



**REJOICE IN YOUR
PARADISE**



**LIFE AMIDST
GREENERY
BECOMES YOUR
GO-TO THERAPY**





**WEEKDAYS
FEEL NO LESS
THAN
WEEKENDS**





**WHEN YOUR ABODE
EXUDES THE AURA OF
A PARADISE**

PRESENTING

Eden DOSTI
@ DOSTI DESIRE - PHASE 2

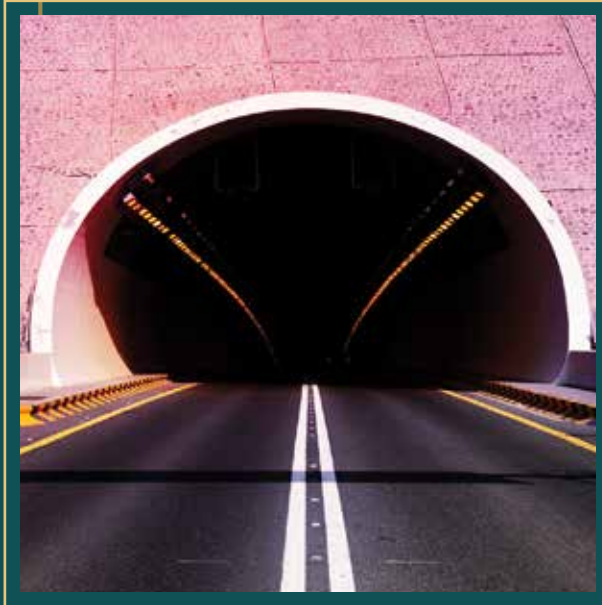


**WHEN LONG
DISTANCES BECOME
A FIGMENT OF
YOUR IMAGINATION**





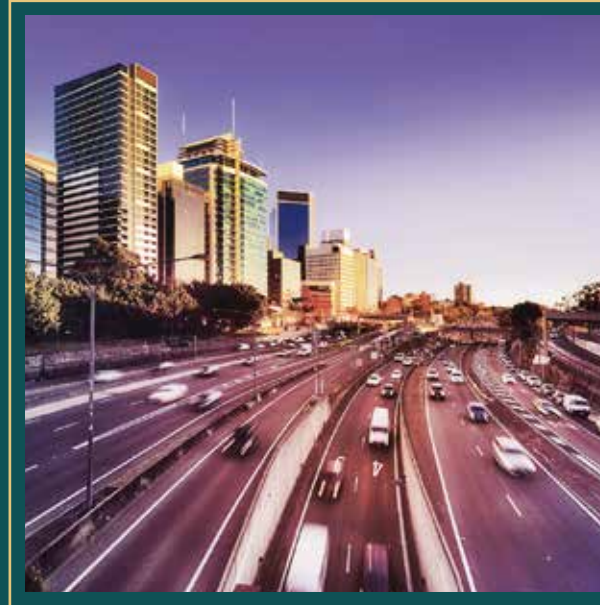
THE FUTURE IS BRIGHT WHEN THE INFRASTRUCTURE IS JUST RIGHT!



PROPOSED THANE - BORIVALI TUNNEL

This 10 km long tunnel will start from Tikujiniwadi (Thane) and connect with the Western Express Highway at Borivali passing through Sanjay Gandhi National Park.

Source: Free Press Journal article dated November 11, 2022
Link: <https://www.freepressjournal.in/mumbai/mumbai-thane-borivalitunnel-undergo-design-change>



PROPOSED VIRAR ALIBAUG MULTIMODAL TRANSPORT CORRIDOR

Phase 1 is a 79 kms stretch between Virar and Balavali while phase 2 between Balavali and Alibag stretches up to 47 kms. This corridor will have 72 bridges, 21 flyovers, 2 over passes and 35 vehicular passes thus cutting down the commute time between Virar and Alibag. It's expected to provide easy access to the upcoming Navi Mumbai International Airport, JNPT & Mumbai Trans Harbour link.

Source: Indian Express dated Jun 22, 2021
Link: <https://indianexpress.com/article/cities/mumbai/mumbai-green-nod-to-section-of-virar-alibaug-multi-modal-corridor-project-7369564/>



PROPOSED CST - THANE UNDERGROUND RAILWAY LINE

The railways have proposed a 34 km fully underground high-speed route between Chhatrapati Shivaji Maharaj Terminus (CSMT) and Thane that will run under the current corridor and is expected to halve the commuting time.

Source: Times of India, article dated July 25, 2019
Link: <https://timesofindia.indiatimes.com/city/mumbai/railways-moots-underground-cst-thane-ride-in-21-minute/articleshow/70373109.cms>



THANE - DOMBIVLI BRIDGE

This six-lane bridge over the Ulhas creek is 980 metres long and will connect Thane & Dombivli via the Nashik highway.

Source: Hindustan Times article dated October 14, 2022
Link: <https://www.hindustantimes.com/cities/mumbai-news/motaganmankoli-bridge-80-per-cent-complete-expected-to-be-opened-to-traffic-by-april-2023-101665686071233.html>



THANE WATERWAYS

The first phase of the inland water transport project is under construction and will connect Thane, Kalyan and Vasai thus reducing the strain on the roads and railways in those areas.

Source: Times of India, article dated March 12, 2022
Link: <https://timesofindia.indiatimes.com/city/mumbai/take-the-waterway-to-the-suburbs-rides-to-be-10-cheaper/articleshow/90160339.cms>



RO-RO WATERWAYS

This would be a hovercraft service between South Mumbai and Navi Mumbai in Phase 1 with plans to extend the same to Thane in Phase 2. This is expected to be a cost effective transport solution that will help ease road and rail traffic congestion within MMR. Bhaucha Dhakka to Belapur waterways service is now operational.

Source: Times of India, article dated March 12, 2022
Link: <https://timesofindia.indiatimes.com/city/mumbai/take-the-waterway-to-the-suburbs-rides-to-be-10-cheaper/articleshow/90160339.cms>



PROPOSED EASTERN FREEWAY EXTENSION FROM CHEMBUR TO THANE

A freeway connecting two major centre points of the city. This will enable a seamless flow of traffic and reduction in bottlenecks along with swift connectivity.

Source: Times of India article dated November 16, 2022
Link: <https://timesofindia.indiatimes.com/city/thane/maharashtra-cm-eknath-shinde-announces-extension-of-eastern-freeway-till-end-of-gb-road/articleshow/95501222.cms>



PROPOSED COASTAL ROAD FROM BALKUM TO GAIMUKH

Approval has been granted to construct this coastal road connecting Gaimukh and Balkum in Thane. This will reduce the travel time to mere minutes and avoid traffic on the main highway.

Source: Hindustan Times article dated July 16, 2022
Link: <https://www.hindustantimes.com/cities/mumbai-news/shinde-fudnavis-big-infra-push-cabinet-allows-mmrd-to-borrow-60-000-crore-101657993640145.html>



LOCATION THAT OFFERS EASE OF CONNECTIVITY

- Eastern Express Highway 3 mins
- Thane Station 18 mins
- Mulund 19 mins
- Airoli 30 mins
- Powai 30 mins
- Borivali 35 mins
- Vashi 40 mins
- Malad 45 mins
- BKC 45 mins
- Airport 50 mins
- Goregaon 50 mins
- Andheri 55 mins
- Worli 60 mins
- Panvel 60 mins

- Airport
- Eastern Express Highway
- Western Express Highway
- Ghodbunder Road
- Old Mumbai-Pune Road (NH 4)
- Thane-Belapur 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 (Partly operational)
- 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 (Partly operational)
- 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
- Coastal Road (Bandra - Versova - Kandivali)
- Mumbai Trans Harbour Link (Sewri - Nhava Sheva)
- Thane - Dombivli Flyover
- Mumbai - Airoli Tunnel
- 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
- Metro Line 10 Gaimukh (Ghodbunder) - Shivaji Chowk (Mira Road)
- Metro Line 12 Kalyan - Taloja
- Kolshet Jetty
- Bandra - Versova Sea Link
- Coastal Road (Kandivali to Ghodbunder Road)
- Worli to Sewri connector
- Eastern Freeway (Chembur to Thane)
- Coastal Road (Balkum to Gaimukh)

As per normal traffic conditions



Source: Google Maps. Not to Scale
 *All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 20th Dec 2022.





STRATEGICALLY CONNECTED SO ALL CONVENIENCES ARE JUST NEXT DOOR



EDUCATIONAL INSTITUTES

Orchids International School	400 mtrs	1 mins
Rainbow International School	750 mtrs	1 mins
Universal High School	800 mtrs	2 mins
St. Xaviers English High School	1.1 kms	2 mins
Hiranandani Foundation School	2.4 kms	7 mins
University of Mumbai Sub Campus	3.3 kms	8 mins
Vasant Vihar School	4.1 kms	10 mins
CP Goenka International School	4.2 kms	10 mins
Nett Paramedical College	4.6 kms	10 mins
Lodha World School	4.9 kms	10 mins
Rustomjee Cambridge International School	6.1 kms	13 mins
Smt. S. Singhania High School	6.3 kms	13 mins
Vidya Prasarak Mandal's Polytechnic	7.1 kms	17 mins
TMC Law Colleges	7.2 kms	17 mins
Billabong High International School	9.7 kms	20 mins



FINE DINING RESTAURANTS

Butterfly High	1.8 kms	3 mins
Oriental Spice	2.1 Km	6 mins
Pop Tates	2.5 kms	7 mins
Rain Forest	2.5 kms	7 mins
Planet Hollywood	2.5 kms	7 mins
China Bistro	4.2 kms	10 mins
Clove Bar & Kitchen	4.7 kms	10 mins
The Yellow Chilli	5.6 kms	12 mins
Mainland China	5.6 kms	12 mins
Urban Tadka	6.9 kms	13 mins
Barbeque Nation	7.7 kms	17 mins



MALLS AND HYPERMARKETS

The Walk	2.5 kms	7 mins
R Mall	2.7 kms	7 mins
D Mart	2.9 kms	7 mins
MY D Mall	3 kms	8 mins
Star Bazaar	3.3 kms	8 mins
High Street Mall	4 kms	10 mins
Hypercity	4.1 kms	10 mins
Lake City Mall	4.2 kms	10 mins
Viviana Mall	5.5 kms	12 mins
Korum Mall	6 kms	13 mins
Big Bazaar	9.4 kms	20 mins



MULTI-SPECIALITY HOSPITALS

Horizon's Hospital	1.7 kms	5 mins
Hiranandani Hospital	1.8 kms	5 mins
Life Care Hospital	1.9 kms	6 mins
Bethany Hospital	5.1 kms	12 mins
Jupiter Hospital	5.8 kms	13 mins



MULTIPLEXES AND THEATRES

Dr. Kashinath Ghanekar Auditorium	3.2 kms	8 mins
Cinemax	3.4 kms	8 mins
Cinema Star	4.1 kms	10 mins
Kala Bhavan	4.1 kms	10 mins
Cinapolis	5.7 kms	12 mins
Gadkari Rangayatan	7.1 kms	17 mins



LAKES AND WATERFRONTS

Rewale, Makhmali	3.7 kms	8 mins
Upvan, Masunda	7.2 kms	17 mins



AMUSEMENT & WATER PARKS

Tikuji-ni-Wadi	2.5 kms	7 mins
Suraj Water Park	2.5 kms	7 mins



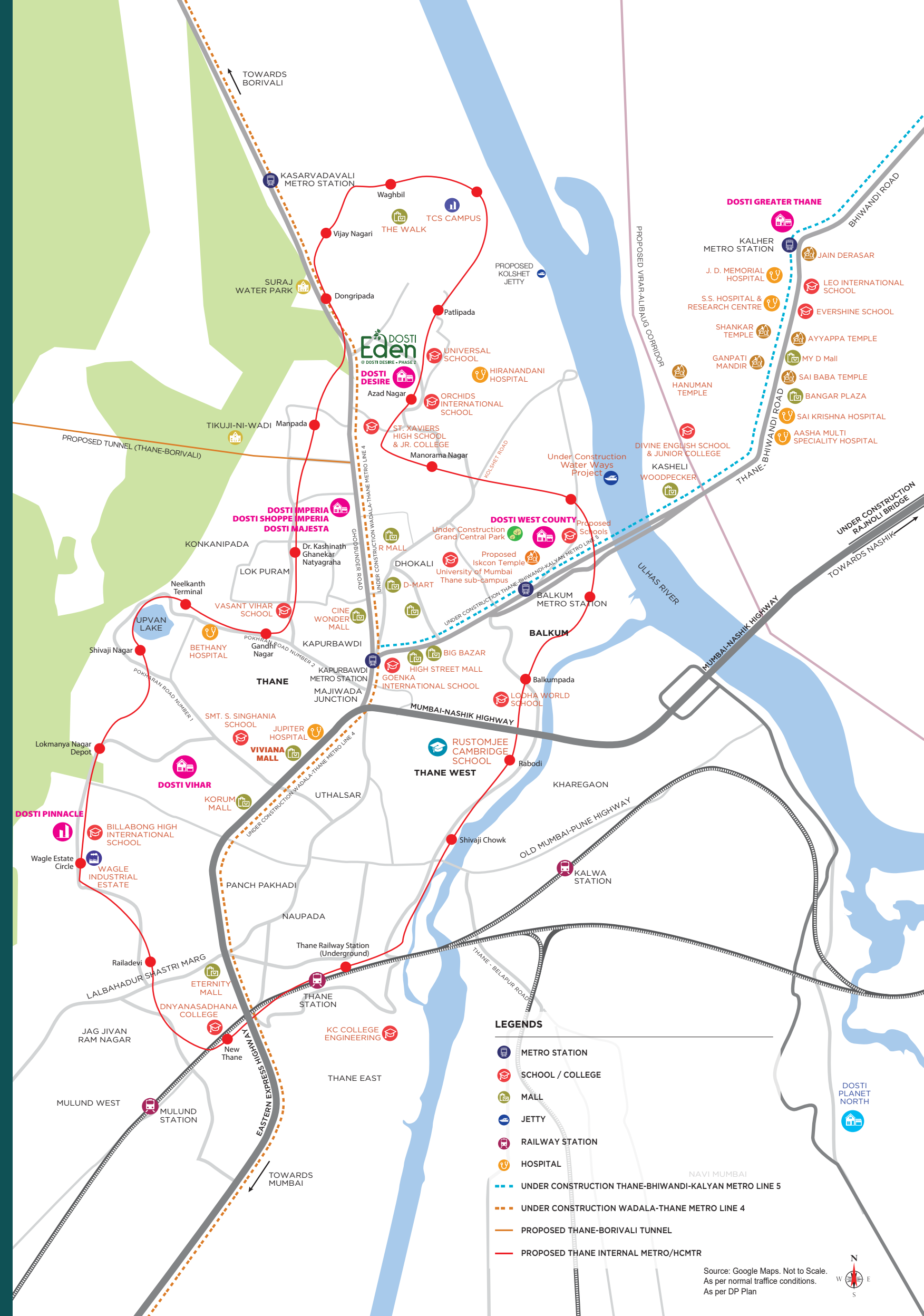
PUBLIC PARKS

Under Cons. Thane Grand Central Park	2.8 kms	7 mins
Hiranandani Joggers Park.	3.3 kms	8 mins
Ovalekar Wadi Butterfly Garden	8.5 kms	18 mins
Sanjay Gandhi National Park (Main Entry)	21 kms	50 mins



PLACES OF WORSHIP

Shiv Temple	450 mtrs	1 min
Ganpati Mandir	1.6 kms	5 mins
Hanuman Temple	2.1 kms	6 mins
Jain Derasar	2.2 kms	6 mins
Shankar Temple	3 kms	8 mins
Mother of Victory Church	3.2 kms	8 mins
Ayyappa Temple	6.1 kms	13 mins



LEGENDS

- METRO STATION
- SCHOOL / COLLEGE
- MALL
- JETTY
- RAILWAY STATION
- HOSPITAL
- UNDER CONSTRUCTION THANE-BHIWANDI-KALYAN METRO LINE 5
- UNDER CONSTRUCTION WADALA-THANE METRO LINE 4
- PROPOSED THANE-BORIVALI TUNNEL
- PROPOSED THANE INTERNAL METRO/HCMTR

Source: Google Maps. Not to Scale.
As per normal traffic conditions.
As per DP Plan



LAYOUT PLAN

PLANNED IN A WAY
TO CREATE A PARADISE
OF YOUR CHOICE

40M WIDE D.P ROAD



GROUND LEVEL OUTDOOR AMENITIES

- ① Pickleball Court
- ② Reflexology Path
- ③ Zen Garden
- ④ Kids' Play Area
- ⑤ Tree House
- ⑥ Sand Pit
- ⑦ Climbing Wall for Kids'

4TH PODIUM LEVEL AMENITIES

OUTDOOR

- ⑧ Swimming Pool with Deck
- ⑨ Kids' Pool
- ⑩ BBQ Area with Seating
- ⑪ Jacuzzi
- ⑫ Toddlers Play Area
- ⑬ Outdoor Gym
- ⑭ Multipurpose Lawn
- ⑮ Multipurpose Court
- ⑯ Lounge Seating with Gazebo
- ⑰ Picnic Corner
- ⑱ Mini Amphitheatre
- ⑲ Party Lawn
- ⑳ Pergolas
- ㉑ Garden Planting Area

INDOOR

- ㉒ Fitness Centre / Gymnasium
- ㉓ Crèche
- ㉔ Indoor Games
- ㉕ Multipurpose Hall
- ㉖ Spa
- ㉗ Steam Room
- ㉘ Multipurpose Open Terrace





A LIFESTYLE THAT UPLIFTS YOU TO THE HIGHER REALM

Experience a joyous existence that you didn't know was possible. Every day brings a new delight to the senses. **Dosti Eden** brings a plethora of premium amenities to elevate your lifestyle.

GROUND LEVEL OUTDOOR AMENITIES

- Pickleball Court
- Reflexology Path
- Zen Garden
- Kids' Play Area
- Tree House
- Sand Pit
- Climbing Wall for Kids'

4TH PODIUM LEVEL AMENITIES

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**NOT JUST A PARADISE
FOR THE ADULTS
BUT FOR THE KIDS TOO!**



SWIMMING POOL WITH DECK

Stock Image



TREE HOUSE

Stock Image



KIDS' PLAY AREA

Stock Image



INDOOR GAMES

Stock Image



OUTDOOR GYM

Stock Image



**WHEN FITNESS IS
A PASSION,
THE GYM IS YOUR FUEL**





RECREATIONAL SPACES CRAFTED FOR ALL AGE GROUPS.



Stock Image

MULTIPURPOSE LAWN



Stock Image

SPA



Stock Image

SAND PIT



Stock Image

MULTIPURPOSE COURT



Stock Image

PICKLEBALL COURT



EXQUISITE SPACES DESIGNED FOR ENTERTAINMENT AND RELAXATION



GARDEN PLANTING AREA



CLIMBING WALL FOR KIDS'



MINI AMPHITHEATRE



BBQ AREA WITH SEATING



ZEN GARDEN & REFLEXOLOGY PATH



**LEISURE BECOMES
A NORM IN THE REALM
OF PARADISE**





**SPACES THOUGHTFULLY CRAFTED
FOR MOMENTS EXTRAORDINAIRE.**



Stock Image

JACUZZI



Stock Image

CRÈCHE



Stock Image

KID'S POOL



Stock Image

GAZEBO WITH LOUNGE SEATING



Stock Image

TODDLERS PLAY AREA



**CALMNESS, PEACE AND GREENERY
WILL BE YOUR COMPANIONS FOREVER.**



Stock Image

PERGOLAS



Stock Image

STEAM ROOM



Stock Image

PICNIC CORNER



Stock Image

PARTY LAWN



Stock Image

MULTIPURPOSE OPEN TERRACE



**YOUR HOME
YOUR
PARADISE**

A paradise is much more than just a place or destination. It's an embodiment of all your dreams and desires over the years. Discover your paradise in your abode to live a truly heavenly life.

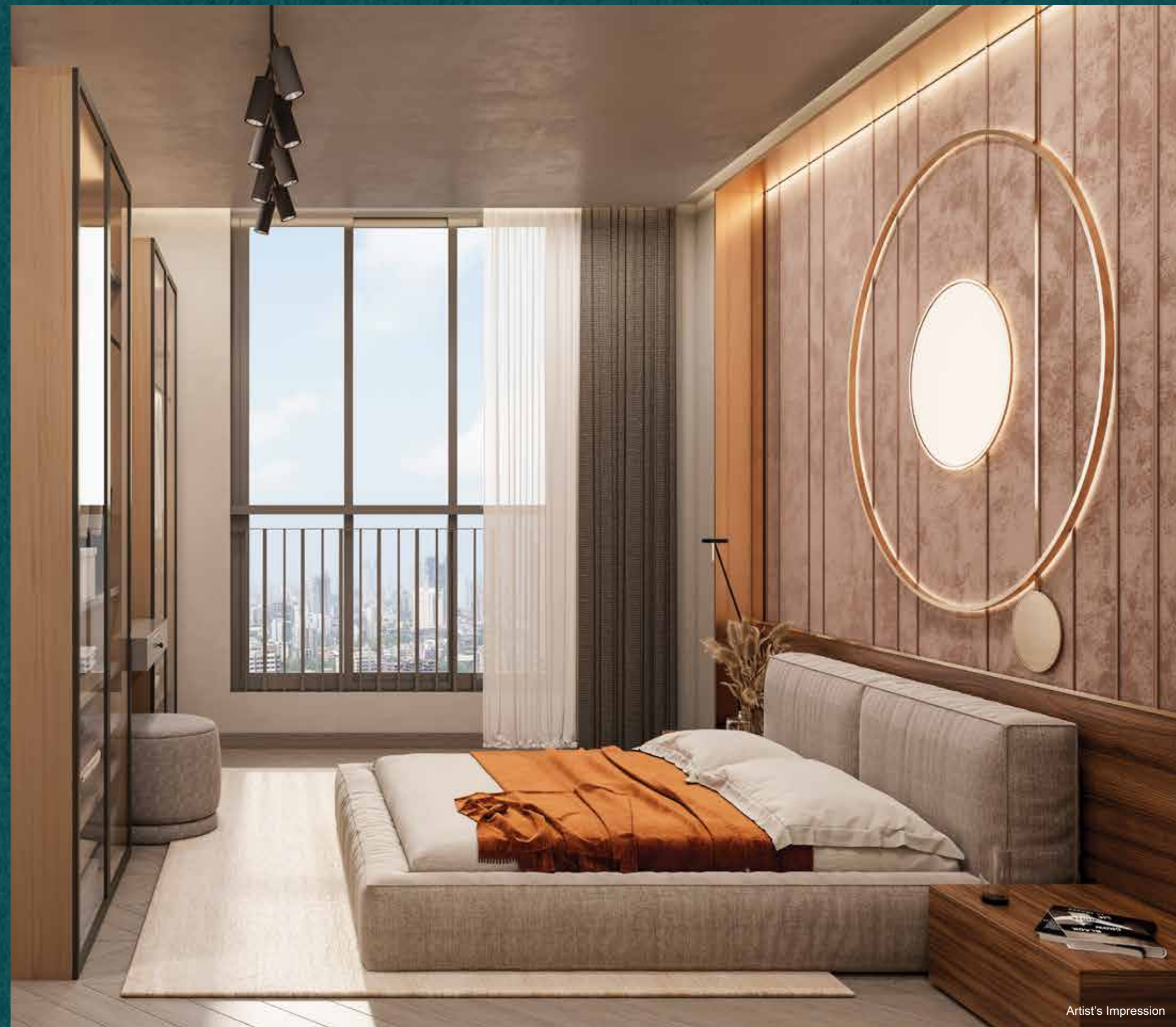
**IT'S SAID THAT LIFE IN
PARADISE IS FLAWLESS.
SEE IT FOR YOURSELF!**



**WITNESS THE DIVINE
TASTE OF A LIFE IN
PARADISE.**



**IF YOU COULD LIVE
IN PARADISE,
THIS IS WHAT IT
WOULD'VE LOOKED LIKE**



**WHY DREAM ABOUT
A PARADISE, WHEN
YOU CAN LIVE IN ONE?**





**AESTHETICALLY CRAFTED
FOR AN EXCELLENT LIFE.**



**A DREAMLAND FOR THE INNOCENT,
DESIGNED WITH PERFECTION.**





ASSORTED WITH ACCESSORIES TO MAKE EVERY MOMENT SPECIAL

FLOORING

- Vitrified flooring in living, dining, bedroom, kitchen and passage

KITCHEN

- Premium Solid Surface kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI Mark
- One ELCB per flat and MCB for each room
- TV, AC point, ceiling fan point and regulator point in living room and all bedrooms
- Telephone and WI-FI point provision in Living Room & Master Bedroom

PAINTING

- Gypsum finish internal walls
- Premium eco-friendly quality paint for walls and ceilings

DOORS

- Flushed doors with Laminate Finish in Living Room & Bedrooms

WINDOWS

- Sliding windows with engineered frames with clear glass
- M.S Handrail protection from inside of window
- Mosquito net for Bedroom and Living Room
- Glass Railing for Living Room Balcony

SANITARY

- Matt Finish anti-skid good quality tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings
- Sanitary fittings of standard make
- Hot water instant geyser
- Well ventilated bathrooms

SECURITY

- Intercom & Video Door Phone system in each flat





MAKE EVERY SQUARE FOOT YOUR PARADISE

The world may stretch to infinity, but what if your world is the abode that you dwell inside? A world that comforts and surprises you at every step and every moment to live a life that redefines the idea of paradise.



PODIUM 3 & 4 FLOOR PLAN

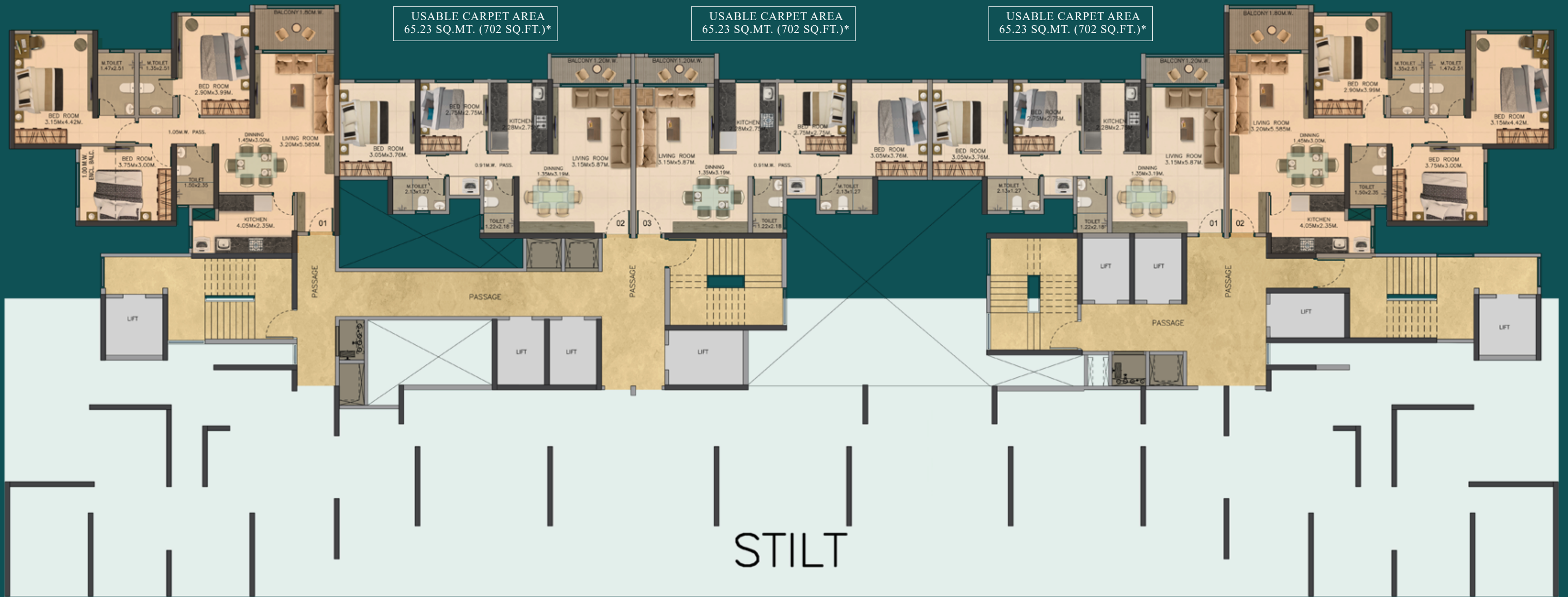
USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*



WING A

WING B



- 2 BHK TYPE 2
- 3 BHK TYPE 1

Please Note: All Dimensions mentioned in the typical floor plan are in meters. 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.



TYPICAL FLOOR PLAN 5TH TO 16TH FLOOR

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*



USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
89.44 SQ.MT. (963 SQ.FT.)*

USABLE CARPET AREA
89.44 SQ.MT. (963 SQ.FT.)*

WING A

WING B

Legend for apartment types:

- 2 BHK TYPE 2 (Light yellow)
- 2 BHK TYPE 1 (Light green)
- 3 BHK TYPE 2 (Light pink)
- 3 BHK TYPE 1 (Light orange)

Please Note: All Dimensions mentioned in the typical floor plan are in meters. 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.



TYPICAL FLOOR PLAN 17TH TO 36TH FLOOR

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*



USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
89.44 SQ.MT. (963 SQ.FT.)*

USABLE CARPET AREA
89.44 SQ.MT. (963 SQ.FT.)*

WING A

WING B



- 2 BHK TYPE 2
- 2 BHK TYPE 1
- 3 BHK TYPE 2
- 3 BHK TYPE 1

Please Note: All Dimensions mentioned in the typical floor plan are in meters. 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.



REFUGE FLOOR PLAN

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*

USABLE CARPET AREA
96.48 SQ.MT. (1039 SQ.FT.)*



USABLE CARPET AREA
47.69 SQ.MT. (513 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
65.23 SQ.MT. (702 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
60.43 SQ.MT. (650 SQ.FT.)*

USABLE CARPET AREA
89.44 SQ.MT. (963 SQ.FT.)*

USABLE CARPET AREA
76.15 SQ.MT. (820 SQ.FT.)*

WING A

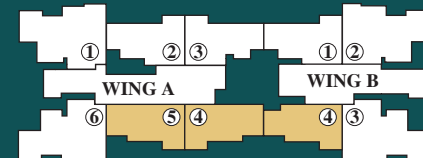
WING B

-
- 1 BHK
 - 2 BHK TYPE 3
 - 2 BHK TYPE 1
 - 2 BHK TYPE 2
 - 3 BHK TYPE 2
 - 3 BHK TYPE 1

Please Note: All Dimensions mentioned in the typical floor plan are in meters. 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.

2 BHK - TYPE 1
A Wing - Flat No. 4 & 5
B Wing - Flat No. 4

RERA CARPET AREA: 57.07 SQ.MT. (614 SQ.FT.)*
 BALCONY: 3.36 SQ.MT. (36.16 SQ.FT.)*
 USABLE CARPET AREA: 60.43 SQ.MT. (650 SQ.FT.)*



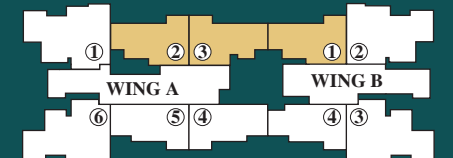
AREA	SIZE (SQ. FT.)*
LIVING	10' 6" X 17' 6"
C. PASSAGE	12' 2" X 3'
KITCHEN	7' 6" X 9' 8"
MASTER BEDROOM	10' X 10'
C.B.	7' 11" X 2'
M. BED PASSAGE	5' 7" X 3'
C. BEDROOM	9' X 9' 7"
M. TOILET	7' X 4' 2"
C. TOILET	7' X 4' 2"
LIVING BALCONY	10' 6" X 3' 11"
UTILITY	4' 2" X 2'



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.

2 BHK - TYPE 2
A Wing - Flat No. 2 & 3
B Wing - Flat No. 1

RERA CARPET AREA: 61.87 SQ.MT. (666 SQ.FT.)*
 BALCONY: 3.36 SQ.MT. (36 SQ.FT.)*
 USABLE CARPET AREA: 65.23 SQ.MT. (702 SQ.FT.)*



AREA	SIZE (SQ. FT.)*
LIVING	10' 4" X 19' 3"
DINING	4' 5" X 10' 6"
C. PASSAGE	9' 2" X 3'
KITCHEN	7' 6" X 9'
MASTER BEDROOM	10' X 12' 4"
M. BED PASSAGE	4' 1" X 3"
C. BEDROOM	9' X 9'
M. TOILET	7' X 4' 2"
C. TOILET	4' X 7' 2"
LIVING BALCONY	10' 6" X 3' 11"
UTILITY	3' 10" X 2' 6"

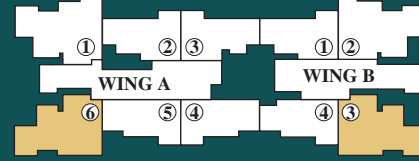


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3 BHK - TYPE 2

A Wing - Flat No. 6
B Wing - Flat No. 3

RERA CARPET AREA: 82.52 SQ.MT. (888 SQ.FT.)*
BALCONY: 4.30 SQ.MT. (46 SQ.FT.)*
ENCLOSED BALCONY: 2.62 SQ.MT. (28 SQ.FT.)*
USABLE CARPET AREA: 89.44 SQ.MT. (963 SQ.FT.)*



AREA	SIZE (SQ. FT.)*
LIVING	10' 6" X 16' 9"
FOYER	4' 11" X 5' 1"
DINING	5' 11" X 11' 2"
C. PASSAGE	9' 8" X 3' 5"
KITCHEN	13' 4" X 7' 5"
MASTER BEDROOM 1	10' 4" X 10' 2"
MASTER BEDROOM 2	10' 4" X 14'
M. BED PASSAGE	5' 7" X 3' 5"
C. BEDROOM	9' 8" X 9' 10"
M. TOILET 1	4' 6" X 7' 9"
M. TOILET 2	4' 10" X 7' 9"
C. TOILET	4' 1" X 7' 1"
LIVING BALCONY	10' 6" X 5'

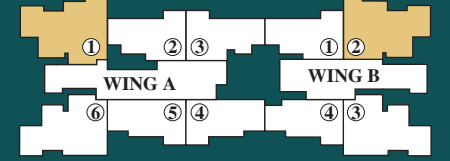


Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from 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.

3 BHK - TYPE 1

A Wing - Flat No. 1
B Wing - Flat No. 2

RERA CARPET AREA: 88.26 SQ.MT. (950 SQ.FT.)*
BALCONY: 5.29 SQ.MT.(57 SQ.FT.)*
ENCLOSED BALCONY: 2.93 SQ.MT. (32 SQ.FT.)*
USABLE CARPET AREA: 96.48 SQ.MT. (1039 SQ.FT.)*



AREA	SIZE (SQ. FT.)*
LIVING	10' 6" X 18' 4"
FOYER	4' 11" X 5' 3"
DINING	4' 9" X 9' 10"
C. PASSAGE	10' 7" X 3' 5"
KITCHEN	13' 4" X 7' 9"
MASTER BEDROOM 1	9' 8" X 13' 1"
MASTER BEDROOM 2	10' 4" X 14' 6"
M. BED PASSAGE	5' 7" X 3' 5"
C. BEDROOM	12' 4" X 9' 10"
M. TOILET 1	4' 5" X 8' 3"
M. TOILET 2	4' 10" X 8' 3"
C. TOILET	4' 11" X 7' 9"
LIVING BALCONY	10' 6" X 6'



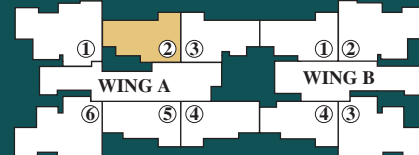
Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from 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.

1 BHK

A Wing - Flat No. 2

(Refuge Floor)

RERA CARPET AREA: 44.34 SQ.MT. (477 SQ.FT.)*
 BALCONY: 3.35 SQ.MT.(36 SQ.FT.)*
 USABLE CARPET AREA: 47.69 SQ.MT. (513 SQ.FT.)*



AREA	SIZE (SQ. FT.)*
LIVING	10' 4" X 19' 3"
DINING	4' 5" X 10' 6"
C. PASSAGE	9' 2" X 3'
KITCHEN	7' 6" X 9'
BEDROOM	9' X 9'
TOILET	4' X 7' 2"
LIVING BALCONY	10' 6" X 3' 11"
UTILITY	4' X 2' 6"



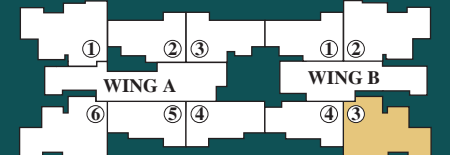
Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from 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.

2 BHK - TYPE 3

B Wing - Flat No. 3

(Refuge Floor)

RERA CARPET AREA: 72.03 SQ.MT. (775 SQ.FT.)*
 BALCONY: 4.12 SQ.MT. (44 SQ.FT.)*
 USABLE CARPET AREA: 76,15 SQ.MT. (820 SQ.FT.)*



AREA	SIZE (SQ. FT.)*
LIVING	10' 6" X 16' 9"
DINING	6' 3" X 11' 2"
C. PASSAGE	9' 8" X 3' 5"
KITCHEN	10' X 10' 3"
MASTER BEDROOM	10' 4" X 14'
M. BED PASSAGE	5' 7" X 3' 5"
C. BEDROOM	9' 10" X 9' 8"
M. TOILET	4' 10" X 7' 9"
C. TOILET 1	4' 1" X 7' 1"
C. TOILET 2	4' 6" X 7' 9"
LIVING BALCONY	10' 6" X 4' 5"



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.



MAKING SURE THAT IT REMAINS A PARADISE FOREVER

GREEN FEATURES

- Rain Water Harvesting
- Sewage Treatment Plant
- Provision Of Organic Waste Composter
- Solar Panels for Hot Water
- Energy Efficient Lights in Common Areas
- Energy Saving Appliances
- Efficient use of Natural Ventilation
- Low VOC Paints
- Water Efficient Fixtures
- Use of Recycled Water for Flushing and Gardening
- Native Plant Species for Landscaping
- Outdoor Sports Activities for Health Conscious Environment
- Disable Friendly Access Ramps for differently abled at the entrance



BUILDING AMENITIES

- Society Office
- Security Access Control with CCTV Provision at Podium and Main Entrance Lobby
- Common Toilets at Ground Floor Level
- Firefighting and Fire Alarm System for the Building
- Electrical and Power Backup for Common Areas
- Gas Leak Sensors





THE MINDS BEHIND THE PARADISE



DESIGN ARCHITECT *Archetype Consultants (I) Pvt. Ltd.*

Archetype Consultants (I) Pvt. Ltd. is an architectural company headed by Ar. Pravin Jadhav & Ar. Joyti Pravin Jadhav that offers diversified architectural design service with a multi-disciplinary approach. This is reflected in the services offered in housing, commercial educational, institutional, urban development & hospitality sectors. They follow a 'studio system' where each team provides distinctive solutions for projects and is actively involved from its inception to occupancy. They specialise in giving minute attention to the detailing of a project. ACIPL has been founded on the principle that timeless & valued architecture is a successful integration of aesthetics, practicality & functionality. With an eternal demand for a good piece of architecture, complexity has become more than an aesthetic preference. ACIPL recognizes that adaptability is the need of the hour. Some of their notable projects include Saphire Hospital - Thane, Seven Square Academy, Impulse Tech Park.

Dosti Realty has been associated with ACIPL since the last 15+ years and have jointly delivered Dosti Vihar, Dosti Imperia, Dosti Planet North over the last few years with their expertise.



LANDSCAPE CONSULTANTS *Arun Kumar Designers & Consultants Pvt Ltd*

Arunkumar Designers & Consultants Pvt Ltd (ADCPL), a 35 year's old company in the business of Design Consultancy Services specialized in Master Planning, Landscape Architecture and Environment Management for various types of projects. Together with their clients they strive to create innovative and rewarding environments where people are encouraged to relax with natural and built environments. They believe every project has a unique opportunity to create spaces that are aesthetically pleasing and functional while improving the quality of the environment. Their strength lies in Urban Design, Master planning, Landscape architecture for the buildings(Residential/Commercial/IT Parks),Hospitality industry, Eco Tourism Projects, Biodiversity Parks including Large Mix Use developments, Healthcare sectors, etc.



STRUCTURAL CONSULTANT *JW Consultants LLP*

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



VISUALISERS *Studio FOV & Abacus*

Studio FOV produces a myriad range of visual materials, from conceptual images and animations to complete digital video productions and virtual reality experiences. The work involves a unison of creative ideas and expertise along with architects, interior designers, project managers and real estate developers to ensure execution and delivery par excellence.



MOEF *Pristine Consultants*

Pristine Environmental Solutions provides total engineering solutions from concept to completion for Environmental Impact Assessments, Environmental monitoring, Environmental Site Assessment (Due Diligence), Enviro- Legal Studies, Environmental Audit, Noise Mapping and Modelling and Renergy audits. We also give comprehensive solutions for Municipal Solid Waste (MSW) management and Hazardous Waste Management.



MEP CONSULTANT *Engineering Creations Public Health Consultancy Pvt. Ltd.*

It has been evolved with the specific purpose of providing a sound and reliable structure through our continuously monitored and engineered professional approach. Engaged in service contracts of expert plumbing consultancy and firefighting services for over 16 years, it endeavors to deliver within the given framework of time and constraints, an innovative technology without excessive cost overruns. They have provided their services for projects of special repute such as Nirlon Knowledge Center - Goregaon, Reliance Petroleum Ltd - Jamnagar, Bangalore Airport Expansion and other such impeccable projects.

Dosti Realty's strong partnership has been established with ECPHC since 2012 and they have delivered their expertise at Dosti Planet North and Dosti Parel.



IGBC CONSULTANTS *Earthup Environment Consultants*

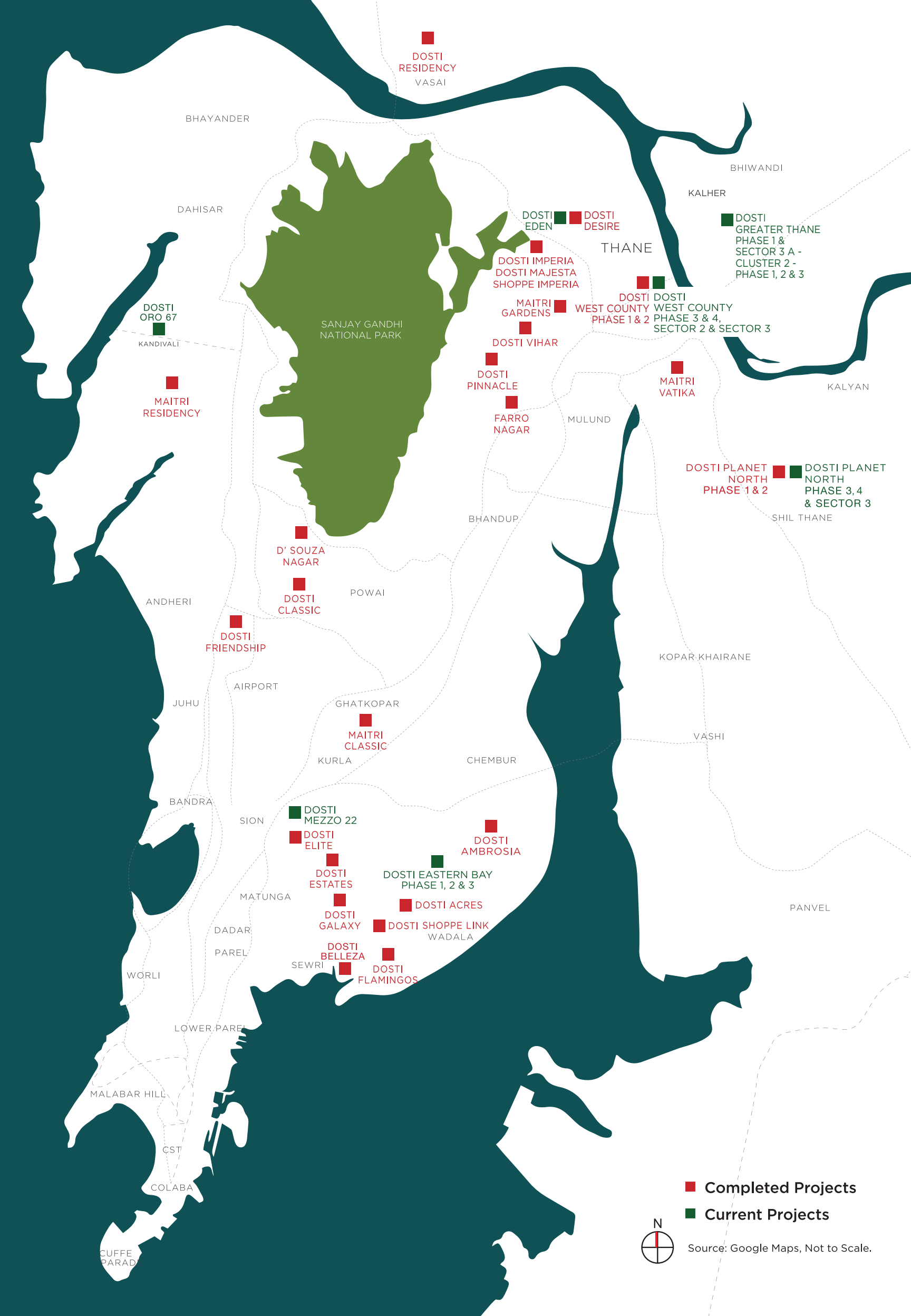
Earthup Environment Consultants are dedicated to providing a practical, cost-effective technical solutions. They aim at achieving highest quality outcome with a team of multi-disciplinary experts. The sustainability is not linked only with the environment, but also, with the social and economic environment, forming so, the three pillars that aim to guarantee the planet's integrity and to improve the quality of life.

LIAISON ARCHITECT *10 Folds Architects & Consultants*



AWARDS AND ACCOLADES

- Dosti Greater Thane, Kalher - Awarded Iconic project of The Year - Beyond Thane at Mid-Day Gems of India Awards, 2023
- Dosti Mezzo 22, Sion - Awarded Iconic Premium Residential Project at Mid-Day International Real Estate & Infrastructure Icons Awards 2022
- Dosti West County – Dosti Nest, Thane (W) - Awarded Iconic Project of the Year at Mid-Day International Real Estate & Infrastructure Icons Awards 2022
- Dosti Eastern Bay, New Wadala - Awarded Iconic Residential Project of the Year South Mumbai at the Times Real Estate Conclave & Awards 2021
- Dosti Oro 67, Kandivali (W) - Awarded Upcoming Residential Project – Western Suburbs at the Mid-Day Real Estate International Icons Award 2021
- Dosti Eastern Bay, New Wadala - Awarded Iconic Residential Project South Mumbai by Hindustan Times Real Estate Titans 2020
- Dosti Eastern Bay, New Wadala - Won Iconic Luxury Homes - South Mumbai by Mid-Day Real Estate Icons Awards 2020
- 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, Thane (W) - Awarded Iconic Planned Project Central Mumbai 2019 - Mid-day Real Estate Icons Awards 2019
- Dosti West County, Thane (W) - Awarded Iconic Planned Project Central Mumbai 2019 by Mid-Day Real Estate & Infrastructure Icons Award 2019
- Dosti West County, Thane (W) - Awarded Best Project of the Year Thane in 2018 by Accommodation Times
- Dosti West County, Thane (W) - Awarded Ultimate Residential project - Thane in 2018 by Hindustan Times
- Dosti Desire, Thane (W) - 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 - Awarded Real Estate Industry Achievement Award - 2017 Grohe Hurun
- Dosti Desire, Thane (W) - 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 - Awarded Best Residential Project of the Year by Construction Times in 2015
- Dosti Vihar, Thane (W) - Won the Premium Apartment Project of the Year (West) by NDTV in 2015
- Dosti Realty Ltd - 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 (W) - Awarded Project of the Year by Accommodation Times in 2014
- Dosti Imperia, Thane (W) - Pre-certified Green Building aiming for Gold rating by LEED in 2013
- Dosti Vihar, Thane (W) - 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 - 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 - 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



■ Completed Projects
 ■ Current Projects

Source: Google Maps, Not to Scale.



THE LEGACY OF TRUST AND INTEGRITY



Dosti Realty has been in the real estate business for over 4 decades and delivered more than 129 properties till date, encompassing a portfolio of over 11.70 mn. sq. ft. Currently Dosti Realty is constructing over 14 mn. sq. ft. across the Mumbai Metropolitan Region and Pune. Till date it has sold homes to 15,800+ happy families and continues to transform the skyline with its developments. The company has experience in various development types, be it Residential, Retail, IT Parks, etc. Over the years, it has been known for its Aesthetics, Innovation, Quality, Timely Delivery, Trust and Transparency, values that have built lasting relationships.

RECENTLY COMPLETED PROJECTS



ONGOING PROJECTS



Dosti Imperia -Dosti Majesta MahaRERA No. P51700010988, Dosti West County - Dosti Oak MahaRERA No. P51700008565, Dosti West County - Dosti Cedar is registered under MahaRERA No. P51700015258, Dosti Desire - Dosti Joy MahaRERA No. P51700008886, Dosti Desire - Dosti Pearl MahaRERA No. P51700005623 are available on website - <https://maharera.mahaonline.gov.in> under registered projects.

Dosti Eastern Bay - Phase 1 - MahaRERA No. P51900025142, Phase 2 - MahaRERA No. P51900030769, Phase 3 - MahaRERA No. P51900032067, Dosti West County - Dosti Nest - Phase 1 - MahaRERA No. P51700033640, Phase 2 - MahaRERA No. P51700033663, Phase 3 - MahaRERA No. P51700049724, Dosti West County - Dosti Tulip - MahaRERA No. P51700032666, Dosti Oro 67 - MahaRERA No. P51800029143, Dosti Mezzo 22 Sion - MahaRERA No. P51900026976, Dosti Greater Thane - Phase 1 MahaRERA No. P51700024923, DGT - Sector 3A - Cluster 2 - Phase 1 MahaRERA No. P51700048334, DGT - Sector 3A - Cluster 2 - Phase 2 MahaRERA No. P51700048335, DGT - Sector 3A - Cluster 2 - Phase 3 MahaRERA No. P51700048333 and are available on website - <https://maharera.mahaonline.gov.in> under registered projects is registered under registered projects.



Site Address: Dosti Eden at Dosti Desire - Phase 2, Off Ghodbunder Road, Near Orchids International School, Brahmand Road, Thane (W) - 400607
T: +91 86577 03367
Corporate Office: DD Associates (AOP), Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
www.dostirealty.com

Dosti Desire Phase 2 is registered under **MahaRERA No. P51700049421** and is available on the website - <https://maharera.mahaonline.gov.in> under registered projects.

Project Funded by



Disclosures: (1) The artist's impressions and Stock images 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 Dosti Eden 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) Mr Laxman Jaggu Shelke, the owner of the adjacent plot shall be entitled to use the entry/driveway shown in yellow colour wash on layout plan, jointly with the purchasers / society as an access/ approach road to his plot. (5) The sale of all the premises in Dosti Eden at Dosti Desire - Phase 2 project shall be governed by terms and conditions incorporated in the Agreement for Sale. (6) This project is funded by JM Financial Credit Solutions Limited.