



PHASE 1



THE FINEST LIFESTYLE

For those used to indulging in the very best, life extraordinaire is a welcome invitation.









Welcome to the Finest Lifestyle

E A

Dosti Eastern Bay - Phase 1 is no ordinary space. Here, luxury is not procured but it's the quintessential of our fine homes, crafted with precision and elaborate elegance.



Experience the epitome of fine living in its truest form.

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TIN

2 & 3 BHK MAJESTIC RESIDENCES



With the sea as views, everyday is a grand spectacle to be savored for life.

If paradise was real, then it would breathe in the character of your home. Overlooking the sea, the residences at Dosti Eastern Bay carry a refreshing aura with serene views enriching the lifestyle here. Your home will be your favourite place to unwind with friends and family

Louise





New Wadala a neighbourhood with flourishing potential

New Wadala, an address that is 5 minutes from 5 Gardens. A location that was hitherto an isolated one, is today one of the most well-connected in terms of accessibility to important destinations across the length and breadth of Mumbai. Picture this: Wadala station, a walking distance of 10-12 minutes. The Eastern freeway a driving distance of 5 minutes away, Fort 15 minutes, domestic and international airports approx. 22 minutes. Educational institutions, healthcare centers and a host of other commercial and retail outlets in close proximity.

5 GARDENS	1.8 km	03 mins
DADAR	2.7 km	05 mins
EASTERN FREEWAY	3.0 km	05 mins
EASTERN EXPRESS HIGHWAY	4.4 km	06 mins
WORLI	7.6 km	07 mins
BANDRA-WORLI SEA LINK	7.6 km	07 mins
SION-BKC FLYOVER	7.9 km	09 mins
LOWER PAREL	8.0 km	10 mins
PALLADIUM	8.0 km	10 mins
ST. REGIS	8.1 km	10 mins
ВКС	8.9 km	10 mins
TRIDENT BKC	8.9 km	10 mins
HOTEL SOFITEL BKC	9.2 km	11 mins
JIO WORLD CENTRE	9.2 km	11 mins
FORT	12.2 km	15 mins
CHHATRAPATI SHIVAJI International airport	12.2 km	15 mins
THE OBEROI	13 km	20 mins
NARIMAN POINT	13.3 km	20 mins
TAJ MAHAL PALACE	13.8 km	21 mins
NCPA	14.9 km	22 mins
ANDHERI	16.7 km	25 mins
NAVI MUMBAI	23.5 km	30 mins
THANE	23.5 km	30 mins
SEEPZ	18.4 km	27 mins
NEW MUMBAI AIRPORT	34 km	45 mins

	Airport
_	Eastern Express Highway
	Western Express Highway
	Ghodbunder Road
	Chembur - Jacob Circle Monorail Lin
_	Santacruz - Chembur Link Road
_	Eastern Freeway
4	Bandra - Worli Sea Link
	Business Hub
	Ghatkopar - Versova Metro Line 1
	Western Railway
	Central Railway
	Harbour Railway
	Ferry Wharf Jetty

UNDER CONSTRUCTION INFRASTRUCTURE
 DN Nagar - Dahisar Metro Line 2A
 DN Nagar - Bandra - Mandale Metro Line 2B
 Colaba - Bandra - Seepz Metro Line 3
 Wadala - Ghatkopar - Thane Metro Line 4
 Thane - Bhiwandi - Kalyan Metro Line 5
 Swami Samarth Nagar - Jogeshwari Vikhroli Metro Line 6
Andheri (E) - Dahisar (E) Metro Line 7
 Dahisar (E) - Mira Bhayandar Metro Line 7A
 CSIA - Navi Mumbai International Airport Metro Line
 Dahisar (E) - Mira Bhayandar Metro Line 9
 Wadala - GPO (CST) Metro Line 11
Mumbai Coastal Road
 Mumbai Trans Harbour Link (Sewri - Nhava Sheva)
Navi Mumbai International Airport
Thane Water Ways Transport Along Ulhas River (Thane to Vasai, Kalyan & Bhiwandi)

PROPOSED INFRASTRUCTURE Thane - Borivali Tunnel Virar - Alibaug Multi - modal transport Corridor Thane - Dombivli Flyover Metro Line 10 Gaimukh (Ghodbunder) - Shivaji Chowk (Mira Road) Metro Line 12 Kalyan - Taloja Kolshet Jetty

- Bandra Versova Sea Link
- Coastal Road from Kandivali to Ghodbunder Road
- Worli to Sewri connector

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BHAYANDER MIRA DAHISA DAHISAR ESSELWORLD KANDIVALI MALA ARABIAN SEA GOREGAON SHWAR RSOV D.N. NAGAR ANDHERI 2 17th ONAL NTACRUZ WOR OWE PRINCESS STREET MALABAR CHURCHGATE NARIMAN POINT



THE SION-BKC FLYOVER (CHUNABHATTI FLYOVER)

Dosti Eastern Bay is nearly just 9 minutes away from the newly developed Sion-BKC flyover. This flyover allows Mumbaikars to drastically cut down time on commuting; by almost 30 minutes. It grants the quickest access to the Eastern Express Highway from BKC. It eases congestion at EEH and the LBS road between Kurla and Sion. Plus, it keeps traffic congestion at bay; especially at the Dharavi and Sion junctions.



JIO CONVENTION CENTRE



Another prominent landmark that is in close proximity to Eastern Bay is the latest project at BKC, The Jio Convention Centre. It will be at a mere twenty minutes away from our project. This mega commercial complex will have an international conventional centre, luxury hotels, shopping centres, a performing arts theatre, contemporary commercial office spaces, a rooftop theatre and many more of such advancements. It also houses multiple banquet halls. It is going to be one of the biggest futuristic projects of Bandra and will draw large crowds. The best part is that the Jio Convention Centre will be fully operational before the time Dosti Eastern Bay is completed.

MUMBAI'S MOST ACCLAIMED BUSINESS DISTRICT – BKC





One of the most posh commercial nexus of Mumbai, Bandra-Kurla Complex is located at an approximate distance of 10 minutes from Dosti Eastern Bay.

It is one of the most prominent commercial and business landmarks in India. BKC houses renowned industrial, commercial and financial buildings like The National Business Centre, SEBI, The Asian Heart Institute, Amazon.com, National Stock Exchange, Bank of India, ICICI, Bharat Diamond Bourse, Institute of Chartered Accounts, Dhirubhai Ambani International School, American School of Bombay and Jio Garden. It also includes The Consulate General of The United States, Mumbai Cricket's Association cricket ground, One BKC, Ferrari, Google, First International Finance Centre (FIFC), International Finance Corporation, Trident, Sofitel, Netflix and many other modern-day developments. The upcoming Maker Maxcity Hotel will also lend a further alure to the BKC location.

THE EPICENTRE OF MODERN CONVENIENCES & UP-TO-DATE INFRASTRUCTURE

SCHOOLS

Dadar Parsi Youth High School	2.3 km	04 mins
Shishuvan School	3.2 km	05 mins
Bombay Scottish School	3.3 km	05 mins
Don Bosco High School	3.4 km	07 mins
J.B.C.N. International School	4.4 km	07 mins
St. Gregorios High School	7.8 km	09 mins
RBK School	9.2 km	11 mins
The Cathedral & John Connon School	12.7 km	16 mins

COLLEGES

VJTI College	2.5 km	05 mins	
Ruia College	2.6 km	05 mins	
R A Podar College	2.8 km	06 mins	
New SIES College	3.1 km	05 mins	
KC College	13.7 km	17 mins	
Jai Hind College	14.4 km	19 mins	

MARKETS & MALLS

Matunga Market	3.1 km	06 mins
Dadar Market	4.5 km	05 mins
Gandhi Market	6.4 km	08 mins
Palladium Mall	8.0 km	10 mins
R City Mall	14.5 km	19 mins

HOTELS

ITC Maratha Grand Central	5.6 km	08 mins
St. Regis	8.1 km	10 mins
Four Seasons Hotel	8.3 km	10 mins
Sofitel Hotel	9.2 km	11 mins

HOSPITALS

2.3 km	06 mi
3.8 km	06 mi
3.9 km	07 mi
4.2 km	07 mi
5.1 km	08 mi
	2.3 km 3.8 km 3.9 km 4.2 km 5.1 km

entertainment

PVR, Sion	2.9 km	05 mins
Carnival Cinemas Imax,		
Wadala	3.7 km	06 mins
Shivaji Park	4.7 km	07 mins
PVR, Lower Parel	8.0 km	10 mins
Inox Theater Nariman Point	14.5 km	20 mins

WORSHIP

Hanuman Temple	75 mtr	0.5 mins
The Asthika Samaj Kochu Guruvayoor Sree Ram Mandir	3.0 km	05 mins
Swami Narayan Mandir	3.3 km	05 mins
Shri Guru Singh Sahab Bombay	3.4 km	07 mins
Siddhivinayak Temple	4.9 km	09 mins
Shree Mahavir Swami Jain Derasar	14.6 km	19 mins
Hare Rama Hare Krishna Temple ISKCON	15 km	25 mins

FOUR SEASON HOTEL

PALLADIUM













A SUPERSTRUCTURE WITH CONTEMPORARY FEATURES & AN IN-VOGUE CHARACTER

DESIGNED BY THE RENOWNED ARCHITECT HAFEEZ CONTRACTOR (2016 PADMA BHUSHAN WINNER)

ELEVATED CLUBHOUSE AT THE 5TH PODIUM LEVEL WITH LANDSCAPED GARDENS AND A HOST OF LIFESTYLE AMENITIES

SPECIAL JAPANESE TYPE MIYAWAKI PLANTATION & 200+TREES

550 FEET TALL TOWER WITH A MODERN ELEVATION

2 & 3 BHK MAJESTIC RESIDENCES

BREATHTAKING VIEWS OF THE EASTERN FREEWAY, CENTRAL MUMBAI AND BANDRA-WORLI SEA LINK

VASTU COMPLIANT HOMES

IGBC GOLD PRE - CERTIFICATION



A MAGNIFICENT 50 FEET WIDE COVERED DRIVEWAY

This red carpet grand driveway will give you a flavour of your royalty. It will always give you the best look when you come out of your abode.



RESPLENDENT LOBBY

The majestic lobby that is more like a lounge will set a splendorous impression on your guests with its double height ceiling. The imperial sofa sets and elevators only accentuate its appeal.



Where grand leisures are the norm of life.

AMENITIES









30 M LAP POOL Tranquil blues that will uplift your spirit and sportsmanship



FLOATING DECK WITH REFLECTION POOL

Re-energize with a refreshing plunge

SPA Improve your health and beauty with personal care treatment







GYMNASIUM Recharge yourself at the well-equipped gym



BILLIARDS/POOL The perfect game to bond with friends & family



INDOOR GAMES ROOM The ideal place to get together and bond with fun-filled games like Chess, Carrom, Table Tennis and more

SQUASH COURT

Discover the inner athlete within you







BUBBLE PLAY POOL A fun-filled, refreshing pool area for kids











OUT Enjoy a victorious y

KIDS' PLAY AREA Every child's wonderland

OUTDOOR CHESS LAWN

Enjoy a victorious game of chess amid the open air and a green lawn

tock images used for representation purpose onl





TENNIS COURT Revel in the spirit of sportsmanship with some powerful tennis strokes



FOOTBALL PITCH Dribble the ball across the perfect pitch and hit some smashing goals



PUTTING LAWN A rejuvenating space to unwind and luxuriate

BOX CRICKET Win every ball. Fight for every run!



REFLEXOLOGY PATH A relaxing path designed to de-stress and massage your feet





ELDERLY FITNESS ZONE A specialized zone for improved fitness and enhanced well-being



BANQUET HALL WITH OUTDOOR DINING DECK A magical avenue to plan your special occasions

FITNESS LAWN A great surface for solo exercises and group activities



BBQ GARDEN WITH LOOKOUT DECK Enjoy relaxed evenings with some sumptuous BBQ



MEDICAL DISPENSARY A convenient clinic set-up





SOCIETY ROOM SEPARATE FOR EACH WING A front desk for immediate assistance & enquiries



PARTY & SUNNING LAWN A relaxed garden area for parties and celebrations The lush greenery and calming breeze are the greatest escapades





Internal Specifications

FLOORING

- Vitrified flooring in living, dir kitchen & common passage
- Premium tiles in utility and toilet area

KITCHEN

- Quartz agglomerated platform with marble support
- Stainless steel kitchen sink of reputed make
- Vitrified tiles dado upto beam bottom
- Geyser connection for kitchen sink

ELECTRICAL

- Electrical wiring & fitting of concealed type • PVC conduit with good quality wires
- All switches of reputed make
- One ELCB in each flat & one MCB in each room
- Provision for television, telephone & AC in living room/dining & all the bedrooms
- Provision for intercom in kitchen
- Provision for Ceiling fan with regulator in living, dining, kitchen & all bedrooms
- Provision for microwave, refrigerator & • chimney in kitchen
- Provision for washing machine point in the utility/kitchen

DOORS

- Flushed door with laminate finish in living room, bedrooms and toilets
- 2 hours fire resistant main door

ninσ	bedrooms,
mg,	bedrooms,

WINDOWS

- Sliding windows of reputed make
- Railing in living room
- Mosquito net shutter for living room & bedroom

PAINTING

- Premium quality, eco friendly paint for walls & • ceiling
- Gypsum coating on internal walls

SANITARY

- Toilet dado upto beam bottom
- State of the art water efficient CP fitting & • sanitary fixtures
- 15 ltr electric boiler with hot & cold mixer in all toilets
- Glass partition in the shower area of all toilets

SECURITY

- Central intercom system with CCTV & video doorphone
- 24 hours gated security
- Security access control at podium & main • entrance lobby
- Provision of access control cards for residents
- Fire fighting & fire alarm system for entire building
- Fire sprinkler in each apartment, lobbies & podiums
- High speed fireman's evacuation elevator of reputed make
- High speed passenger elevators of reputed make •







A contemporary bathroom to evoke that pampered feeling

MODERN KITCHEN

A sleek modern kitchen

BATHROOM

Planning that's well-thought of; to yield long-term resilience.

FLOOR PLANS



_AMENITIES LAYOUT PLAN_____





GROUND FLOOR - OUTDOOR

- 1. Tennis Court
- 2. Football Pitch
- 3. Box Cricket

LANDSCAPE PLAN ON PODIUM TOP - OUTDOOR

- 4. Banquet Hall with Outdoor Dining Deck
- 5. Reflecting Pools
- 6. Toddler's Pool
- 7. Children's Pool
- 8. Bubble Play Pool
- 9. Sunning Lawn
- 10. Party / Multi-purpose Lawn
- 11. Lookout Deck
- 12. Lounge Deck
- 13. Reflexology Path
- 14. Fitness Station
- 15. Fitness Lawn
- 16. Elderly Fitness Zone
- 17 Kids' Play Area
- 18. Play Lawn
- 19. Outdoor Chess
- 20. Putting Lawn

INDOOR

- 21. Squash Court
- 22. Indoor Games Rooms, Carrom, Chess, Cards, Billiards, Table Tennis, Foosball
- 23. Society Room Separate for Each wing
- 24. Medical Dispensary

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25. Entrance Lobby

CLUBHOUSE - OUTDOOR

- 26. 30 M Lap Pool with Infinity Pool Edge
- 27. Water Wall Feature
- 28. Shallow Lounge Pool
- 29. Jacuzzi
- 30. Lounge Deck
- 31. Sky Deck

INDOOR

- 32. Gymnasium
- 33. Spa

CLUBHOUSE ROOFTOP

- 34. BBQ Garden
- 35. Lookout Deck
- 36. Lounge Deck
- 37. Floating Deck with Reflecting Pool



RERA CARPET AREA: 94.26 SQ. MT. (1015 SQ. FT.)* + UTILITY AREA: 2.33 SQ. MT. (25.08 SQ. FT.)* = USABLE CARPET AREA: 96.59 SQ. MT. (1040 SQ. FT.)*



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. All dimensions are in meters. Conversion: 1 sq. mt. = 10.764 sq. ft. *Conversion in square feet for convenience purpose & easy understanding.

TYPICAL FLOOR PLAN DOSTI MARINA (WING A)

+ UTILITY AREA: 2.29 SQ. MT. (24.65 SQ. FT.)* = USABLE CARPET AREA: 90.03 SQ. MT. (972 SQ. FT.)*





RERA CARPET AREA: 50.61 SQ. MT. (545 SQ. FT.)*

RERA CARPET AREA: 61.7 SQ. MT. (664 SQ. FT.)* + UTILITY AREA: 0.87 SQ. MT. (9.36 SQ. FT.)* = USABLE CARPET AREA: 62.57 SQ. MT. (674 SQ. FT.)*

> RERA CARPET AREA: 61.75 SQ. MT. (665 SQ. FT.)* + UTILITY AREA: 2 SQ. MT. (21.53 SQ. FT.)* = USABLE CARPET AREA: 63.75 SQ. MT. (686 SQ. FT.)*

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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. All dimensions are in meters. Conversion: 1 sq. mt. = 10.764 sq. ft. *Conversion in square feet for convenience purpose & easy understanding.



RERA CARPET AREA: 50.61 SQ. MT. (545 SQ. FT.)*







TYPICAL FLOOR PLAN DOSTI OCEANIA (WING B)



<mark>3 BHK PRIMA</mark> Dosti Marina (Wing A) Flat No. 1

RERA CARPET AREA: 87.31 SQ. MT. (940 SQ. FT.)* + UTILITY AREA: 2.32 SQ. MT. (24.97 SQ. FT.)* = USABLE CARPET AREA: 89.63 SQ. MT. (965 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
ENTRANCE LOBBY	3' 5" x 10' 2"
LIVING/DINING	11' x 20' 10"
	1' 6" x 9' 6"
C.PASSAGE	3' 5" x 13' 7"
KITCHEN	8' x 9' 10"
UTILITY	2'11" x 7'11"
MASTER BEDROOM	11' x 12' 8"
BED PASSAGE	1' 3" x 3' 1"
MASTER TOILET	5' x 7' 11"
BEDROOM 2	12' x 10'
ATTACHED TOILET	4' 6" x 7' 6"
BEDROOM 3	10' x 11'
COMMON TOILET	4' 6" x 7' 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. *Conversion in square feet for convenience purpose & easy understanding.

NORTH FACING



3 BHK PRIMA Dosti Marina (Wing A) Flat No. 2

RERA CARPET AREA: 88.01 SQ. MT. (947 SQ. FT.)* + UTILITY AREA: 2.29 SQ. MT. (24.65 SQ. FT.)* = USABLE CARPET AREA: 90.03 SQ. MT. (972 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
ENTRANCE LOBBY	3' 5" X 5' 11"
LIVING/DINING	11' X 21' 9"
	1' 6" X 9' 11"
C.PASSAGE	13' 7" X 3' 5"
KITCHEN	8' X 9' 10"
UTILITY	2' 11" X 7' 10"
MASTER BEDROOM	11' X 13'
BED PASSAGE	1' 3" X 3' 1"
MASTER TOILET	5' X 7' 11"
BEDROOM 2	12' X 10'
ATTACHED TOILET	4' 6" X 7' 11"
BEDROOM 3	10' X 11' 6"
COMMON TOILET	4' 6" X 7' 11"







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. *Conversion in square feet for convenience purpose & easy understanding.

SOUTH FACING



3 BHK ULTIMA DOSTI MARINA (WING A) FLAT NO. 3

RERA CARPET AREA: 94.26 SQ. MT. (1015 SQ. FT.)* + UTILITY AREA: 2.33 SQ. MT. (25.08 SQ. FT.)* = USABLE CARPET AREA: 96.59 SQ. MT. (1040 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
LIVING	11' X 22' 11"
DINING	4' 11" X 11' 7"
C.PASSAGE	8' 10" X 3' 5"
KITCHEN	7' X 11'
UTILITY	3' 5" X 5' 6"
	2'4" X 2'8"
MASTER BEDROOM	11' X 13' 9"
BED C.B.	2'6"X 6'11"
BED PASSAGE	4'2" X 2'11"
	0'6" X 2'8"
MASTER TOILET	7' 8" X 5'
BEDROOM 2	10' X 13' 8"
ATTACHED TOILET	5' X 7' 11"
BEDROOM 3	10' X 11'
COMMON TOILET	5' X 7' 10"







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. *Conversion in square feet for convenience purpose & easy understanding.

SOUTH FACING



2 BHK PRIMA DOSTI MARINA (WING A) FLAT NO. 4

RERA CARPET AREA: 61.49 SQ. MT. (662 SQ. FT.)* + UTILITY AREA: 2.09 SQ. MT. (22.50 SQ. FT.)* = USABLE CARPET AREA: 63.58 SQ. MT. (684 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
LIVING/DINING	10' x 20' 7"
	1' 6" x 10' 8"
C.PASSAGE	3' 5" x 8' 1"
KITCHEN	7' x 11'
UTILITY	2' 11" x 6' 9"
MASTER BEDROOM	10' x 13'
M.BED PASSAGE	1' 5" x 3' 5"
MASTER TOILET	7' 3" x 4'
BEDROOM 2	10' x 11'
COMMON TOILET	4' x 6' 11"









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. *Conversion in square feet for convenience purpose & easy understanding.

NORTH FACING



2 BHK OPTIMA DOSTI OCEANIA (WING B) FLAT NO. 1 & 6

RERA CARPET AREA: 50.61 SQ. MT. (545 SQ. FT.)* + UTILITY AREA: 1.33 SQ. MT. (14.32 SQ. FT.)* = USABLE CARPET AREA: 51.94 SQ. MT. (559 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
LIVING/DINING	10' X 15' 5"
C.PASSAGE	4' 1" X 2' 11"
	4' 3" X 2' 11"
KITCHEN	6' 6" X 8' 2"
UTILITY	4' 1" X 4'
MASTER BEDROOM	10' X 11' 6"
BED PASSAGE	3' X 2' 11"
MASTER TOILET	7' 6" X 4' 5"
BEDROOM 2	10' X 10'
COMMON TOILET	6' 5" X 4'







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. *Conversion in square feet for convenience purpose & easy understanding.

NORTH FACING





2 BHK PRIMA DOSTI OCEANIA (WING B) FLAT NO. 2

RERA CARPET AREA: 62.51 SQ. MT. (673 SQ. FT.)* = USABLE CARPET AREA : 62.51 SQ. MT. (673 SQ. FT.)*

AREAS	SIZE IN (SQ. FT.)*
LIVING/DINING	10' X 19' 11"
C.PASSAGE	4' 8" X 3' 5"
	3' 7" X 4' 6"
KITCHEN	6' 6" X 9' 8"
MASTER BEDROOM	10' X 13'
BED PASSAGE	4' 8" X 1' 7"
	3' 6" X 2' 11"
MASTER BED C.B.	8' 2" X 2'
MASTER TOILET	7' 11" X 5'
BEDROOM 2	9' 4" X 11' 8"
COMMON TOILET	7' X 4'





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SOUTH FACING



2 BHK PRIMA DOSTI OCEANIA (WING B) FLAT NO. 3 & 4

RERA CARPET AREA: 61.75 SQ. MT. (665 SQ. FT.)* + UTILITY AREA: 2 SQ. MT. (21.53 SQ. FT.)* = USABLE CARPET AREA: 63.75 SQ. MT. (686 SQ. FT.)*

AREA	SIZE IN (SQ. FT.)*
LIVING/DINING	10' 9" X 16' 11"
	1' 1" X 8' 3"
C.PASSAGE	10' 8" X 3' 5"
KITCHEN	7' X 8' 8"
UTILITY	7' X 2' 11"
MASTER BEDROOM	10' X 13'
BED PASSAGE	6' 7" X 3' 5"
MASTER TOILET	7' 6" X 4' 6"
BEDROOM 2	10' X 12'
COMMON TOILET	7' 6" X 4' 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. *Conversion in square feet for convenience purpose & easy understanding.



EAST FACING



2 BHK PRIMA DOSTI OCEANIA (WING B) FLAT NO. 5

RERA CARPET AREA: 61.7 SQ. MT. (664 SQ. FT.)* + UTILITY AREA: 0.87 SQ. MT. (9.36 SQ. FT.)* = USABLE CARPET AREA: 62.57 SQ. MT. (674 SQ. FT.)*

AREA	SIZE IN (SQ. FT.)*
LIVING/DINING	9' 6" X 21' 6"
	1' X 12' 6'
C.PASSAGE	3' 5" X 9' 3"
KITCHEN	6' X 11'
UTILITY	3' X 4'
MASTER BEDROOM	9' 6" X 13' 3"
BED PASSAGE	3' 3" X 5'
MASTER TOILET	4' 6" X 6' 5"
BEDROOM 2	9' X 12'
BEDROOM 2 PASS	1' 1" X 3' 5"
COMMON TOILET	4' X 7'







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WEST FACING





GREEN FEATURES

At Dosti Eastern Bay, luxury meets health. There are various thoughtful features that makes it an eco-friendly development.

200+ TREES IN EASTERN BAY & MIYAWAKI PLANTATION



Inspired by a Japanese tree plantation technique Miyawaki, we at Dosti Eastern Bay have planned to plant 200 trees across the project. This technique ensures 10 times faster trees and plant growth. This will result in 30 times denser plantation and lush surroundings. Other than this we are planting 200+ other trees in the project.

SEWAGE WATER TREATMENT PLANT

The waste water and sewage generated for toilets would be treated in sewage treatment plant. The treated water thus generated would be recycled from gardening and flushing. This shall help ease the burden on municipal water supply and drainage system.





PROVISION OF RAIN WATER HARVESTING TANK

At Dosti Eastern Bay, the water collected through rain water harvesting system would be reused for gardening & flushing.

PROPOSED ORGANIC WASTE CONVERTER

Centralized garbage collection, disposal and treatment system shall reduce the load on civic infrastructure.





WATER EFFICIENT SANITARY FIXTURES Use of water efficient sanitary fixtures to reduce the water consumption in toilets & kitchen.

LOW VOC ECO-FRIENDLY PAINTS FOR INTERIORS & EXTERIORS We promote the use of low VOC paints for well-being of occupants.

This saves in electricity consumption.

ELECTRIC CAR CHARGING STATION

Provision of adequate charging points across various parking levels for electric cars.

DIFFERENTLY ABLED PROVISIONS

At Dosti Eastern Bay, the carefully crafted common amenities and landscape are thoughtfully designed for the differently abled. Provision of a special - needs toilet & ramps have been considered.

IGBC - GOLD PRE-CERTIFICATION RECEIVED

SOLAR PANELS & SOLAR STREET LIGHTS

Optimum use of solar energy for common area, landscape lighting & street lighting.

LED FITTINGS FOR STREET LIGHTS & LANDSCAPE LIGHTING

USE OF BUREAU OF ENERGY EFFICIENCY CERTIFIED MOTORS IN THE PUMP ROOM

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 having delivered 10 mn. sq. ft. and currently constructing around 6 mn. sq. ft. across Mumbai and Thane, the company has experience in various development types, be it Residential, Retail, IT Parks, etc. Over the years, it has been known for Aesthetics, Innovation, Quality, Timely Delivery, Trust and Transparency; core values that have built lasting relationships.









A rich record of our esteemed awards & grand achievements

- Dosti Realty awarded Developer of the Year (Residential) at the Real Estate Business Excellence Awards, 2020 in association with CNN-News 18.
- Dosti West County Iconic Planned Project Central Mumbai 2019 - Mid-day Real Estate Icons Awards 2019
- Dosti West County awarded Iconic Planned Project Central Mumbai 2019 by Mid-Day Real Estate & Infrastructure Icons Award 2019
- Dosti West County awarded Best Project of the Year Thane in 2018 by Accomodation Times
- Dosti West County Awarded Ultimate Residential project - Thane in 2018 by Hindustan Times
- Dosti Desire Awarded Residential project of the Year Thane in 2018 by Accommodation Times
- Dosti Realty Ltd. Awarded Excellence in Quality Residential Projects by Lokmat Corporate Excellence Awards 2018
- Dosti Realty Ltd. Awarded Best Developer Residential by ET Now in 2018
- Dosti Realty Ltd. 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 has been awarded the Iconic Residential Project, Thane - Mid-Day Real Estate Icons in 2017
- Dosti Realty Ltd. 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 Ltd. 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



ARCHITECT HAFEEZ CONTRACTOR

With the extraordinary architectural expertise, Architect Hafeez Contractor has impacted the skyline of major Metropolitan Cities of India with an unmistakable identifying stamp. He set up practice in 1982 with a dedication to design excellence, efficient delivery and sophistication in building technology. Today, Hafeez Contractor heads the largest architectural firm in India, with over 550 team members, comprising of architects, urban/town planners, interior designers, landscape artists, civil engineers, CAD operators and 3D and graphic designers.

He is the winner of over 75 National and International Awards for excellence in contributions to architecture including CWAB Architect of the Year (2006 to 2013), A+D
Hall of Fame for the Decade Award. In the year 2016, he was accorded with Padma
Bhushan, the third Highest Civilian Award in India. He has been included twice in India
Today's Most Powerful Indians List in last decade and has won innumerable awards for best residential, commercial, educational and hospitality projects across India.

The impressive chart of work that Ar. Contractor catalogs includes some of the tallest structures on the subcontinent, The Imperial Towers, Mumbai; one of the tallest residential buildings in the world, 23 Marina, Dubai, Infosys campus in Shanghai and Hang Zhou, and has modernized the two busiest airports of the country, Mumbai and New Delhi; and one of the best cricket stadiums of the world, DY Patil Stadium, Mumbai.

Mr. Contractor has further designed Dosti Elite, Dosti Flamingo, Dosti Galaxy, Dosti Acres, Dosti Ambrosia, Dosti Eastern Bay, Dosti Greater Thane and is designing multiple other projects for Dosti in Sion, Lower Parel and Pune.

The Team

PROJECT ARCHITECT



IW CONSULTANTS LLP - Structural Consultant Mr. Achyut Watve

Started as a proprietary practice in the year 1975, it has now evolved into JW Consultants LLP. Over four decades, JW Consultants LLP has stayed true to the meticulously selected tenets of professional practice, while combining superior design and quality standards with stringent compliance. Driven by innovation, JW has created its footprint across residential, commercial, industrial, retail, institutional, hospitality, and healthcare sectors, among others in India and even Internationally. With their core strengths in technical expertise, cutting-edge software modelling and analysis tools, along with the best talent, they were able to deliver 70 million sq.ft. of space annually.

Dosti's alliance with JW is more than 8 years old wherein several projects such as Dosti West County, Dosti Planet North, Dosti Eastern Bay, Dosti Pune, Dosti Lower Parel are under planning, delivery, and handover stage.





Mr. Rajesh Shenoy

religious institutions.

decades



Construction Partner

Founded in 1970, Talib & Shamsi are the construction partner for Dosti Eastern Bay. They have delivered over 10 million sqft, have demonstrated 54+ million hours of safe, accident-free working and have built more than 25+ high rises since their inception.

Talib & Shamsi have built some phenomenal structures including the Boeing 747 Wing Hangar, Bank of India Office Building, Times of India Office, the Russian Consulate in Mumbai and more recently Nirlon Knowledge Park - Phase III, IV, and V in Goregaon



SITETECTONIX, SINGAPORE - Landscape Architect Mr. Sherman Stave

STX specialize in landscape architecture, master planning and urban design. They harness the creativity, experience and expertise of its artisan to serve as a trusted partner for clients and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesizing its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces that captivate and inspire.

STX have marked their presence across Residential, Commercial, Institutional and Hospitality Sectors pan Singapore, Asia & India. STX's alliance with Dosti for Eastern Bay Project envisages artistically crafted landscape areas for its residents.

MEP CONSULTING ENGINEERS

MECHNICAL, ELECTRICAL, PLUMBING AND HVAC CONSULTANT Mr. Birju Patel

MEP is a leading services provider in the field of mechanical, electrical and plumbing design. They specialize in these services for Green field and Redevelopment projects in a wide range of commercial, residential, hospitality, retail, data centers and institutional buildings by providing sustainable energy saving design solutions. Functional for almost 2 decades, they are trusted to provide high quality, cost effective and time bound mechanical electrical and plumbing (MEP) engineering services at par with latest technology.

Dosti has cemented a strong relationship with MEP Consulting Engineers since the last 10 years at Dosti Ambrosia, New Wadala and Dosti Imperia, Thane.





LERCH BATES PRIVATE LIMITED Vertical Transport Consultant

Founded in 1947 in Chicago, USA, Lerch Bates is an internationally acclaimed vertical transport and escalator consulting firm. Practicing for more than 7 decades, they have 35 offices set up throughout North America, Europe, Middle East, Asia & India. Lerch Bates brings together expertise in consulting, engineering and technology for the design and management of vertical and horizontal transportation systems, including high rise elevators, commercial elevators, freight elevators, escalators and moving walkways. With a vast professional portfolio and expertise, the consultancy has been offered to some of Iconic Projects such as the Burj Khalifa in Dubai, Petronas Twin Tower in Malaysia, Dubai Creek Tower, and the Hudson Yards Development in New York City.

We, Dosti Realty Limited have been proudly associated with Lerch Bates since the last 20 years wherein their consultancy is opted across all our projects in Mumbai & Thane.

VIGIL JURIS - Solicitors

Vigil Juris Advocates & Solicitors is one of the prominent law firms in India. The Firm has rich legal heritage and specializes in certain corporate and commercial laws. The Firm caters to some of the biggest corporate houses and high networth individuals, providing end to end legal services through its expert and experienced team of lawyers.

Dosti Realty Limited has worked with Vigil Juris for over 20 years wherein their consultancy is across all our projects in Mumbai & Thane.

RAMNANI & ASSOCIATES - Liaison Architect

The Company is operational in various fields comprising but not limited to Architectural & Interior planning, municipal approvals, Structural Designing & Execution since its conception in the year 1966. R&A have successfully handled a wide variety of commissions, ranging from individual dwelling units, private residential spaces to factory premises & large office environments, to school buildings &

Being an integral part of Municipal Commissioning Process for some of our prime projects such as Dosti Acres, Dosti Galaxy, Dosti Elite & Dosti Flamingo, R&A has advanced along with Dosti over the past

TALIB & SHAMSI CONSTRUCTIONS PVT. LTD.



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Sales Galleria: Dosti Eastern Bay, Ground Floor, Shoppe Link, Uphill Link Road, New Wadala, Mumbai - 400 037.

Corporate Office: DOSTI REALTY LTD., Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001 | www.dostirealty.com

Dosti Eastern Bay - Phase 1 project is registered under **RERA NO. P51900025142** and is available on website - https://maharerait.mahaonline.gov.in under registered projects



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