to provide end to end technology in Dairy Automation. The cutting edge technology enhances the productivity & brings transparency in the dairy industry.



From domestic & international air ticketing to visa assistance, Forex, passport and visa assistance, hotel bookings, railway bookings, travel insurance, car rentals as well as complete solutions to corporate travel requirements, DSK Travel Corporation covers all your travel needs.



DSK Gharkul Reception Lawn and Restaurant located at D.P. Road, Pune, provides the perfect setting for every joyous occasion. Beautifully landscaped, lush green lawns, vast children's area, comfortable seating capacity and peaceful surroundings present the perfect backdrop for evening gatherings.



With a modest beginning, DSK Group of Companies has become a large business conglomerate today. But still it is firmly rooted with the society that has inspired and supported all the ventures of the Group. In view of giving back wholesomely, the banners DSK Foundation and DSK Charitable Trust were initiated close to couple of decades back. Since then this vibrant platform has actively participated in many social activities and welfare of underprivileged people. DSK Gappa, tree plantation & nurturance drives, formation of schools, financial assistance to young entrepreneurs etc. are notable amongst them.



Sport, in India is not a routine affair for every individual. And during leisure, only a few sports like Cricket are preferred and opted. But Football, arguably the most popular sport across the globe, is undervalued and neglected. Owing to the personal affinity Mr. D. S. Kulkarni has towards this game, the platform of DSK Shivajians has been laid down. Promoting football in the youth, creating good players and boosting the spirit of sport among the society, are the objectives of the same.

Find us on -





घराला घरपण देणारी माणसं®

## D.S.KULKARNI DEVELOPERS LTD.

AN ISO 9001, ISO 14001, OHSAS 18001 COMPANY

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Manish Shah and Associates

**R. C. C. CONSULTANT** J + W Consultants

**LEGAL ADVISOR** Sandip Vimadalal and Co. (Solicitor), Mumbai

### DSK Projects in Pune, Mumbai, Nasik, Sangli, Bengaluru, Chennai, Coimbatore & USA

The brochure is a conceptual presentation of the project in accordance with the sanctioned plan. The information about number of units, amenities and fixtures is indicative. The developers reserve the right to change the perspective and to cancel or provide the said amenities, Guidelines are enforced for not allowing grills, flowerpots etc. to be fixed, windows or any changes to be made in external elevations. All plans are subject to accommodate the changes required as per the B. M. C. by law. Conversion factor: 1sq. meter = 10.764sq. ft.