

**DOSTI**  
**EASTERN BAY**

A T N E W W A D A L A


PHASE 1





THE FINEST LIFESTYLE



A man in a dark suit and a woman in a black dress and wide-brimmed hat stand by a window, looking out. The scene is dimly lit, with light coming from the window. The man is in the foreground, and the woman is slightly behind him. The background shows a blurred interior of a room.

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



PRESENTING



# DOSTI EASTERN BAY

AT NEW WADALA

PHASE 1







Welcome to the Finest Lifestyle



DOSTI  
EASTERN BAY  
AT NEW WADALA  
PHASE 1

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.



A woman with long, wavy hair, wearing a beige, form-fitting, sleeveless dress, stands in a modern living room. She is holding a white mug with both hands and looking out a large window to the right. The room features a large, dark wood bookshelf filled with books, a black marble coffee table with an open book and a plate of green food, and a light-colored sofa. A chandelier with many thin, vertical rods hangs from the ceiling. The lighting is warm and natural, coming from the window.

Experience the epitome of fine living  
in its truest form.

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





Actual View from Higher Floors








# 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
BKC	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

Source: Google Maps. As per Normal Traffic Conditions.

-  Airport
  -  Eastern Express Highway
  -  Western Express Highway
  -  Ghodbunder Road
  -  Chembur - Jacob Circle Monorail Line
  -  Santacruz - Chembur Link Road
  -  Eastern Freeway
  -  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 8
  -  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 - Talaja
  -  Kolshet Jetty
  -  Bandra Versova Sea Link
  -  Coastal Road from Kandivali to Ghodbunder Road
  -  Worli to Sewri connector



Source: Google Maps. Not to Scale  
 \*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 25th November, 2020 & Article: <https://indianexpress.com/article/cities/mumbai/coastal-road-will-be-extended-to-ghodbunder-from-bandra-versova-sea-link-5156559/>



## 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 Mumbaiers 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 allure 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

Kikabhai Trust Hospital	2.3 km	06 mins
Bajaj Orthopaedic Hospital	3.8 km	06 mins
Sion Hospital	3.9 km	07 mins
Tata / KEM Hospital	4.2 km	07 mins
Hinduja Hospital	5.1 km	08 mins

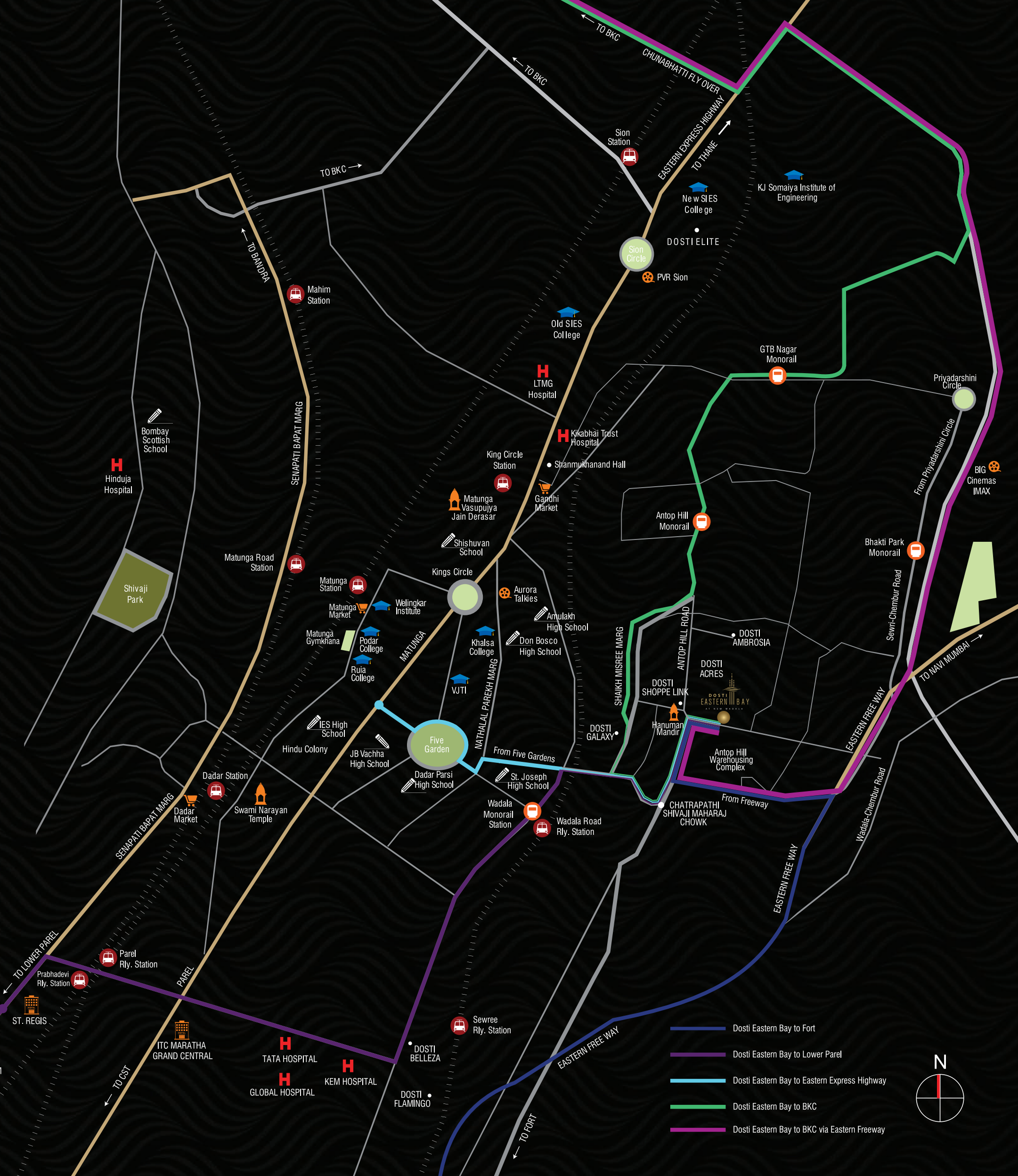
## ENTERTAINMENT

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

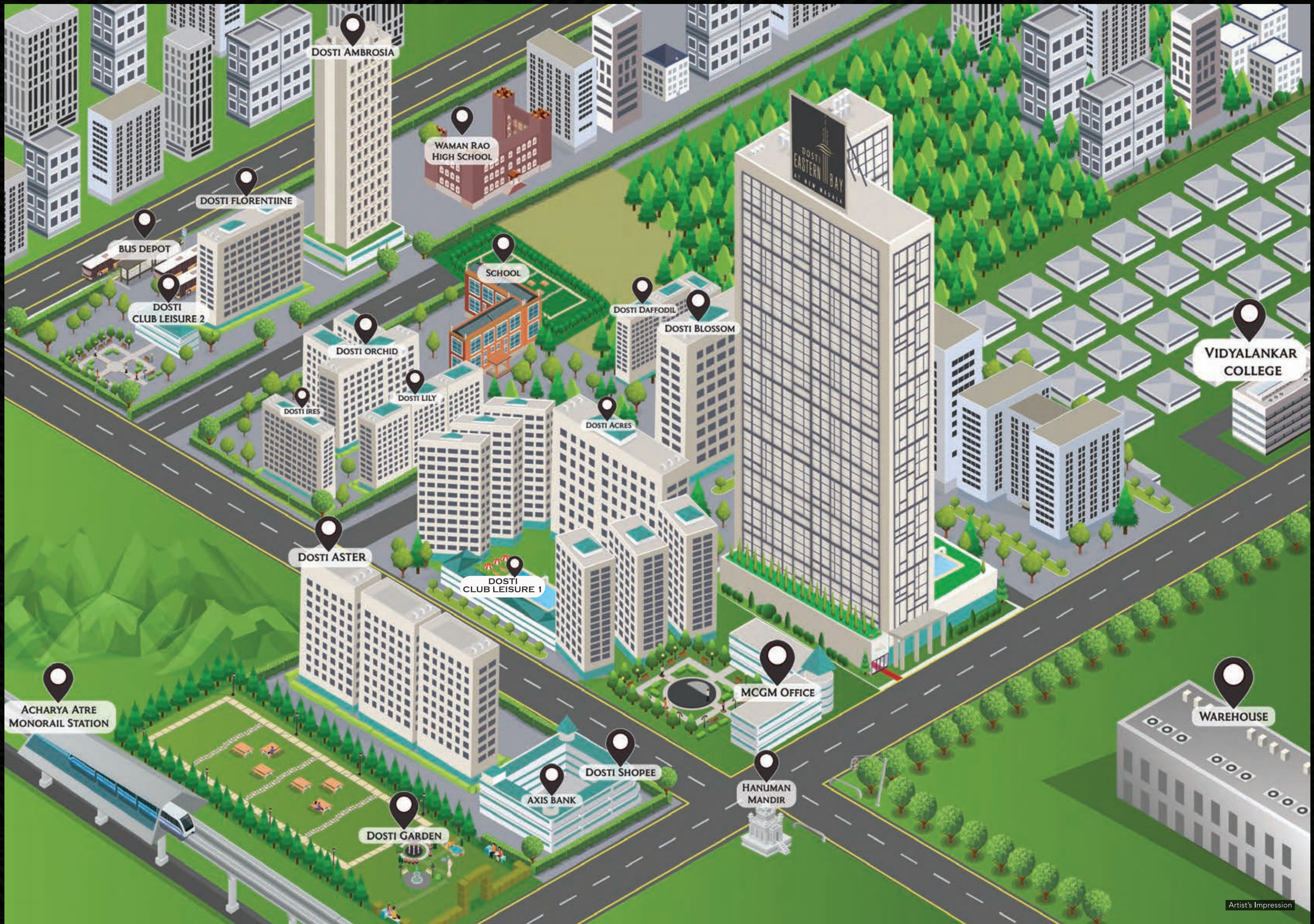
## WORSHIP

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

Source: Google Maps. As per Normal Traffic Conditions.







DOSTI AMBROSIA

WAMAN RAO HIGH SCHOOL

DOSTI FLORENTIINE

BUS DEPOT

DOSTI CLUB LEISURE 2

SCHOOL

DOSTI DAFFODIL

DOSTI BLOSSOM

DOSTI ORCHID

DOSTI LILY

DOSTI IRES

DOSTI ACRES

VIDYALANKAR COLLEGE

DOSTI ASTER

DOSTI CLUB LEISURE 1

ACHARYA ATRE MONORAIL STATION

MCGM OFFICE

WAREHOUSE

DOSTI SHOPEE

AXIS BANK

HANUMAN MANDIR

DOSTI GARDEN

Artist's Impression





Artist's Impression









**A SUPERSTRUCTURE  
WITH CONTEMPORARY FEATURES &  
AN IN-VOGUE CHARACTER**

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

**550 FEET TALL TOWER  
WITH A MODERN ELEVATION**

**2 & 3 BHK MAJESTIC RESIDENCES**

**ELEVATED CLUBHOUSE AT THE  
5<sup>TH</sup> PODIUM LEVEL WITH  
LANDSCAPED GARDENS AND A HOST OF  
LIFESTYLE AMENITIES**

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

**VASTU COMPLIANT HOMES**

**SPECIAL JAPANESE TYPE  
MIYAWAKI PLANTATION & 200+ TREES**

**IGBC GOLD PRE - CERTIFICATION**





Artist's Impression

## 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 splendid 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





## JACUZZI

Loose yourself amid fresh air and soothing blues



## FLOATING DECK WITH REFLECTION POOL

Re-energize with a refreshing plunge



## 30 M LAP POOL

Tranquil blues that will uplift your spirit and sportsmanship



## SPA

Improve your health and beauty with personal care treatment









## GYMNASIUM

Recharge yourself at the well-equipped gym



## SQUASH COURT

Discover the inner athlete within you



## 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









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



**KIDS' PLAY AREA**  
Every child's wonderland



**TODDLERS & CHILDREN'S POOL**  
A playful plunge in cooling blues



**OUTDOOR CHESS LAWN**  
Enjoy a victorious game of chess amid the open air and a green lawn





## TENNIS COURT

Revel in the spirit of sportsmanship with some powerful tennis strokes



## PUTTING LAWN

A rejuvenating space to unwind and luxuriate



## FOOTBALL PITCH

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



## BOX CRICKET

Win every ball. Fight for every run!





### REFLEXOLOGY PATH

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



### FITNESS LAWN

A great surface for solo exercises and group activities



### 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





### BBQ GARDEN WITH LOOKOUT DECK

Enjoy relaxed evenings with some sumptuous BBQ



### PARTY & SUNNING LAWN

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



### MEDICAL DISPENSARY

A convenient clinic set-up



### SOCIETY ROOM SEPARATE FOR EACH WING

A front desk for immediate assistance & enquiries





Enjoy a Magnificent lifestyle.



## LIVING ROOM

A magnanimous space to nurture your dreams



Stock image used for representation purpose only

## Internal Specifications

### FLOORING

- Vitrified flooring in living, dining, bedrooms, 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

### 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





## SPACIOUS BEDROOM

A perfect blend of comfort, luxury & style

Stock image used for representation purpose only



Stock image used for representation purpose only

## MODERN KITCHEN

A sleek modern kitchen




Stock image used for representation purpose only

## BATHROOM

A contemporary bathroom to evoke that pampered feeling





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
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





# TYPICAL FLOOR PLAN DOSTI MARINA (WING A)

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.)\*

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.)\*

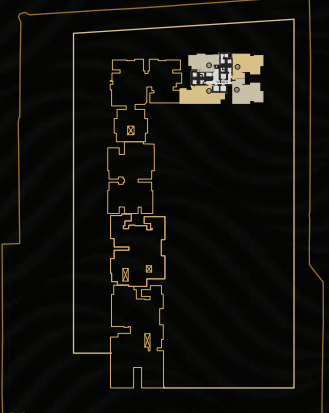


RERA CARPET AREA: 94.26 SQ. MT. (1015 SQ. FT.)\*  
 + UTILITY AREA: 2.33 SQ. MT. (25.08 SQ. FT.)\*  
 = USABLE CARPET AREA: 96.59 SQ. MT. (1040 SQ. FT.)\*

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.)\*



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.

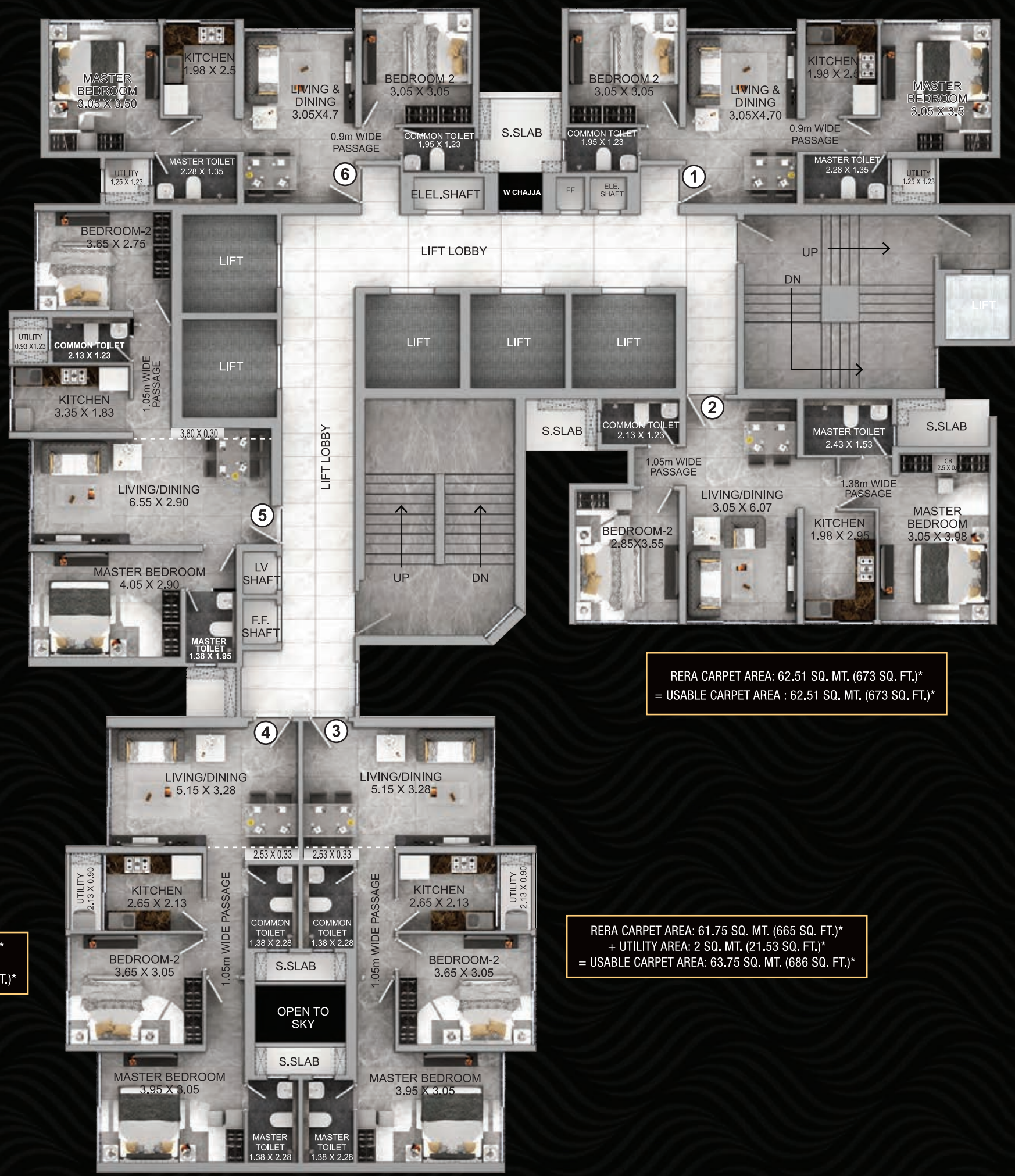




# TYPICAL FLOOR PLAN DOSTI OCEANIA (WING B)

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.)\*

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.)\*



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.)\*

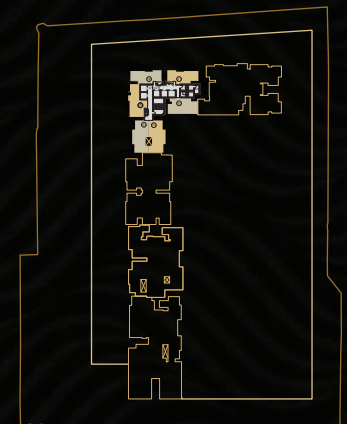
RERA CARPET AREA: 62.51 SQ. MT. (673 SQ. FT.)\*  
 = USABLE CARPET AREA : 62.51 SQ. MT. (673 SQ. FT.)\*

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.)\*

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.)\*



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.





# 3 BHK PRIMA 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.)\*

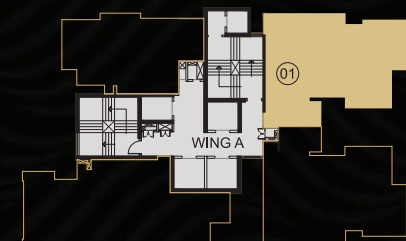
AREAS	SIZE IN (SQ. FT.)*
ENTRANCE LOBBY	3' 5" x 10' 2"
LIVING/DINING	11' x 20' 10" 1' 6" x 9' 6"
C.PASSAGE	3' 5" x 13' 7"
KITCHEN	8' x 9' 10"
UTILITY	2' 11" x 7' 11"
MASTER BEDROOM	11' x 12' 8"
BED PASSAGE	1' 3" x 3' 1"
MASTER TOILET	5' x 7' 11"
BEDROOM 2	12' x 10'
ATTACHED TOILET	4' 6" x 7' 6"
BEDROOM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



**NORTH FACING**



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.





# 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.)\*

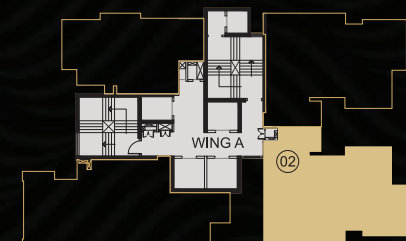
AREAS	SIZE IN (SQ. FT.)*
ENTRANCE LOBBY	3' 5" X 5' 11"
LIVING/DINING	11' X 21' 9" 1' 6" X 9' 11"
C.PASSAGE	13' 7" X 3' 5"
KITCHEN	8' X 9' 10"
UTILITY	2' 11" X 7' 10"
MASTER BEDROOM	11' X 13'
BED PASSAGE	1' 3" X 3' 1"
MASTER TOILET	5' X 7' 11"
BEDROOM 2	12' X 10'
ATTACHED TOILET	4' 6" X 7' 11"
BEDROOM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



**SOUTH FACING**



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.





# 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.)\*

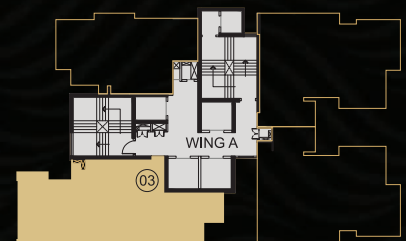
AREAS	SIZE IN (SQ. FT.)*
LIVING	11' X 22' 11"
DINING	4' 11" X 11' 7"
C.PASSAGE	8' 10" X 3' 5"
KITCHEN	7' X 11'
UTILITY	3' 5" X 5' 6" 2' 4" X 2' 8"
MASTER BEDROOM	11' X 13' 9"
BED C.B.	2' 6" X 6' 11"
BED PASSAGE	4' 2" X 2' 11" 0' 6" X 2' 8"
MASTER TOILET	7' 8" X 5'
BEDROOM 2	10' X 13' 8"
ATTACHED TOILET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



**SOUTH FACING**



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.





# 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.)\*

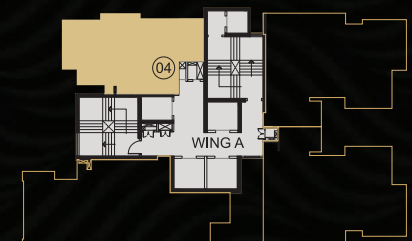
AREAS	SIZE IN (SQ. FT.)*
LIVING/DINING	10' x 20' 7" 1' 6" x 10' 8"
C.PASSAGE	3' 5" x 8' 1"
KITCHEN	7' x 11'
UTILITY	2' 11" x 6' 9"
MASTER BEDROOM	10' x 13'
M.BED PASSAGE	1' 5" x 3' 5"
MASTER TOILET	7' 3" x 4'
BEDROOM 2	10' x 11'
COMMON TOILET	4' x 6' 11"



NORTH FACING



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.





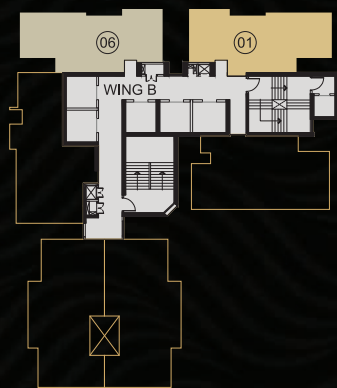
# 2 BHK OPTIMA DOSTI OCEANIA (WING B) FLAT NO. 1 & 6

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'



NORTH FACING



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.



# 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'



SOUTH FACING



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.





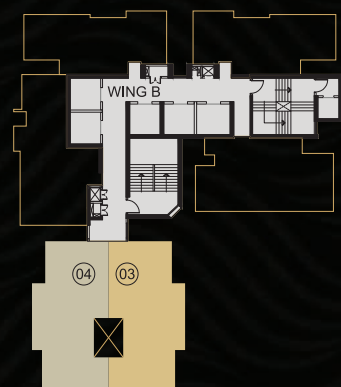
# 2 BHK PRIMA DOSTI OCEANIA (WING B) FLAT NO. 3 & 4

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"



EAST FACING



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.



# 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'



WEST FACING



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.



# 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.



### SOLAR PANELS & SOLAR STREET LIGHTS

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

### LED FITTINGS FOR STREET LIGHTS & LANDSCAPE LIGHTING

### 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.

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

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.

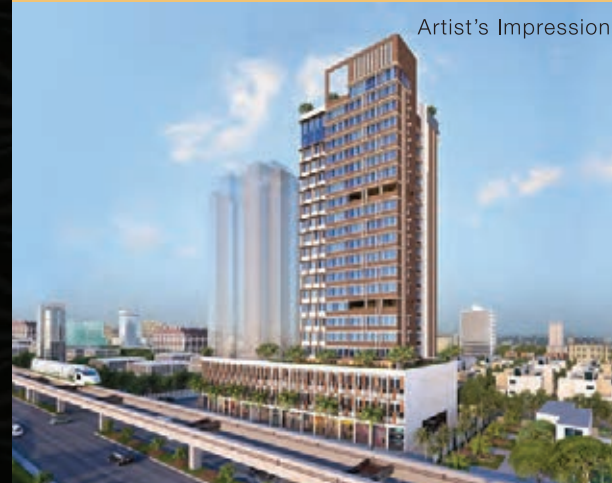
### IGBC - GOLD PRE-CERTIFICATION RECEIVED



# 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.

## DOSTI BELLEZA Parel



MahaRERA No. P51900015989

## DOSTI IMPERIA - DOSTI MAJESTA Ghodbunder Road, Thane (W)



MahaRERA No. P51700010988

## DOSTI WEST COUNTY - DOSTI PINE Balkum, Thane (W)



MahaRERA No. P51700025834

## DOSTI WEST COUNTY - DOSTI OAK Balkum, Thane (W)



MahaRERA No. P51700006565

## DOSTI AMBROSIA New Wadala



## DOSTI ACRES New Wadala



## DOSTI PLANET NORTH Shil-Thane



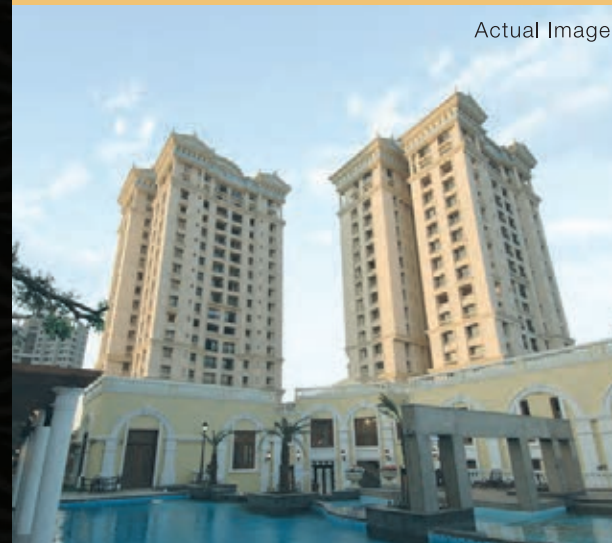
Phase 2 - Dosti Jade MahaRERA No. P51700018165  
Phase 3 - Dosti Onyx MahaRERA No. P51700020162  
Phase 4 - Dosti Opal MahaRERA No. P51700021576

## DOSTI DESIRE Off Ghodbunder Road, Thane (W)



Dosti Pearl MahaRERA No. P51700005623  
Dosti Joy MahaRERA No. P51700008886

## DOSTI ELITE Sion Circle



## DOSTI FLAMINGOS Parel-Sewree



## DOSTI GREATER THANE Kalher Junction

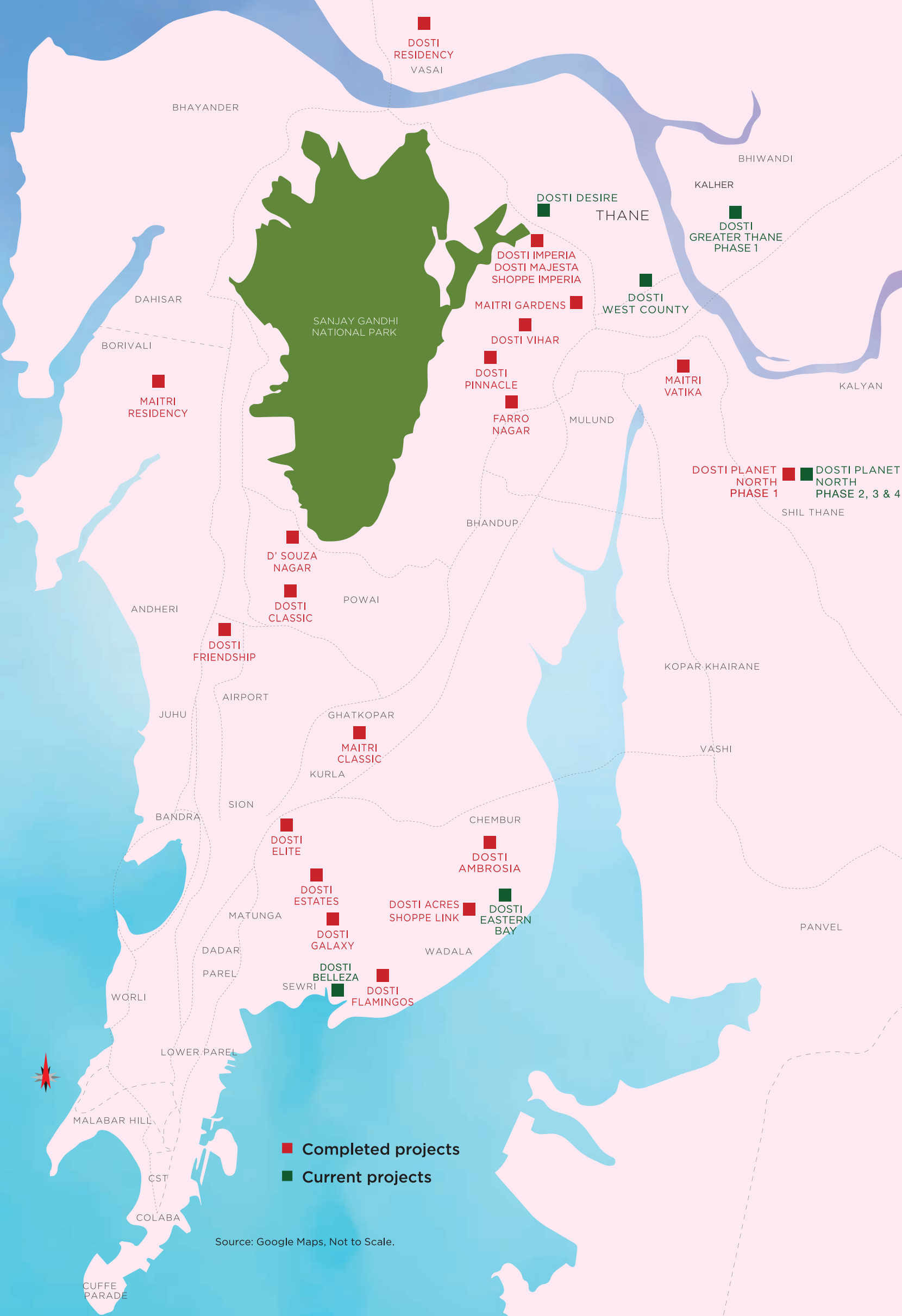


Phase 1 - MahaRERA No. P51700024923

## DOSTI VIHAR Pokhran Road No. 1, Thane (W)







## 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





## The Team

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### ARCHITECT HAFEEZ CONTRACTOR

#### PROJECT ARCHITECT

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.

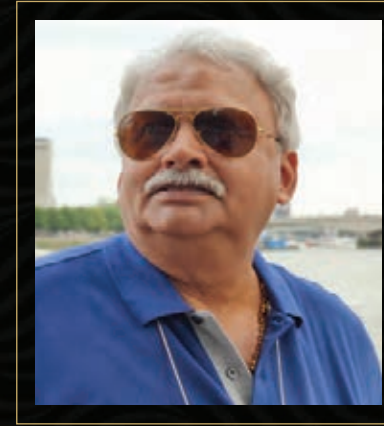




**JW CONSULTANTS LLP** - Structural Consultant  
Mr. Achyut Watve

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.



**RAMNANI & ASSOCIATES** - Liaison Architect  
Mr. Rajesh Shenoy

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 & religious institutions.

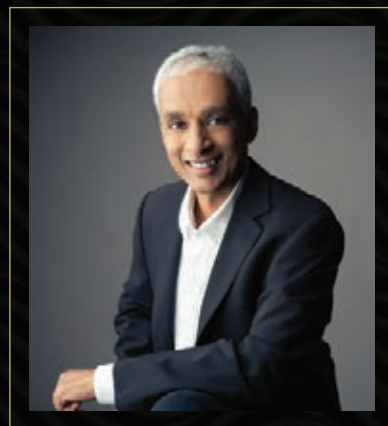
Being an integral part of Municipal Commissioning Process for some of our prime projects such as Dosti Acres, Dosti Galaxy, Dosti Elite & Dosti Flamingo, R&A has advanced along with Dosti over the past decades.



**TALIB & SHAMSI CONSTRUCTIONS PVT. LTD.**  
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.



**MECHANICAL, 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.





**Site Address: Dosti Eastern Bay, Adjacent to Dosti Acres, Uphill Link Road,  
New Wadala, Mumbai - 400 037 | T.: +91 86577 03372**

**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](http://www.dostirealty.com)**

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



Disclosures: (1) The artist's impressions and stock images are used for representation purpose only. (2) Furniture, fittings and fixtures as shown/displayed in the show flat are for the purpose of showcasing only and do not form part of actual standard amenities to be provided in the flat. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the Agreement for Sale. (3) The right to admission, use and enjoyment of all or any of the facilities/amenities in the Clubhouse of the Dosti Eastern Bay Project is reserved by the Promoters and shall be subject to payment of such admission fees, annual charges and compliance of terms and conditions as may be specified from time to time by the Promoters. (4) The sale of all the premises in the Dosti Eastern Bay - Phase 1 project shall be governed by terms and conditions incorporated in the Agreement for Sale.