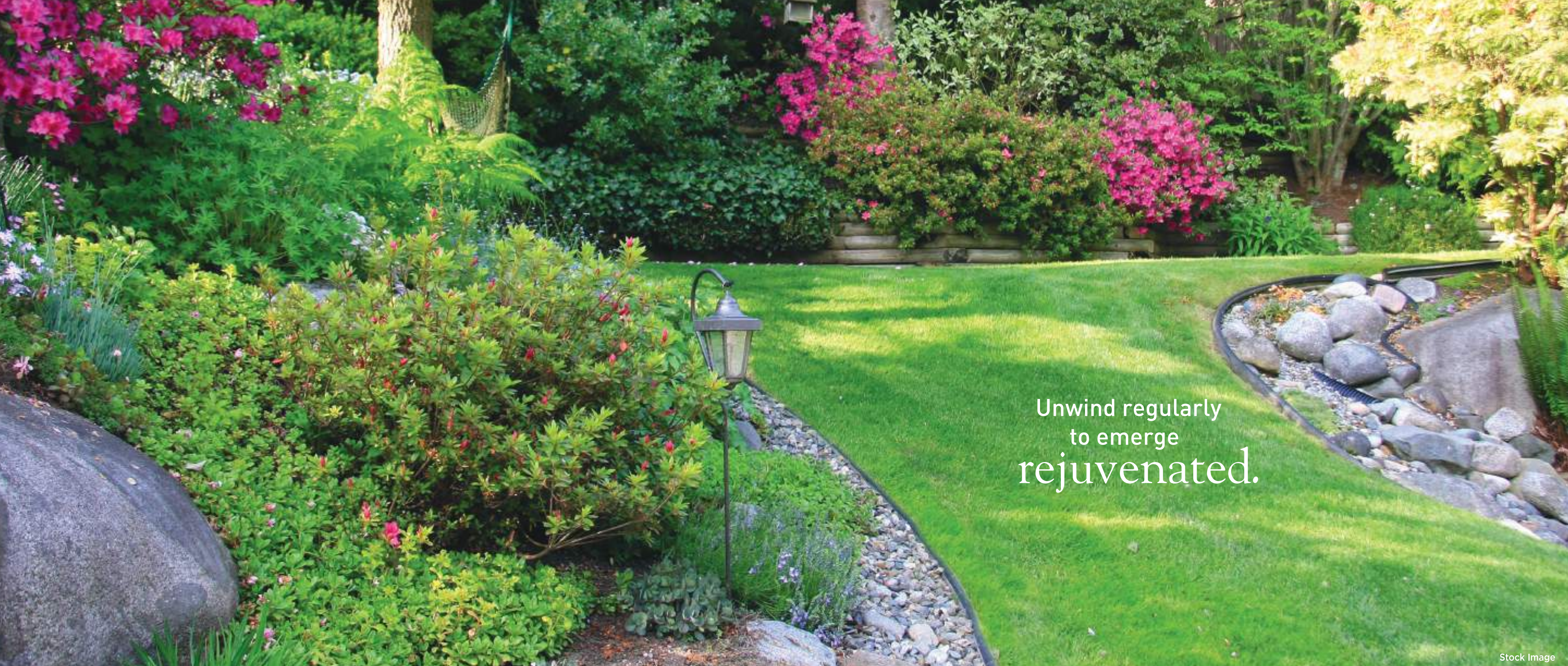


Indulge In The
Celebration
Called Life.



Unwind regularly
to emerge
rejuvenated.



DOSTI PEARL

DOSTI JOY

Experience
high lifestyle
benchmarks.


























Artist's Impression


Live An
Ornate
Life!

DOSTI 
PEARL
— @ DOSTI DESIRE —

Experience the exclusivity of the upper echelon, adorned with opulent ambience, magnificent lifestyle and unspoilt views desired by many, but will be experienced by a very few.

2 BHK OPTIMA, 2 BHK PRIMA & 3 BHK OPTIMA

-  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 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)
-  Navi Mumbai Airport



Source: Google Maps, Not to Scale
*All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 20th July, 2018.



THE CROWN JEWEL OF MUMBAI

Thane offers a life that is an experience in itself. An amalgamation of lush green hills, mesmerising fresh-water lakes, state-of-the-art infrastructure, exemplary metropolitan connectivity and a strong cultural heritage, Thane offers more than just a city life.



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

TREASURES OF INDULGENCE, ELEGANCE & MAGNIFICENCE.

Dosti Pearl will stand tall towering above its prestigious neighbourhood. Situated at a strategic location, the property assures an expansive, uninterrupted view of the lush green hills on one side and the fast-paced infrastructural growth on the other side. The 25-acre* blooming pastures reserved by TMC for the Proposed Public Park takes the podium living at Dosti Pearl closer to the nature. Breathtaking from the outside and spellbinding from within, the property spoils us for choice with its suite of amenities, offering unspoilt exquisite living.

*Source: DP Plan of TMC



Stock Image



Stock Image



Stock Image



Stock Image

SOME OF THE HIGHLIGHTS OF THANE CITY ARE...

- Thane is a satellite city to Mumbai.
- 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 4th 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.

*Source: Economic Times article dated 8th November 2017



Stock Image

STRATEGIC LOCATION BACKED WITH FUTURISTIC PLANS.

- 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
- Proposed Thane Waterways System along the Ulhas river from Thane to Vasai, Kalyan and Bhiwandi
- Proposed Mumbai University Campus
- Proposed Grand Central Park
- Proposed Iskcon Temple

Source: All proposed infrastructures mentioned are as per what is shown on MMRDA website as on 19th June, 2018, as per an article published in www.hindustantimes.com dated 19th April, 2017, TOI Article dated 30th June 2017, TOI Article dated 11th March 2017, Website of University of Mumbai and google.



Stock Image



LOCATION ADVANTAGES



EDUCATIONAL INSTITUTES
Orchids International School, Rainbow International School, St. Xaviers English High School & Jr. College, CP Goenka International School, Universal High School, Smt. S. Singhania High School, Billabong International High School, Hiranandani Foundation School. Medical & Law colleges such as TMC Law Colleges, Vidya Prasarak Mandal's Polytechnic, Nett Paramedical College.



HOSPITALS
Multi-speciality Hospitals like Jupiter Hospital, Horizon's Hospital, Bethany Hospital, Hiranandani Hospital, Life Care Hospital & many Government Hospitals & Dispensaries.



MALLS AND HYPERMARKETS
Viviana Mall, Korum Mall, R Mall, Lake City Mall, Big Bazaar, Star Bazaar, D Mart, Hypercity, High Street Mall & The Walk.



FINE DINING RESTAURANTS
Mainland China, Barbeque Nation, Delhi Darbar, China Bistro, Urban Tadka, Oriental Spice, The Yellow Chilli, Clove, Fusion Dhaba & many more.



MULTIPLEXES AND THEATRES
Cinepolis, INOX, Cinemax, Cinema Star, Big Cinemas, Kala Bhavan, Dr. Kashinath Ghanekar Auditorium & Gadkari Rangayatan.



LAKES AND WATERFRONTS
Beautiful 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 20th July, 2018.

FOR YOUR CONVENIENCE

• Orchids International School	0.3 KM	• Jupiter Hospital	5.4 KM	• Wagle Estate	11 KM
• 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
				• Korum Mall	7.0 KM

Source: Google Maps.
*As per normal traffic conditions.



A PEARL AWAITS TO ADORN YOUR LIFE!

Dosti Pearl at Dosti Desire is an epitome of luxury living. Radiant, exclusive and rare like a pearl found deep on the ocean floor, Dosti Pearl is one property which will add a gleam to your lifestyle. 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)

*Source: DP Plan of TMC



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



INDULGE IN THE FLAMBOYANCE OF LIFE

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, let's head to the multi-purpose hall!

CLUBHOUSE INTERNAL & 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



Pool Table



Stock Image

Yoga Room



Stock Image

Table Tennis



Stock Image



Artist's Impression of Clubhouse & Podium Garden



Multi-purpose Hall

Stock Image



Library

Stock Image



Gymnasium

Stock Image



OWN A HOME DECKED WITH SWANKY FEATURES

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

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.

Show Flat - Bedroom



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.

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

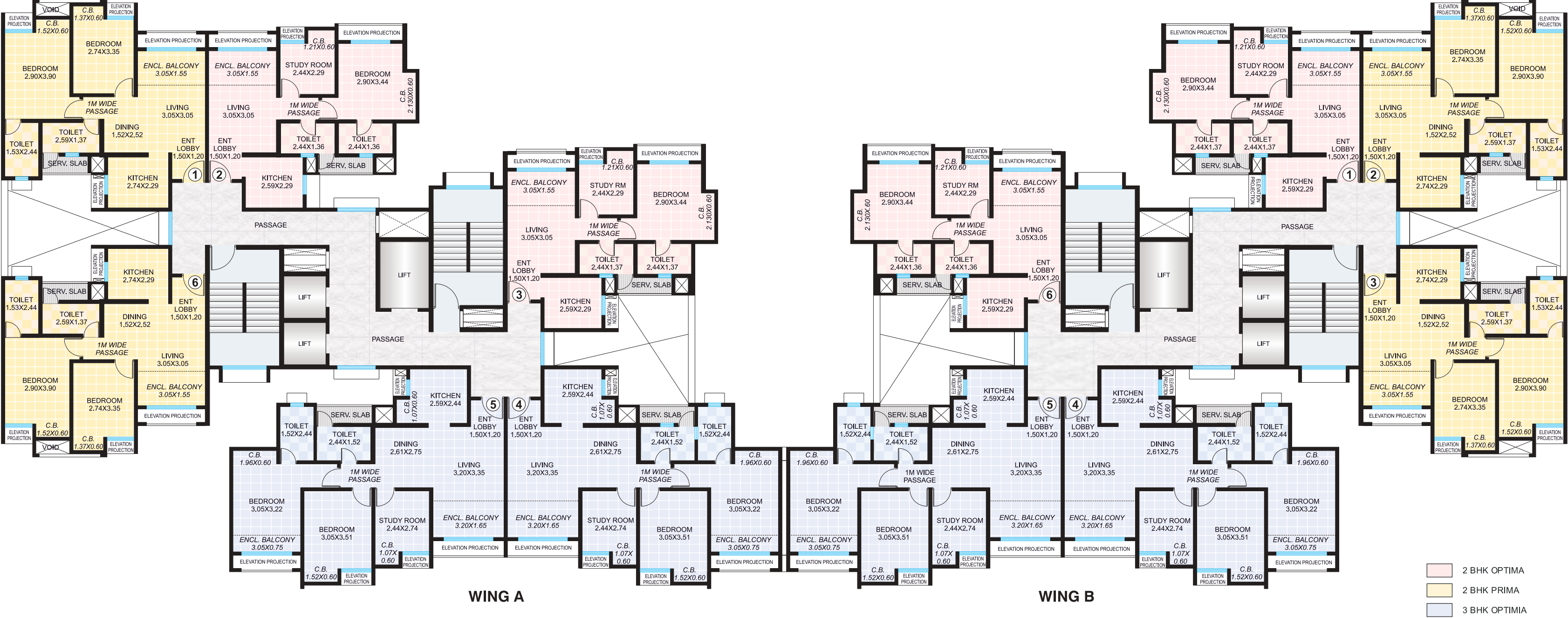
- Intercom system & video door phone in each flat for security
- Security Access control with CCTV provision at podium & main entrance lobby
- Fire fighting & fire alarm system for the whole building

Show Flat - Kitchen



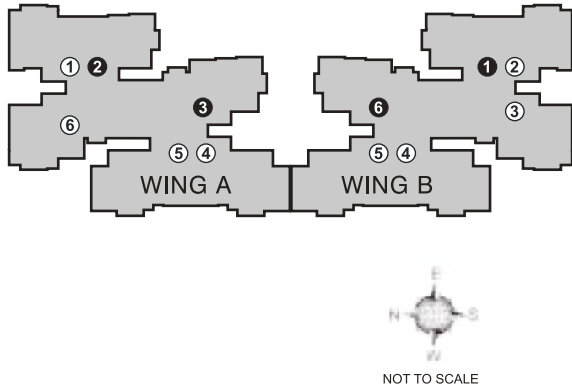
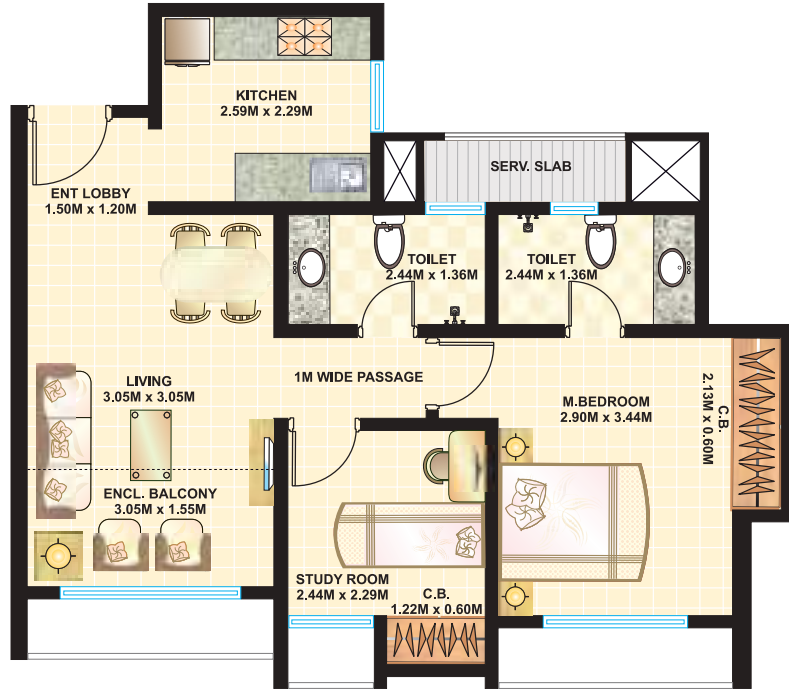
The fittings and fixtures as shown/displayed in the kitchen are for the purpose of showcasing only and do not form part of actual standard amenities to be provided in the Kitchen. All the amenities provided in the Kitchen shall be incorporated in the Agreement for Sale.

TYPICAL FLOOR PLAN
DOSTI DESIRE - DOSTI PEARL



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 OPTIMA



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

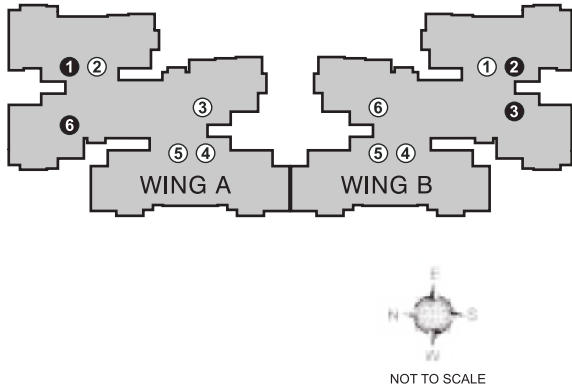
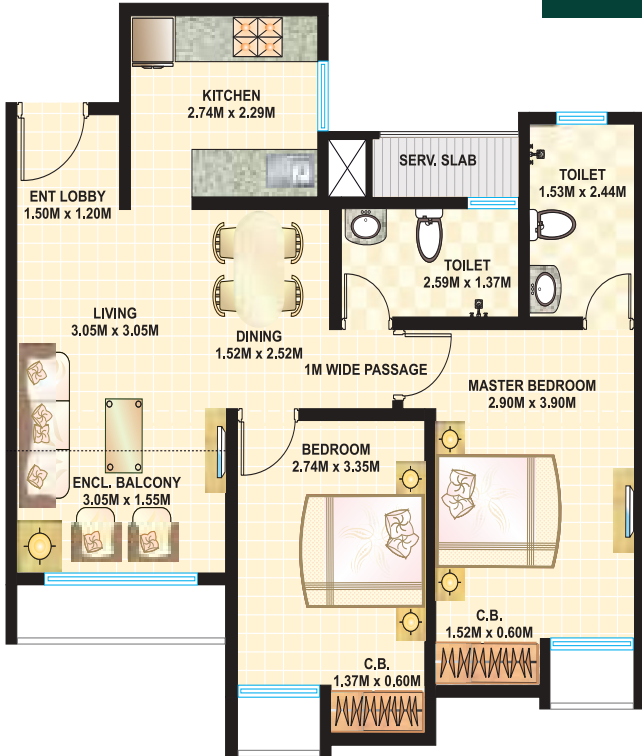
RERA CARPET AREA: 48.09 SQ.MT. (518 SQ.FT.)
ENCLOSED BALCONY: 4.73 SQ.MT. (51 SQ.FT.)

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"



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 PRIMA



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

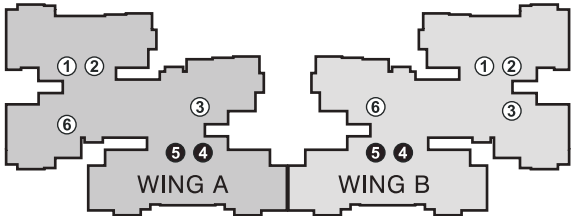
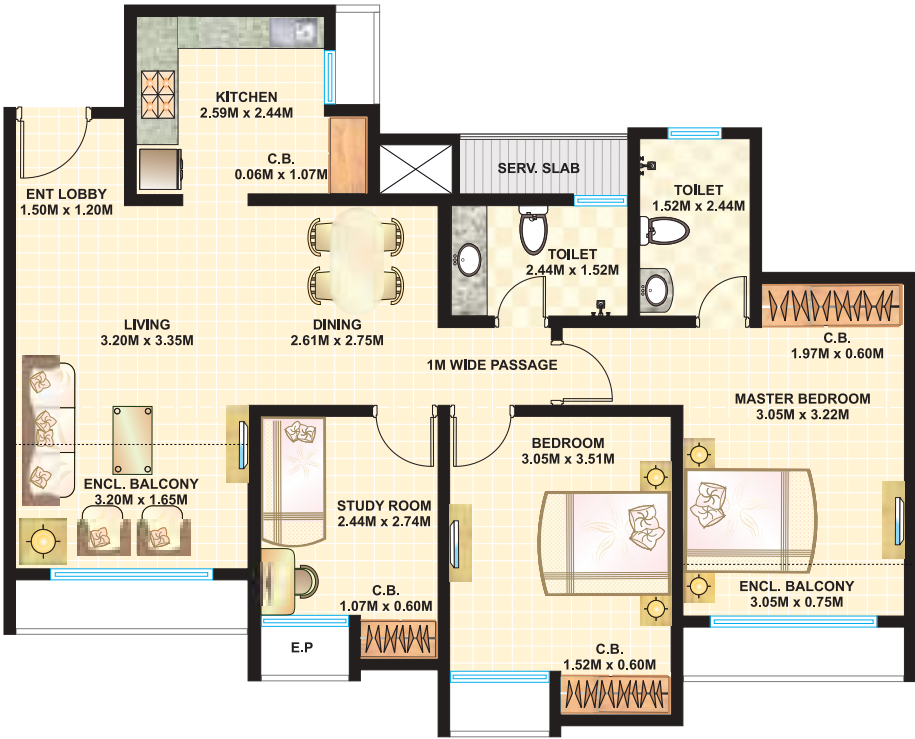
RERA CARPET AREA: 56.42 SQ.MT. (607 SQ.FT.)
ENCLOSED BALCONY: 4.73 SQ.MT. (51 SQ.FT.)

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"



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 OPTIMA



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

RERA CARPET AREA: 72.71 SQ.MT. (783 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"



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.

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



THE LEGACY OF TRUST AND INTEGRITY

Dosti Realty has been in the real estate business for over 3 decades and delivered more than 117 properties till December 2017, providing homes to over 8,600+ families and 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.



Dosti Desire - Dosti Pearl 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 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

Dosti Imperia -Dosti Majesta project is registered under MahaRERA No. P51700010988, Dosti West County - Dosti Oak project is registered under MahaRERA No. P51700006565, Dosti West County - Phase 2 - Dosti Cedar project is registered under MahaRERA No. P51700015258 & Dosti West County - Phase 3 - Dosti Westwood project are registered under MahaRERA No. P51700015501 and are available on website <https://maharera.t.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.



Developers: D. D. ASSOCIATES

Site Address: Dosti Desire - Dosti Pearl, Off Ghodbunder Road, Behind 1 Hiranandani Park, Near Orchids International School, Brahmmand 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

DOSTI DESIRE - DOSTI PEARL project is registered under MahaRERA No. **P51700005623** & DOSTI DESIRE - DOSTI JOY project is registered under MahaRERA No. **P51700008886** and are available on website - <https://maharera.mahaonline.gov.in> under registered projects.

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

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 right to admission, use and enjoyment of all or any of the facilities/amenities in the Clubhouse 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 flats in the Dosti Desire - Dosti Pearl shall be governed by terms and conditions incorporated in the Agreement for Sale. (5) This project is funded by Aditya Birla Finance.

