



YOUR FLIGHT OF FANCY
ENDS AT THIS

*Masterpiece
OF Beauty.*



FRIENDS FOR LIFE

Site Address: Dosti Belleza, Adjacent to JBCN International School, G. D. Ambekar Marg, Parel, Mumbai - 400 012 • T: +91 22 2174 5544

Corporate Office: Dosti Realty Ltd., Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
www.dostirealty.com



The project has been registered via MAHARERA registration number: **P51900015989** and is available on website - <https://maharerait.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 image of 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 sale of all the flats in the Dosti Belleza shall be governed by terms and conditions incorporated in the Agreement for Sale. (4) The project is mortgaged to ICICI Bank Ltd. NOC from the mortgagee bank will be provided, if required.

IF YOU EVER BELIEVED IN THE

Beauty OF YOUR
Dreams...



Actual North Side View From Site

HERE'S A *Reality*
MORE *Beautiful*
THAN YOUR DREAMS.

Dreams are fragile. Dreams are fleeting. Dreams are unreal. But if your dreams are beautiful, and if you have a steadfast belief in the beauty of your dreams; a beautiful reality is never far away.

Presenting Dosti Belleza. Indeed a refined manifestation of your delightful dreams, this stunning work of art fulfils your aspirations which you thought were ever so elusive.

You are invited to reach for the stars on the wings of your dreams.

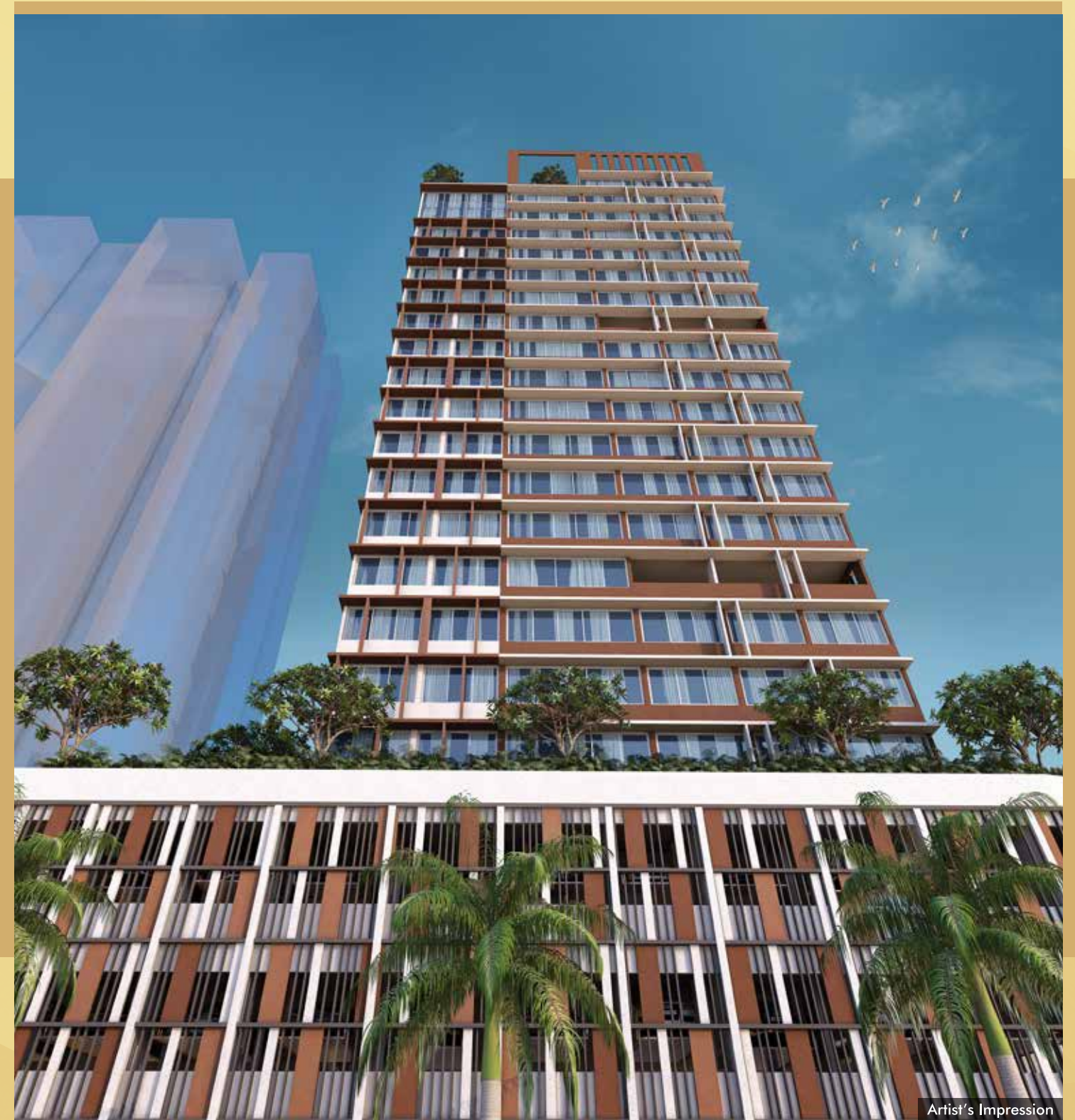
Ground + 2 Podium + 23 storeys | 2 & 3 BHK Apartments



A THING OF *Beauty*
IS JOY *Forever*


























A masterpiece of design and planning, Dosti Belleza is an elegant, majestic and a grandiose creation crafted to perfection. Radiating its splendour far and wide, Dosti Belleza is a masterpiece you will easily relate with.

A thing of exquisite beauty Dosti Belleza is truly a joy forever. This embodiment of pristine flamboyance, invites the connoisseurs of beautiful living to live a reality that's more beautiful than the most beautiful dream.



Connectivity TO THE CORE

Dosti Belleza, besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of Mumbai city. The present and the upcoming transport infrastructure around Dosti Belleza assures of a lifestyle that's convenient to the core.

-  Airport
-  Railway Track
-  Eastern Express Highway
-  Western Express Highway
-  Ghodbunder Road
-  Chembur-Jacob Circle Monorail Line
-  Santacruz-Chembur Link Road
-  Eastern Freeway
-  Mumbai Coastal Road
-  Bandra-Worli Sea Link
-  Business Hub
-  Ghatkopar-Versova Metro Line 1
- PROPOSED 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
-  Wadala-GPO (CST) Metro Line 8
-  Andheri (E)-Bandra (E) Metro Line 9
-  Dahisar (E)-Mira Bhayander Metro Line 10
-  Mumbai Trans Harbour Link (Sewri-Nhava Sheva)
-  Proposed Worli to Sewri Road
-  Navi Mumbai Airport

Source: Google Maps. Not to Scale
*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 10th Oct., 2018.



Convenience UP CLOSE

At Dosti Belleza you are conveniently placed with all your social, religious, educational, entertainment and daily needs being around the corner. You are stone's throw away from school, college, market, malls, theatres, temple etc. Living this up close to convenience makes your life smoother and better.



STAY CLOSE TO

Daily Needs

SCHOOLS

J.B.C.N International School	- 0.5 min
Don Bosco High School	- 10 mins
Podar ORT International School IB	- 10 mins
Kamaladevi Gobindram Tahlilani High School	- 12 mins
Holy Cross High School	- 20 mins
Bombay Scottish School	- 20 mins

HOSPITALS

Global Hospital	- 05 mins
KEM Hospital	- 05 mins
Bajaj Orthopaedic Hospital	- 05 mins
Tata Memorial Hospital	- 12 mins
Kikabhai Trust Hospital	- 15 mins
Sion Hospital	- 20 mins
Wadia Hospital	- 25 mins
Hinduja Hospital	- 30 mins

PLACES OF WORSHIP

Bhagwan Adeshwarji Jain Derasar	- 05 mins
Shree Suvidhinath Jain Derasar	- 06 mins
Shri Adishwar Shwetamber Jain Derasar	- 07 mins
Shri Guru Singh Sahab	- 10 mins
Swami Narayan Mandir	- 15 mins
Shree Mahavir Swami Jain Derasar	- 15 mins
Siddhivinayak Temple	- 25 mins

COLLEGES

Ruia College	- 15 mins
Welingkar College	- 15 mins
Podar College	- 17 mins
VJTI College	- 20 mins

ENTERTAINMENT

PVR, Sion	- 20 mins
Imax Adlabs, Wadala	- 25 mins
Shivaji Park	- 15 mins
High Street Phoenix Mall	- 16 mins

FINE DINE RESTAURANTS

Punjab Grill	- 18 mins
The Sahib Room & Kipling Bar	- 19 mins
By The Mekong	- 20 mins
Rivers To Oceans	- 20 mins

NIGHT LIFE

Tamasha	- 16 mins
Todi Mill Social	- 18 mins
Farzi Cafe	- 18 mins
Hard Rock Cafe Mumbai	- 16 mins

HIGH STREET SHOPPING

D Mart	- 0.5 min
High Street Phoenix Mall	- 16 mins
Gandhi Market	- 20 mins
Matunga Market	- 20 mins
Dadar Market	- 30 mins



Stock images used for representation purpose only

Grand WELCOME

The entrance of Dosti Belleza is just the beginning to the majestic lifestyle that thrives inside. It sets the ball rolling for an out of the world experience offered by Dosti Belleza.



Artist's Impression

GREENERY ELEVATED TO
Infinity

At Dosti Belleza, it's not only the luxury but also the greenery that's placed at a height. Perched atop the podium and right at your feet is the lush green landscape smiling upon you, inviting you to be one with it. Walk the green carpet of serenity elevated to infinity.



Artist's Impression

VIEW TO *Relish.* AN EXPERIENCE TO *Treasure.*



Actual South East Side Day View From Site



Actual South East Side Night View From Site



Actual North Side View From Site



Actual West Side View From Site

INTERNAL & EXTERNAL *Specifications*

APARTMENT

- Vitrified tiles in living, dining, passage, kitchen and in all bedrooms.
- Wooden finish antiskid vitrified tiles in utility area
- Color anodized sliding window with tinted glass with ms grills in bedrooms & ss glass railing in living room
- Mosquito net for all bedrooms and living room
- All side walls of the room, kitchen, passage painted with luster paint & ceiling plastic paint
- Provision for split ACs in all bedrooms & living room
- Electrical wiring & fitting of concealed type P.V.C conduit good quality copper wire
- All electrical switches of reputed make
- One ELCB per flat & MCB for each room
- TV, internet & telephone points in living room & bedrooms
- Doors in living, bedroom & toilet in laminate finish on both the sides. Fire resistant door with laminate finish for kitchen.

KITCHEN

- Agglomerated quartz stone on kitchen platform with marble support
- Stainless steel sink with dry board of reputed make
- Vitrified dado tiles on all the walls upto beam bottom

BATHROOM

- Anti skid vitrified tiles for all toilet flooring
- All the toilets with vitrified tiles cladding up to beam bottom
- False ceiling in all toilets
- Bath & sanitary wares of reputed make

- 15 ltr. boiler with hot-cold mixer in all toilets
- Glass partition in shower area for master bedroom toilets
- Mirror above the counter

COMMON AMENITIES & FACILITIES

- All typical floor lift lobbies with vitrified flooring & full height vitrified dado tiles with false ceiling.
- Central intercom system with cctv & video door phone
- Two passenger & one service lift of reputed make
- Provision for visitor parking

SAFETY & SECURITY

- 24 hours security
- Provision of access control card for additional security
- Security access control provision at podium & main entrance lobby
- Fire fighting & fire alarm system for entire building
- Fire sprinklers in each apartment, parking areas & lift lobbies
- All common areas supervised by CCTV
- The project features use of high efficiency aluminium formwork system with block work for quality construction (Mivan technology)



Stock Image

PODIUM LAYOUT TOP



- LEGEND
- 1. ENTRY TO PODIUM GARDEN
 - 2. SEATING DECK WITH PERGOLA
 - 3. PARTY LAWN
 - 4. SEATING ALCOVES
 - 5. KIDS' PLAY AREA
 - 6. WALKING PATH

TYPICAL FLOOR PLAN



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.



SPACIOUS 2 BHK UNIT PLAN



RERA CARPET AREA: 78.36 SQ. MT. (843.47 SQ. FT.)

Areas	Size
LIVING	12'2" x 21'10"
KITCHEN	7'1" x 11'11"
M. BEDROOM	11'6" x 16'3"

Areas	Size
ATT. TOILET	7'9" x 5'1"
BEDROOM	10'10" x 12'10"
COMMON TOILET	6'4" x 5'1"

Areas	Size
PASSAGE ETC.	11'2" x 3'1"
DRY BALCONY	4'0" x 6'4"

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.



LUXURIOUS 3 BHK - TYPE 1

UNIT PLAN



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RERA CARPET AREA: 96.30 SQ. MT. (1036.57 SQ. FT.)

Areas	Size
LIVING	18'9" x 17'0"
KITCHEN	12'0" x 7'5"
M. BEDROOM	11'2" x 14'7"
ATT. TOILET	5'0" x 8'0"

Areas	Size
BEDROOM	11'0" x 10'10" 3'3" x 8'0"
ATT. TOILET	7'0" x 5'1"
BEDROOM	10'10" x 11'5"
COMMON TOILET	5'0" x 8'3"

Areas	Size
PASSAGE ETC.	5'3" x 3'0"
DRY BALCONY	3'7" x 7'1"

SUPER LUXURIOUS 3 BHK - TYPE 2 UNIT PLAN



RERA CARPET AREA: 104.00 SQ. MT. (1119.46 SQ. FT.)

Areas	Size
LIVING	19'0" x 16'3"
KITCHEN	9'0" x 11'0"
M. BEDROOM	11'4" x 12'2"
ATT. TOILET	7'11" x 5'1"

Areas	Size
BEDROOM	11'6" x 12'9"
ATT. TOILET	7'10" x 5'1"
BEDROOM	10'9" x 12'10"
COMMON TOILET	5'0" x 8'0"

Areas	Size
PASSAGE	14'8" x 3'2"
DRY BALCONY	8'8" x 3'5"
ENTRANCE FOYER	4'2" x 5'10"

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.

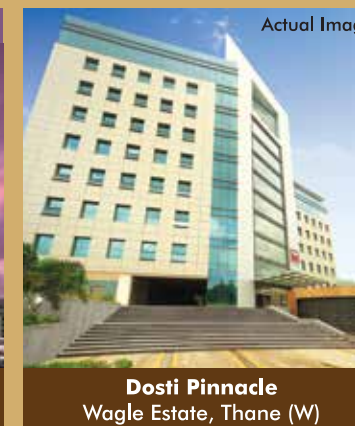
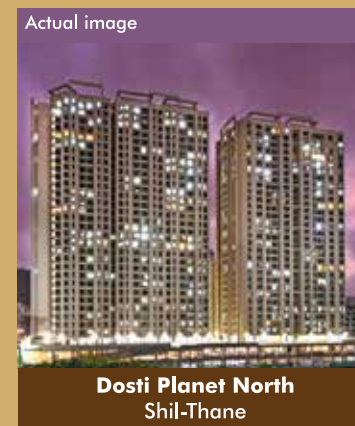
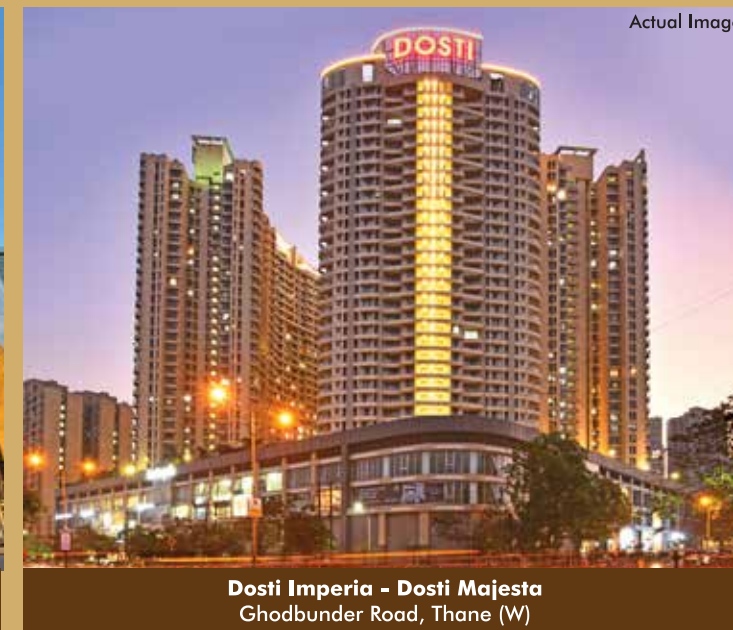
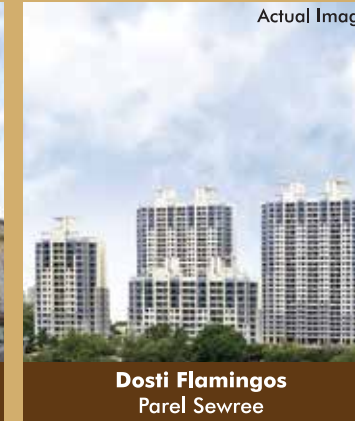
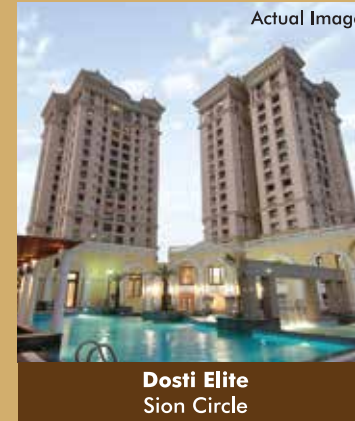




A HALLMARK OF TRUST & EXCELLENCE

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 over 42,700 residents. Encompassing a portfolio of 9.5 mn. sq. ft. across Mumbai, the company has experience in various development types be it Residential, Commercial, Retail, IT Parks etc. Over the years, it has been known for Aesthetics, Innovation, Quality and Timely Delivery, values that have build lasting relationships. The company has now expanded to other cities like Ahmedabad and Pune as well.

TRUST & FRIENDSHIP | INTEGRITY | QUALITY | TRANSPARENCY
INNOVATIVE PLANNING | SUSTAINABLE DEVELOPMENT



Dosti Imperia -Dosti Majesta project is registered under MahaRERA No. P51700010988 and is available on website <https://maharera.mahaonline.gov.in> under registered projects. Please note that sale/lease of all premises in these projects shall be governed by agreement of sale/lease.

DOSTI REALTY

Awards and Accolades

- 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 PodiumGarden 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

DREAM TEAM

DESIGN ARCHITECT
Architect Hafeez Contractor

LIAISON ARCHITECT
M/s S.G. Dalvi & Associates

LANDSCAPE CONSULTANT
EPLA Studio LLP.

RCC CONSULTANT
JW Consultants LLP.

MEP CONSULTANT
Electro-Mech Consultants Pvt. Ltd.

LEGAL CONSULTANT
Vigil Juris, Mumbai

VERTICAL TRANSPORT CONSULTANT
Lerch Bates Pvt. Ltd.