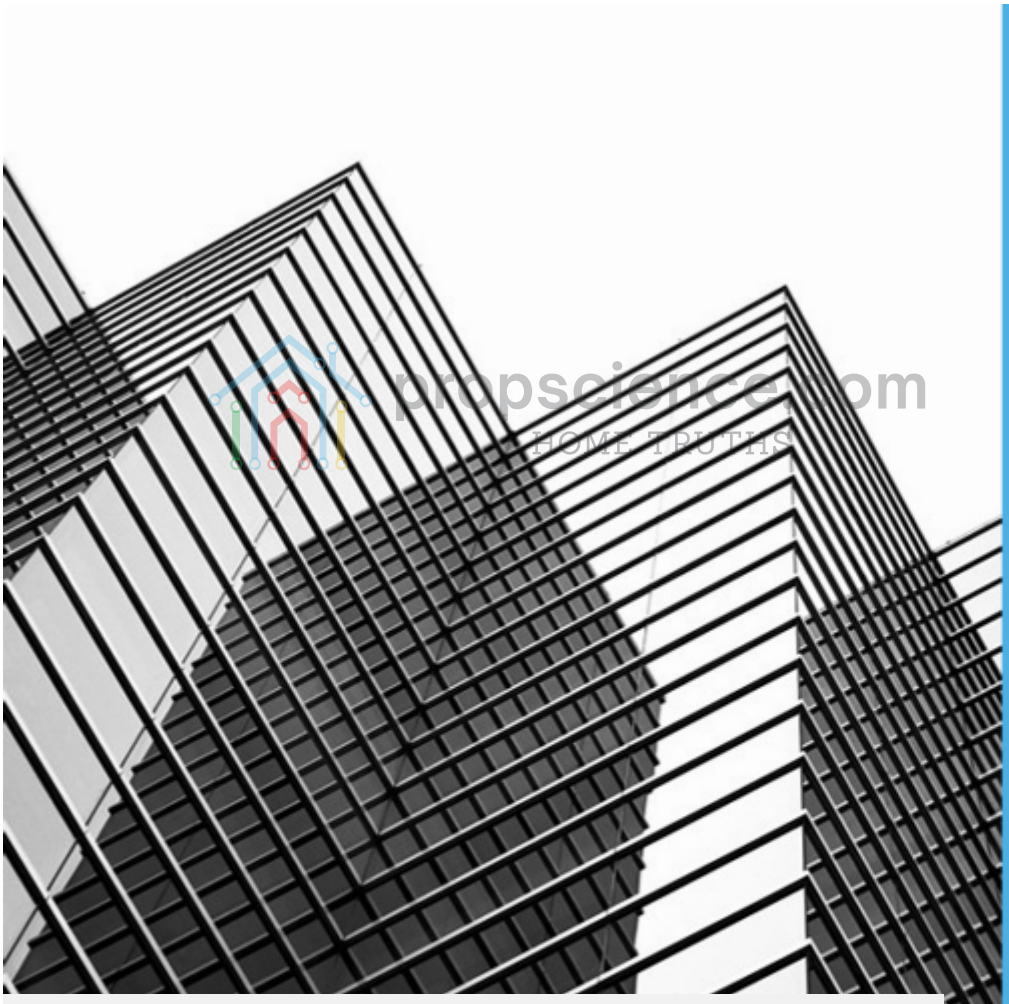
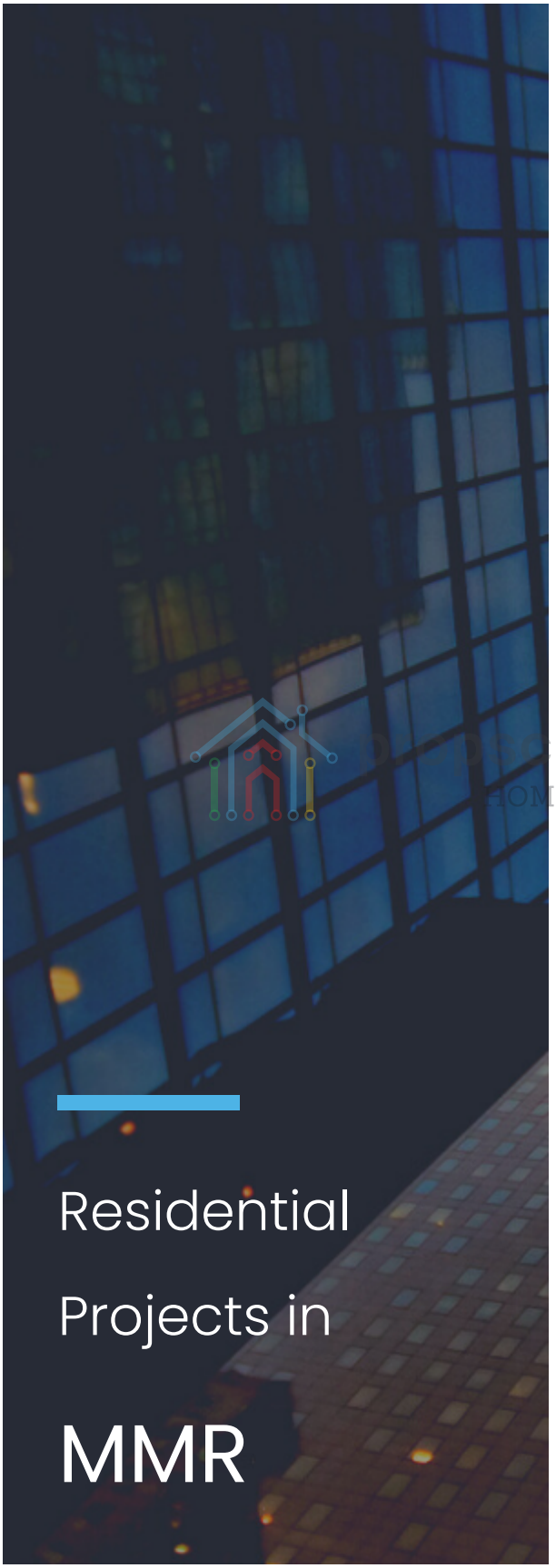
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PROP REPORT



Dosti Eastern Bay Phase 3

MahaRERA Number : P51900032067



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

The project is in Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
Antop Hill	Antop Hill Police Station	Ward F North

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 142 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.2 Km**
- Antop Hill Bus Stop **700 Mtrs**
- Wadala Road Station **2.1 Km**
- Antop Hill Rd **350 Mtrs**
- Antop Hill Hospital **1.5 Km**
- Serra International Pre School **2 Km**
- K Star Mall **7.9 Km**
- Vashi Super Market **1.1 Km**

DOSTI EASTERN BAY PHASE 3

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	1	1

DOSTI EASTERN BAY PHASE 3

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BUILDER & CONSULTANTS

Dosti Realty has successfully executed numerous residential, commercial, retail and IT park projects in Mumbai and Thane over the past three decades. Known for its quality, fast delivery and innovation, the company has now spread to other cities such as Ahmedabad and Pune. The company is driven by the vision of empowering customers to experience lavish lifestyle at a reasonable price by bringing more luxury into the affordable price category.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2027	4.7 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Tennis Court,Football Field,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing D	4	44	5	2 BHK,3 BHK,4 BHK	220
Wing E	4	44	5	2 BHK,3 BHK,4 BHK	220
First Habitable Floor				1st Floor	

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

DOSTI EASTERN BAY PHASE 3

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	695 - 699 sqft
3 BHK	1035 - 1111 sqft
4 BHK	1526 sqft
2 BHK	695 - 699 sqft
3 BHK	1035 - 1111 sqft
4 BHK	1526 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors
HVAC Service	Split / Box A/C Provision

Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Air Conditioners

DOSTI EASTERN BAY PHASE 3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21400000 to 21515000
3 BHK	--	--	INR 31857000 to 34200000
4 BHK	--	--	INR 47000000

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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	0%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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DOSTI EASTERN BAY PHASE 3

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	48
Connectivity	83
Infrastructure	72
Local Environment	90
Land & Approvals	56
Project	64
People	56
Amenities	68
Building	59
Layout	67
Interiors	73
Pricing	40
Total	64/100

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