



BOMBAY REALTY
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Final Possession Demand Letter

Invoice No. : 83003500
Ref No : TWO ICC / 5901 / 2022
Date : 10-Feb-2023

To
Mr. Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs. Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,

Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai 400025, India
8080882648
GSTIN:
Registered Customer : No

Dear Sir / Madam,

Sub:

Initiation of possession of your Apartment bearing No. 5901 on 59th Floor in the building known as TWO ICC together with 3 car parking units situated at Island City Center (ICC), G.D Ambekar Marg, Dadar (E), Mumbai - 400014. (here in after referred to as the said Apartment.)

Greetings from Bombay Realty!

We are happy to inform you that we have received part Occupation Certificate and are offering you possession of the said Apartment subject to the payment of consideration as provided in Annexure A hereto. This letter is in accordance with the terms and conditions contained of your Agreement for Sell.

Island City Center is a flagship project by Bombay Realty - a Wadia Group Company. ICC is being developed on the philosophy of Live-Work-Play with planned luxurious residential towers, commercial, retail spaces and sought-after recreational facilities to deliver complete living solutions. The residential towers of ONE ICC and TWO ICC offer ultra-spacious 3 & 4 bedroom residences with stunning views of the Arabian Sea and the cityscapes.

In order to take possession of the Apartment you are required to make the payment of the final dues as per the details provided in Annexure A on or before 28-Mar-2023. In case there is delay in making payments as per the date prescribed above, then we will be constrained to charge interest as per provisions of RERA from due date till the date of realization of payments along with applicable taxes and will not be able to give possession till final dues as per Annexure A is paid fully.

You are requested to make payment towards all your financial dues and complete legal formalities, within time limit. On completion of

Page no:1 of Invoice No: 83003500

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Island City Center (ICC) (Bombay Dyeing) G.D Ambekar Marg, Dadar (E), Mumbai - 400 014, India. Regd. Office: Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, India.
Office: +91 22 619 12345. Website: www.bombayrealty.in Bombay Realty is a division of The Bombay Dyeing & Mfg. Co. Ltd.
CIN: L17120MH1879PLC000037. Email: info@bombayrealty.in

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all the formalities, we will intimate the date of handover of keys and occupation of the Apartment.

The payment is due and payable on or before 28-Mar-2023. Request you to please note that all delayed payments are attracting interest as per RERA from the due date of payment until payment/s and /or are realised thereof, whichever is earlier.

Kindly note that the maintenance charges (CAM charges) of the Building / Tower, car parking Spaces shall commence from 28-Mar-2023. and property tax will commence from 28-Mar-2023.

Your prompt action will enable us to initiate the process of handover of the said Apartment without any further delay.

It gives us immense pleasure to inform you that the said Apartment is ready for possession.

Thank you for your patronage.

Yours Sincerely,

For The Bombay Dyeing & Manufacturing Co.Ltd.

Authorized Signatory

Page no:2 of Invoice No: 83003500

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NOTES:

1. We request you to come forth to execute and register the Agreement for Sale/ Agreement to Sell (if not registered till date) and also to pay the necessary Stamp Duty and Registration Fees/Charges, without any further demur.
2. You are also requested to deduct 1% TDS on Type A1 category as per Annexure - A.
3. In case of delay in making payments, then in that scenario we will be constrained to charge interest as per provisions of RERA from due date till the date of realization along with applicable taxes.
4. Please note that the above computation of your GST liability is provisional and based on the prevailing rates, laws, notifications and interpretations thereof, and the same shall be subject final assessment by the GST authorities and change in rates, laws, new notifications, or clarification made by the Statutory Authorities.
5. The above computation pertains to GST liability only and does not pertain to Taxes, cess and levies that are otherwise payable under the Agreement for Sale/Agreement To Sell /Booking Application Form/ Allotment Letter or in respect of the Apartment.

Important Notes:

- a. Payments can be made via Cheque or Demand Draft, favoring details are mentioned in the Annexure A. Please note that clearance of payments through Cheque may take 5 to 6 working days, and clearance of online transfers may take 3 to 4 working days.
- b. Common Area Maintenance (CAM) Charges: As per the Booking Application Form/ Allotment Letter / Agreement For Sale/Agreement To Sell dated 29-Dec-2022 executed by you, all the facility charges in respect of the said Apartment (including CAM charges, , society formation charges, share application money etc) were estimated on a provisional basis. The CAM charges and other charges provided in Annexure A are on the basis of current estimates of expenses towards the maintenance of the building & amenities, including direct and indirect costs/overheads. Please note that these advances are consumed/ debited on actuals and thereby are liable to change as per future CAM requirements. You shall be apprised of the same from time to time in a transparent manner. Rest assured that all attempts will be made to optimize costs, while keeping the high quality of the development in mind.
- c. Property Tax: This is a capital tax on property imposed by municipal authorities based on the projected value of the property. The Property tax as mentioned in the Agreement For Sale/Agreement To Sell/Booking Application Form/ Allotment Letter/ is provisional in nature, and the current property tax estimate as mentioned above is as per the current understanding of the applicable rates as prescribed by the concerned authorities. Please note that an advance towards the same is being collected and the same shall be adjusted against the actual assessment by the authorities. The amount being collected is an estimate, and the final property tax payable will be determined when the assessment happens. In the event of shortfall, you have agreed to pay the shortfall in the Property Tax collected from/paid by you at the time of Possession .
- d. For any queries please contact your Relationship Manager between 10 am to 6 pm from Monday to Saturday with prior appointment to serve you better. The Relationship Managers name and contact details are mentioned below:

1. ONE ICC is Mr. Alphius Pereira Contact# +91 9769668961 and 022 61010707
2. TWO ICC is Ms. Karishma Rajee Contact# +91 7045147409 and 022 61010742

Page no:3 of Invoice No: 83003500


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Annexure-A

Name	Mr. Ashok Virchand Doshi Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi	Building	TWO ICC	Invoice No	83003500
Flat No	5901	Floor	59	Invoice Date	10-Feb-23
Agreement Value (Excluding Other Charges)-Rs.	8,01,70,000	Scheme	Standard	GSTIN No. :	Not Received
Customer ID	9101268				

Particulars	HSN/SAC Code	Type	Base Amount/ Taxable Amount	CGST		SGST	Total Tax Amount (B1)	Total Amount In (RS.)
				B	C			
Amount Payable 'On Possession'-(a)	NA	A1	6,81,44,500	0	0	0	0	6,81,44,500
Total - Amounts due on Possession - I			6,81,44,500	0	0	0	B1	6,81,44,500
Other Charges								
Share Application Money	NA	C1	1,050	0	0	0	0	1,050
Condominium Formation Charges	998599	B1	25,000	2,250	2,250	4,500	4,500	29,500
Legal Charges	NA	B1	50,000	0	0	0	0	50,000
Electric, Water meter Installation charges other related charges.	NA	B1	1,50,000	0	0	0	0	1,50,000
Club Membership Charges	999723	A2	15,00,000	1,35,000	1,35,000	2,70,000	2,70,000	17,70,000
Provisional CAM Charges in Advance for _ Months.	998599	D1	4,39,957	39,596	39,596	79,192	79,192	5,19,149
Infrastructure Charges	NA	A2	20,36,838	0	0	0	0	20,36,838
Provisional Corpus Fund	NA	C1	5,00,000	0	0	0	0	5,00,000
Provisional Property Tax in Advance for _ Months.	NA	D1	1,95,536	0	0	0	0	1,95,536
Land Reimbursement Charges	NA	B1	1,24,018	0	0	0	0	1,24,018
Total of Other Charges-II			50,22,399	1,76,846	1,76,846	3,53,692	B1	53,76,091
Total Billing on possession including other charges (I + II) - III			7,31,66,899	1,76,846	1,76,846	3,53,692		7,35,20,591

Arrears Outstanding Dues													
Arrears Outstanding Dues / (Excess)													
Total -Arrears Outstanding Dues - IV			A1										7,35,20,591
Total Outstanding including arrears - V													

Cheque Favouring		IFSC Code	Type	Address	Amount (Rs)
Type 'A1 & A2' in favour of "The Bombay Dyeing & Mfg. Co. Ltd" -State Bank of India-A/c.No.00000031744981611		SBIN0006070	A1 & A2	State Bank of India, Commercial Branch Mumbai, N.G.N. Vaidya Marg, Mumbai - 400023	7,16,81,338
Type 'B1' in favour of "The Bombay Dyeing & Mfg. Co. Ltd" -IDBI Bank-A/c.No.004103000009171		IBKL0001001	B1	Bandra Kurla Complex, Bandra (E),Mumbai 400 051	7,02,710
Type 'C1' in favour of "The Bombay Dyeing & Mfg. Co. Ltd" -IDBI Bank-A/c. No.004103000009171		IBKL0001001	C1	Bandra Kurla Complex, Bandra (E),Mumbai 400 051	5,01,050
Type 'D1' in favour of "The Bombay Dyeing & Mfg. Co. Ltd" -IDBI Bank-A/c. No.004103000009171		IBKL0001001	D1	Bandra Kurla Complex, Bandra (E),Mumbai 400 051	6,35,493
Total					7,35,20,591

GSTIN : 27AAACT328K1ZB



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BOOKING CONFIRMATION CUM ALLOTMENT LETTER

Date : 27-Feb-23
Ref No: TWO ICC/5901/2022

To,
Mr. Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs. Moni Anand Doshi
K/17, Prathamesh CHS,
Veer Savarkar Marg,
Opp. Siddhivinayak Mandir
Prabhadevi
Mumbai-400 025
8080882648

GSTN No: No
Registered Customer : No

Dear Sir/Madam,

Sub :Your Booking Application Form dated 29-Dec-22 with respect to booking of the Apartment bearing No. 5901 on the 59th Floor at TWO ICC constructed at ICC, G. D. Ambekar Marg, Dadar (East), Mumbai-400014.

1. We acknowledge the receipt of your aforesaid Booking Application Form, along with a cheque for the booking amount of **Rs. 1,20,25,500/-** (“**Booking Amount – I**”) and (“**Booking Amount – II**”) (“**Total Booking Amount**”)
2. We are pleased to inform you that the Company has agreed to allot the said Apartment bearing No. **5901** in building **TWO ICC**, on the **59th** Floor consisting of **4BHK** and admeasuring approximately **2102** square feet RERA carpet area along with approx.**26.25** square feet utility area/dry balcony area totaling to **2128** sq. ft. Net area along with the right to use **3 (THREE)** cars parks (“**Apartment**”) constructed on a portion of the said Property for Total consideration of **Rs. 8,01,70,000/- (Rupees Eight Crores One Lakhs Seventy Thousand Only)** as per the terms and conditions mentioned in the said Booking Application Form.
3. This Booking confirmation cum Allotment letter is subject to you complying with all the terms and conditions mentioned in your Booking Application Form dated **29-Dec-22**.
4. You are aware that “**ONE ICC and TWO ICC**” have been registered as the “**Real Estate Phase Two Project**” under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 and the Real Estate (Regulation and Redevelopment) Act, 2016 and Maharashtra Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 with the Real Estate Regulatory Authority.

5. You are further aware that the Real Estate Regulatory Authority has granted a Certificate of Registration dated 19-Aug-2017 bearing No P51900008726.

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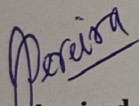


6. You are aware that the Company is developing the project in phase –wise manner and as a part of the further development in a phase wise manner, the Company proposes to construct on portions of the land of the said Larger Property admeasuring 1289 sq.mts. and 1801 sq.mts, two multi-storied residential tower namely “ONE ICC” and “TWO ICC” comprising of :-
- i. One ICC is a residential building on the land admeasuring 1289 sq. mts. comprising of 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level and 52 (part) habitable floors out of which the Apartments located on top 5 habitable floors (48(part), 49, 50, 51 & 52 (part) habitable Floors) are designated as Penthouses, AND
 - ii. Two ICC a residential building on the land admeasuring 1801 sq.mts., comprising of 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level and 58 habitable floors.
- The 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level of ONE ICC and 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level of One ICC and TWO ICC are inter-connected to each other”.
7. You confirm that you have visited the website of Real Estate Regulatory Authority and has perused all documents/declarations/forms/annexures/schedules uploaded on the website of Real Estate Regulatory Authority in relation to ONE ICC and TWO ICC and confirms that it has fully and completely satisfied with all the documents/declarations/forms/annexures/schedules uploaded on the website of Real Estate Regulatory Authority and has thereafter booked the apartment hereunder and it undertake(s) not to raise any objections in respect of the disclosures provided herein.
8. You agree acknowledge and confirm that you have understood all the terms and conditions of the Agreement to Sell, as reflected on the website of the Real Estate Regulatory Authority and after reading and understanding the same, it/she/him has agreed to purchase the said Apartment.
9. You also agree and acknowledge that all the conditions reflected on the website of the Real Estate Regulatory Authority are applicable to the allotment of the Apartment, hereunder.

You are also requested to deduct 1% (TDS) Tax at Source of the total consideration amount.


Thanking you,

For The Bombay Dyeing & Manufacturing Co. Ltd.,


Authorized Signatory.

DISCLAIMER - The designs, plans, specifications, facilities, dimensions and images etc. are only indicative and for representative purposes only and subject to the approval of the respective authorities. The owner/developer reserves the right to change the same, without any notice or intimation. This does not constitute an offer and/or contract of any nature between the owner/developer and recipient/buyer/purchaser. Omission of providing any of the said amenities or facilities shall not constitute breach and/or ground for litigation against the Company.


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Receipt No :0121001232

Receipt Date :15-Jan-2023

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
8080882648

RECEIPT

Received on 15-Jan-2023 with thanks from Mr.Ashok Virchand Doshi,Mr. Anand Ashok Doshi &Mrs.Moni Anand Doshi a sum of Rs.40,00,000.00 (Rupees Fourty Lakh only) vide cheque/DD No.000009 dated 15-Jan-2023 drawn on IDFC First Bank (5901-TWO ICC-Ashok Doshi), being an amount received towards flat cost due on within 15 days of booking for Apartment No.5901, in the Building "TWO ICC " proposed to be constructed at the Island City Center (ICC), G.D.Ambekar Marg, Dadar (East), Mumbai 400014.

For THE BOMBAY DYEING & MANUFACTURING CO. LIMITED



AUTHORISED SIGNATORY

GSTIN : 27AAACT2328K1ZB

- Received subject to realization of cheque
- Place of Jurisdiction is Mumbai


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Receipt No :0121001234

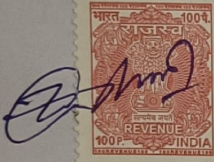
Receipt Date :15-Jan-2023

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
8080882648

RECEIPT

Received on 15-Jan-2023 with thanks from Mr.Ashok Virchand Doshi,Mr. Anand Ashok Doshi &Mrs.Moni Anand Doshi a sum of Rs.9,00,000.00 (Rupees Nine Lakh only) vide cheque/DD No.641629 dated 15-Jan-2023 drawn on State Bank of India (5901-TWO ICC-Ashok Doshi), being an amount received towards flat cost due on within 15 days of booking for Apartment No.5901, in the Building "TWO ICC " proposed to be constructed at the Island City Center (ICC), G.D.Ambekar Marg, Dadar (East), Mumbai 400014.

For THE BOMBAY DYEING & MANUFACTURING CO. LIMITED



AUTHORISED SIGNATORY

GSTIN : 27AAACT2328K1ZB

- Received subject to realization of cheque

- Place of Jurisdiction is Mumbai


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Office: +91 22 619 12345. Website: www.bombayrealty.in Bombay Realty is a division of The Bombay Dyeing & Mfg. Co. Ltd.

CIN: L17120MH1879PLC000037. Email: info@bombayrealty.in



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Receipt No :0121001233

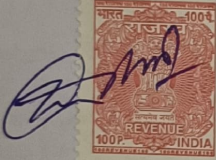
Receipt Date :15-Jan-2023

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
8080882648

RECEIPT

Received on 15-Jan-2023 with thanks from Mr.Ashok Virchand Doshi,Mr. Anand Ashok Doshi &Mrs.Moni Anand Doshi a sum of Rs.45,30,245.00 (Rupees Fourty Five Lakh Thirty Thousand Two Hundred Fourty Five only) vide cheque/DD No.641627 dated 15-Jan-2023 drawn on State Bank of India (5901-TWO ICC-Ashok Doshi), being an amount received towards flat cost due on within 15 days of booking for Apartment No.5901, in the Building "TWO ICC " proposed to be constructed at the Island City Center (ICC), G.D.Ambekar Marg, Dadar (East), Mumbai 400014.

For THE BOMBAY DYEING & MANUFACTURING CO. LIMITED



AUTHORISED SIGNATORY

GSTIN : 27AAACT2328K1ZB

- Received subject to realization of cheque

- Place of Jurisdiction is Mumbai

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Receipt No :0121001190

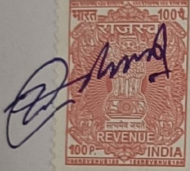
Receipt Date :30-Dec-2022

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
8080882648

RECEIPT

Received on 30-Dec-2022 with thanks from Mr.Ashok Virchand Doshi,Mr. Anand Ashok Doshi &Mrs.Moni Anand Doshi a sum of Rs.4,75,000.00 (Rupees Four Lakh Seventy Five Thousand only) vide cheque/DD No.460235 dated 26-Dec-2022 drawn on State Bank of India (5901-TWO ICC-Ashok V Doshi), being an amount received towards booking amount for Apartment No.5901, in the Building "TWO ICC " proposed to be constructed at the Island City Center (ICC), G.D.Ambekar Marg, Dadar (East), Mumbai 400014.

For **THE BOMBAY DYEING & MANUFACTURING CO. LIMITED**



AUTHORISED SIGNATORY

GSTIN : 27AAACT2328K1ZB

- Received subject to realization of cheque

- Place of Jurisdiction is Mumbai

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Receipt No :0121001189

Receipt Date :30-Dec-2022

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
8080882648

RECEIPT

Received on 30-Dec-2022 with thanks from Mr.Ashok Virchand Doshi,Mr. Anand Ashok Doshi &Mrs.Moni Anand Doshi a sum of Rs.10,00,000.00 (Rupees Ten Lakh only) vide cheque/DD No.460234 dated 26-Dec-2022 drawn on State Bank of India (5901-TWO ICC-Ashok V Doshi), being an amount received towards booking amount for Apartment No.5901, in the Building "TWO ICC " proposed to be constructed at the Island City Center (ICC), G.D.Ambekar Marg, Dadar (East), Mumbai 400014.

For THE BOMBAY DYEING & MANUFACTURING CO. LIMITED



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GSTIN : 27AAACT2328K1ZB

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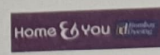
Bombay Dyeing



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Island City Center (ICC) (Bombay Dyeing) G.D Ambekar Marg, Dadar (E), Mumbai - 400014, India. Regd. Office: Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, India.

Office: +91 22 619 12345. Website: www.bombayrealty.in Bombay Realty is a division of The Bombay Dyeing & Mfg. Co. Ltd.

CIN: L17120MH1879PLC000037. Email: info@bombayrealty.in



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Receipt No :0121001188

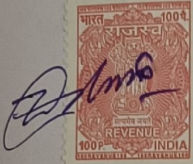
Receipt Date :30-Dec-2022

To,
Mr.Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs.Moni Anand Doshi
K/17, Prathamesh CHS, Veer Savarkar Marg,
, Opp. Siddhivinayak Mandir, Prabhadevi,
Mumbai-400025
India
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For THE BOMBAY DYEING & MANUFACTURING CO. LIMITED



AUTHORISED SIGNATORY

GSTIN : 27AAACT2328K1ZB

- Received subject to realization of cheque
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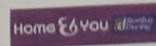
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BOMBAY REALTY - COST SHEET

26-Dec-22

PARTICULARS		Amount
Agreement Value	(A)	8,01,70,000
Stamp Duty & Registration	(B)	48,40,200
GST	(C)	NIL
Club Membership		15,00,000
Infrastructure Charges		20,36,838
Land / Property Tax		1,24,018
Legal		50,000
Electric & Water Connection		1,50,000
GST 18% on Club Membership		2,70,000
Club & Other Charges	(D)	41,30,856
Total Cost	(A+B+C+D)	8,91,41,056

Date of Booking	26-Dec-22	
	ICC	Flat Cost
Project Name	ICC TWO	
Bldg. Name:	5901	
Flat no	59	
Floor	4 BHK	
Type of Flat:	195	
RERA Carpet In Sq.M.	2102	
RERA Carpet In Sq.Ft.	26	
Utility Area	2128	
Net Carpet Area	3	
No of Car Parking		

Particulars	PAYMENT SCHEDULE		Flat Cost
	% Due	Amount	
Earnest Money	-	25,00,000	24,75,000
Within 15 days from Booking	15%	95,25,500	94,30,245
Within 90 days from Booking	85%	6,81,44,500	6,74,63,055
	100%	8,01,70,000	7,93,68,300

Please Note: Terms & Conditions

One time third party registration charges of Rs 19500/- payable at the time of SDR
 Prices subject to change. All Statutory charges and taxes will be borne by customer as per the rates applicable from time to time.
 Maintenance charges for 12 months at Rs 17.44 PSF (plus 18% GST) & Property tax for 12 months at Rs 7.75 PSF & Corpus fund Rs. 500000/- Share Money Rs. 1050/-
 Condominium Charges Rs. 25000/- (plus 18% GST) is payable and applicable at the time of possession.
 Prices subject to change. All Statutory charges and taxes will be borne by customer as per the rates applicable from time to time.

Cheque Favouring: **"THE BOMBAY DYEING & MANUFACTURING COMPANY LIMITED"**

I / We, agree to pay cost & charges as stated above

Intending Purchaser/ s' Signature

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