



FRIENDS FOR LIFE

UNCOVER  
WHAT  
YOU  
DESIRE

DOSTI  
**DESIRE**

DOSTI PEARL

OFF GHODBUNDER ROAD, THANE (W)

DOSTI DESIRE - DOSTI PEARL MahaRERA NO. P51700005623



FRIENDS FOR LIFE

## THE LEGACY OF TRUST AND INTEGRITY

Dosti Realty has been in the real estate business for over 3 decades and delivered more than 116 properties till date, providing homes to over 8,500+ families over 42,500 residents. Encompassing a portfolio of 9.3 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.



Dosti Vihar  
Pokhran Road No. 1, Thane (W)



Dosti Pinnacle  
Wagle Estate, Thane (W)



Dosti Planet North  
Shil-Thane



Dosti Imperia  
Ghodbunder Road, Thane (W)

















Dosti Ambrosia  
New Wadala


The Project is being developed by D. D. ASSOCIATES (AOP) which is a part of conglomerate of Dosti Group Companies/Firm/Entities.

## DOSTI REALTY AWARDS AND ACCOLADES

- Dosti Realty - 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, Byculia by the Tree Authority and Brihanmumbai Mahanagar Palika 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 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 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 ISO 9001:2008 Certified Company by URS in 2012
- Dosti Acres, New Wadala won the Best Maintained Podium Garden by the Municipal Corporation of Mumbai for 3 consecutive years from 2008 onwards
- Dosti Flamingos, Parel-Sewree won the Best Maintained Landscaped Garden by the Municipal Corporation of Mumbai in 2005



-  Airport
-  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 METRO LINES**
-  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



Source: Google Maps. Not to Scale

\*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 30<sup>th</sup> November 2017



## APT DESTINATION FOR EVERYTHING

Thane, the crowning glory of Mumbai, is the city of well preserved lakes that flaunts of withholding nature's pristine bounties. Rapid development and exemplary infrastructure has made Thane the most sought after future ready city on the global map. Being easily accessible to prominent destinations of work, leisure and entertainment, makes Thane an apt destination.



## GOING THE DISTANCE

|                           |         |            |         |
|---------------------------|---------|------------|---------|
| • Eastern Express Highway | 05 mins | • Airport  | 35 mins |
| • Thane Station           | 12 mins | • Andheri  | 35 mins |
| • Mulund                  | 15 mins | • Goregaon | 40 mins |
| • Airoli                  | 20 mins | • Malad    | 45 mins |
| • Powai                   | 25 mins | • BKC      | 50 mins |
| • Borivali                | 30 mins | • Worli    | 60 mins |
| • Vashi                   | 30 mins | • Panvel   | 60 mins |

As per normal traffic conditions

Source: Google maps



## THANE, AN APT AMALGAMATION OF FUTURE AND PAST.

Thane, the City of Lakes, preserves its beauty of natural vistas yet growing rapidly to become the best among future ready cities around the world. The city is not only well connected to prominent destinations, but also has robust infrastructure to tackle the future growth challenges.



## SOME OF THE HIGHLIGHTS OF THANE CITY ARE...

- Thane is a major sister to Mumbai City
- Connected to the arterial Eastern and Western Express Highways
- It is a main Railway Junction for Central and Harbour lines
- Majiwada - Kasarvadavali has been projected as one of the top 5 investment destinations across 5 major cities in india (Residential Investment Advisory Report; 2016 - Knight Frank)
- Thane is the 4<sup>th</sup> largest centre for generating business and employment. It is also 2nd overall in terms of employed people in India. TCS, which is currently operational in a 2 million sq. ft. of office space is in close proximity to the project. A prospective creation of 30,000 jobs approx. will significantly increase the demand for quality residential properties in Thane.



## THE APT DESTINATION THAT IS POISED FOR THE FUTURE.

- Proposed Wadala - Ghatkopar - Thane Metro Line 4
- Proposed Thane-Bhiwandi-Kalyan Metro Line 5
- Proposed Manpada Metro Station will be in close proximity to Dosti Desire - Dosti Pearl
- Proposed 6 lane tunnelled road connecting Borivali and Thane

Source: All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 30<sup>th</sup> November, 2017 and as per an article published in [www.hindustantimes.com](http://www.hindustantimes.com) dated 19<sup>th</sup> April, 2017







## APT LOCATION TO RESIDE



### EDUCATIONAL INSTITUTES

Orchids International School, St. Xavier's English High School & Jr. College, Universal High School, Rainbow International School, Smt. S. Singhania High School, Billabong High International School, Hiranandani Foundation School. Over 5 engineering, medical & law colleges such as TMC Law College, Vidya Prasarak Mandal's Polytechnic, etc



### HOSPITALS

Over 15+ multi-speciality Hospitals like Jupiter Hospital, Horizon's Hospital, Bethany Hospital, Hiranandani Hospital, Life Care Hospital & more than 50 Government Hospitals & dispensaries in the vicinity



### MALLS AND HYPERMARKETS

Viviana Mall, Korum Mall, R Mall, Lake City Mall, Big Bazaar, Star Bazaar, D Mart, Hypercity & The Walk



### FINE DINING RESTAURANTS

Mainland China, Barbeque Nation, Delhi Darbar, China Bistro, The Beer Café, Urban Tadka & many more



### MULTIPLEXES AND THEATRES

Cinepolis, INOX, Cinemax, Cinema Star, Big Cinema, Kala Bhavan, Dr. Kashinath Ghanekar Auditorium & Gadkari Rangayatan are in the vicinity



### LAKES AND WATERFRONTS

More than 35 Lakes to visit like Upvan, Masunda, Rewale, Makhmali, to name a few



### AMUSEMENT AND WATER PARKS

Tikuji-ni-wadi & Suraj Water Park



### PUBLIC PARKS

Ovalekar Wadi Butterfly Garden, Nature Information Centre, Jogger's Park, Patwardhan Park, etc.

Status as on 8th December 2017.

## FOR YOUR CONVENIENCE

|                            |        |                  |        |                |        |
|----------------------------|--------|------------------|--------|----------------|--------|
| • St. Xavier's School      | 0.5 KM | • Tikuji-ni Wadi | 2.4 KM | • R Mall       | 1.5 KM |
| • Smt. S. Singhania School | 7.0 KM | • Kolshet Road   | 2.6 KM | • Hypercity    | 3.2 KM |
| • Hiranandani Hospital     | 1.0 KM | • Thane Station  | 7.9 KM | • Viviana Mall | 5.5 KM |
| • Jupiter Hospital         | 5.4 KM | • Wagle Estate   | 11 KM  | • Korum Mall   | 7.0 KM |

Source: Google Maps.





APT SURROUNDING  
TO REJOICE



# DOSTI DESIRE

DOSTI PEARL

Standing true to its name, Just Apt Homes by Dosti Desire - Dosti Pearl is your most special dream, that has been crafted to reality. Everything you ever wished for is our command! But even the unimagined lifestyle marvels have been thoughtfully embodied in surroundings of rejuvenating greens.

The 25 acre blooming pastures reserved by TMC for the Proposed Public Park, just opposite Dosti Desire - Dosti Pearl is a sight to behold! A gaze into this extensively scenic landscape, which is an ultimate luxury in the concrete jungles of Mumbai, will captivate your heart. Being enthralled by the fluttering of enchanting butterflies and being captivated by blossoms of seasonal flowers will be your everyday delightful experience. The spectacular view of the Sanjay Gandhi National Park extends your panoramic views to infinity, that will leave you spellbound. Giving it's residents the best of views, purest of air, happiest lifestyle, world class amenities, cherished memories, all encompassed in the greenest of greens - it's a life that will be loved beyond measure. Dosti Desire - Dosti Pearl is where your residence eventuates into your lifetime vacation zone as well!

Actual west side view from Dosti-Pearl,  
Wing A & B from flat No. 4 & 5 (Higher floors)





Artist's Impression

# DOSTI DESIRE

DOSTI PEARL

2 BHK OPTIMA, 2 BHK PRIMA & 3 BHK OPTIMA

## PROJECT HIGHLIGHTS

- Aluminium formwork shuttering technology
  - Two passengers & one service lift
  - Provision of parking for each flat

## APT DESIGN TO IMPRESS

Nestled in the midst of serene environs, Dosti Desire - Dosti Pearl is like a breath of fresh air, quite literally. While residing right in the heart of Thane, you have the pride and privilege of living in your own desired and designed world as well! Admire the magnificent façades of your monumental marvel as you peek into the extensive views of nature's green carpets each day. Be one with yourself. Be one with the world...





## APT LIFESTYLE TO LIVE

Dosti Desire - Dosti Pearl is a perfectly designed lifestyle where city's hustle-bustle meets acres of greens to make it an Apt Lifestyle. Dosti Desire - Dosti Pearl promises spectacular views and gives a delightful experience to compliment your lifestyle.

Disclaimer : The layout plan shown above is indicative of the proposed development of Dosti Desire Project comprising of Multiple Phases, including "Dosti Desire-Dosti Pearl" already registered with MAHARERA Authority under Registration No P51700005623. The Promoters/Developers reserve the right to make addition, deletion, alteration, amendment or modification to the layout, location, plans, elevations, perspective views of buildings, specifications, features, facilities, amenities, positioning, design, size/height of buildings / towers, garden, club, drive way, internal road, other infrastructures, etc. without any notice or obligation, as may be required by the concerned authorities and/or due to change in law and/or for the betterment of project and/or as may be decided by the Promoters in accordance with applicable laws, rules and regulations.

PROPOSED PUBLIC PARK





## APT LUXURY TO REPOSE

Not only do the outdoor green belts at Dosti Desire - Dosti Pearl embrace you with vigour and good health; we have ensured healthy indoors too! The Clubhouse\* on the podium is your headway to a joyfully fit life, right at your doorstep. An array of fitness equipments and sports activities in the gymnasium, a pristine swimming pool and indoor games will recharge your energy. For those who wish to relax or unwind, the library is your retreat. The podium garden for kids is the happy campus for unlimited fun, where echoes of chirpy giggles will bring a nostalgic smile on your face. For celebrations and family occasions, lets head to the multi-purpose hall!

### EXTERNAL AMENITIES

- Gymnasium
- Library / Yoga room
- Table tennis
- Pool / Billiards table
- Carrom and chess room
- Swimming pool with Deck and Kids pool
- Steam and Massage room
- Multi-purpose hall
- Multi-purpose sports court
- Kids play area
- Lawn - recreational area

\*Clubhouse right to admission reserved by the promoter.





Artist's Impression of Swimming Pool with Deck and Kids Pool



Stock Image\*



Stock Image\*



Stock Image\*

\* Stock images are used for representational purpose only.





Gymnasium

Stock Image\*



Multi-purpose Hall

Stock Image\*



Library

Stock Image\*



Massage Room

Stock Image\*

\* Stock images are used for representational purpose only.





## JUST APT FEATURES OF YOUR DESIRED HOME

### INTERNAL SPECIFICATIONS

#### FLOORING

- Vitrified tiles in living / dining, bedrooms, kitchen & passages

#### KITCHEN

- Quartz kitchen platform with marble support
- Stainless steel sink
- Ceramic tile dado upto beam bottom

#### SANITARY

- Matt finish Ceramic tile flooring in all toilets
- Concealed plumbing of standard brand. C.P brass fittings
- Ceramic tiles dado upto beam bottom
- Sanitaryware of standard make
- 15 litres boiler with hot – cold mixer
- Laminated doors in Bathroom
- Ceramic tiles in dry area
- Naturally ventilated Bathrooms with adjustable louvers
- Mirror above Wash basin

#### ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit – good quality copper wire
- All switches of standard make
- One ELCB per flat & MCB for each room
- TV, telephone, internet, AC point, ceiling fan point & regulator in living room and bedrooms



Actual image of Show Flat - Bedroom



Disclaimer: The furniture, fixtures, accessories, paintings, electronic goods, fittings, decorative items, utensils, false ceiling, finishing material, specifications, features, shades, sizes and colors of tiles, glass partitions in the kitchen and bathrooms, etc. are for representation purpose only and do not form part of the actual amenities provided in the flat. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats.

**DOORS**

- Doors in living and bedrooms with laminate finish

**WINDOWS**

- Aluminium sliding windows of colour anodized with tinted glass
- M.S grills for bedrooms and kitchen windows
- Mosquito net for all bedrooms, living & dining room.

**PAINTING**

- All the walls in living, bedroom painted in plastic paint

**SECURITY**

- Intercom system & video door phone in each flat for security
- Security Access control with CCTV provision at podium & main entrance lobby
- Fire fighting & fire alarm system for the whole building

Actual image of Show Flat - Kitchen



Disclaimer: The furniture, fixtures, accessories, paintings, electronic goods, fittings, decorative items, utensils, false ceiling, finishing material, specifications, features, shades, sizes and colors of tiles, glass partitions in the kitchen and bathrooms, etc. are for representation purpose only and do not form part of the actual amenities provided in the flat. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats.



# TYPICAL FLOOR PLAN

## DOSTI DESIRE - DOSTI PEARL

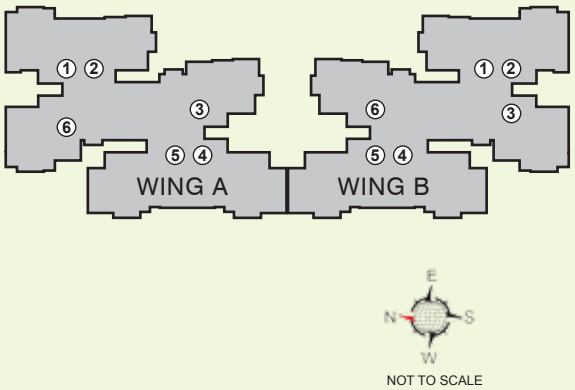
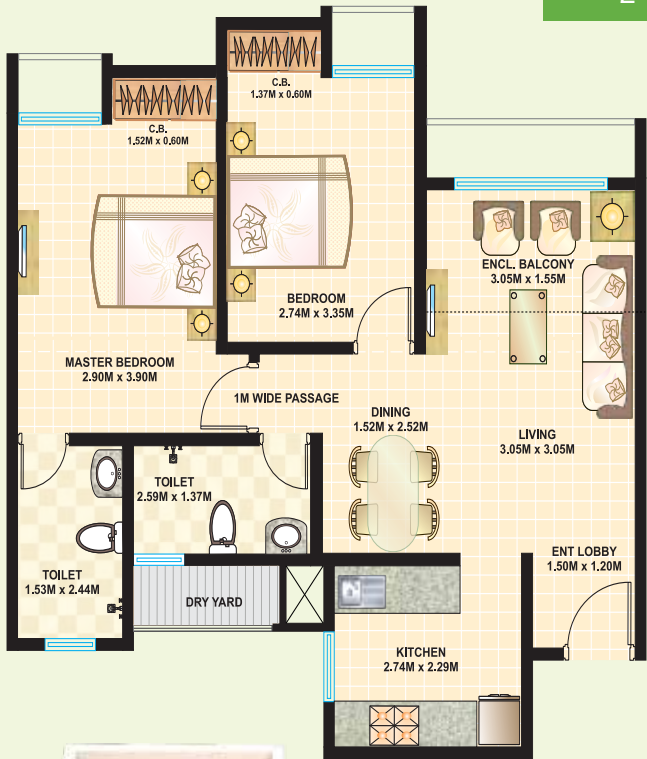
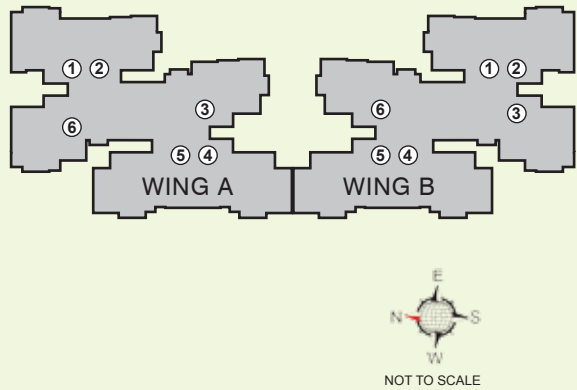


Disclaimer : All dimensions metioned on the Typical floor plan are in Meters. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- of 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 Sq. Mt = 10.764 Sq. ft



2 BHK OPTIMA

2 BHK PRIMA



WING A: FLAT NO. 2 & 3  
WING B: FLAT NO. 1 & 6

RERA CARPET AREA: 48.09 SQ.MT. (517 SQ.FT.)

ENCLOSED BALCONY: 4.73 SQ.MT. (51 SQ.FT.)

| Area's         | Size          |
|----------------|---------------|
| ENTRANCE LOBBY | 5'0" X 4'0"   |
| LIVING         | 10'0" X 10'0" |
| KITCHEN        | 8'6" X 7'6"   |
| STUDY ROOM     | 8'0" X 7'6"   |
| CUPBOARD       | 4'0" X 2'0"   |
| BEDROOM        | 9'6" X 11'4"  |
| CUPBOARD       | 7'0" X 2'0"   |
| ATT. TOILET    | 8'0" X 4'6"   |
| COMMON TOILET  | 8'0" X 4'6"   |
| PASSAGE ETC.   | 28 Sq. Ft.    |
| ENCL. BALCONY  | 10'0" X 5'1"  |



WING A: FLAT NO. 1 & 6  
WING B: FLAT NO. 2 & 3

RERA CARPET AREA: 56.42 SQ.MT. (607 SQ.FT.)

ENCLOSED BALCONY: 4.73 SQ.MT. (51 SQ.FT.)

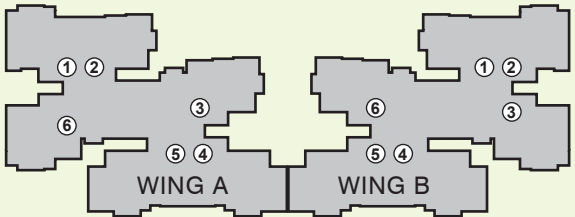
| Area's         | Size          |
|----------------|---------------|
| ENTRANCE LOBBY | 5'0" X 4'0"   |
| LIVING         | 10'0" X 10'0" |
| DINING         | 5'0" X 8'3"   |
| KITCHEN        | 9'0" X 7'6"   |
| BEDROOM        | 9'0" X 11'0"  |
| CUPBOARD       | 4'6" X 2'0"   |
| M. BEDROOM     | 9'6" X 12'10" |
| CUPBOARD       | 5'0" X 2'0"   |
| ATT. TOILET    | 5'0" X 8'0"   |
| COMMON TOILET  | 8'6" X 4'6"   |
| PASSAGE ETC.   | 10 Sq. Ft.    |
| ENCL. BALCONY  | 10'0" X 5'1"  |

Disclaimer : 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 +/- of 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 Sq. Mt = 10.764 Sq. ft

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3 BHK OPTIMA



WING A: FLAT NO. 4 & 5  
WING B: FLAT NO. 4 & 5

RERA CARPET AREA: 72.71 SQ.MT. (782 SQ.FT.)  
ENCLOSED BALCONY: 7.57 SQ.MT. (81 SQ.FT.)

| Area's               | Size          |
|----------------------|---------------|
| ENTRANCE LOBBY       | 5'0" X 4'0"   |
| LIVING               | 10'6" X 11'0" |
| DINING               | 8'7" X 9'0"   |
| KITCHEN              | 8'6" X 8'0"   |
| CUPBOARD             | 3'6" X 2'0"   |
| STUDY                | 8'0" X 9'0"   |
| CUPBOARD             | 3'6" X 2'0"   |
| BEDROOM              | 10'0" X 11'6" |
| CUPBOARD             | 5'0" X 2'0"   |
| M. BEDROOM           | 10'0" X 10'7" |
| CUPBOARD             | 6'5" X 2'0"   |
| ATT. TOILET          | 5'0" X 8'0"   |
| COMMON TOILET        | 8'0" X 5'0"   |
| PASSAGE ETC.         | 37 Sq. Ft.    |
| ENCL. BAL. (LIVING)  | 10'6" X 5'5"  |
| ENCL. BAL. (M. BED.) | 10'0" X 2'6"  |

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DREAM TEAM

- Design Architect: Archetype Consultant (I) Pvt. Ltd.
- Liaison Architect: 10 Folds Architects & Consultants
  - Landscape Consultant: Roots Designs, Pune
  - Solicitors: Vigil Juris
- RCC Consultant: Shanghvi Associates Consultant Pvt. Ltd.
  - MEP Consultant: Enviro-con





FRIENDS FOR LIFE

## Developers: D. D. ASSOCIATES (AOP)

**Site Address:** Dosti Desire - Dosti Pearl, Off Ghodbunder Road, Behind 1 Hiranandani Park, Near Orchids International School, Bramhand Road, Thane (W) - 400 607 | T: +91 22 4132 2222 | E: sales.desire@dostirealty.com

**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)

Project Funded by



Disclaimer : All plans, specifications, images, drawings, designs, facilities, amenities, elevation, dimensions and other details and information contained herein are for Dosti Desire-Dosti Pearl Project only, duly registered with MAHARERA Authority under Regn. No P51700005623 - <https://maharera.mahaonline.gov.in>. All the images, pictorials, visuals, elevations, perspectives, illustrations, model, specifications, plans, designs, drawings, dimensions, maps, facilities, amenities, features, and other information/details herein are purely conceptual, indicative and for representation purpose only and are not to scale. This contains artistic impressions and stock images for illustrative and representation purpose only and no guarantee or warranty either express or implied is given that the Project when completed will resemble or comply in any degree with such artist's impression or stock images as depicted. This is not an offer, invitation to offer, agreement, contract or commitment of any nature whatsoever. All transactions shall be governed by the terms and conditions of Agreement for Sale. This project is financed by Aditya Birla Finance Limited & Aditya Birla Housing Finance Limited.