



INCLINE REALTY PRIVATE LIMITED
Commerz,3rd Floor,International Business Park,
Oberoi Garden City,Off Western Express Highway,
Goregaon(East),Mumbai-400 063
Tel: +91 2266773333 Fax:+91 2266773334
CIN:U45400MH2014PTC255010

Possession Notice

26 December 2023

To,

Mr. Deepak Kumar Bapana
E-0304 Thakur Village Marigold Building
Valley of Flowers Kandivali (East)
Mumbai -400101 India
Mobile : 9772968900

Dear Sir/Madam,

Sub: Premises bearing No. 3505 admeasuring 101.68 square meters (carpet area) approximately equivalent to 1094.00 square feet (carpet area) (as per RERA) ("the said Premises") in Tower D on the 35th floor along with permission to park cars in 1 (One) car parking spaces/s (Configuration - Tandem) in the building known as "Skycity" ("the said Building") situated at Borivali East, Mumbai.

Warm greetings to you and your family!

We refer to the Agreement for Sale of Premises dated 31 December 2020 executed by and between us on the terms and conditions more particularly mentioned therein ("hereinafter referred to as **"the said Agreement"**"). We also refer to our communication dated 22 December 2023 intimating you the receipt of the Occupation Certificate dated 20 December 2023 with respect to the said Premises.

Pursuant to the aforesaid and in order to initiate the possession process of the said Premises, we request you to complete all the formalities for possession, including payment of the requisite instalments of the sale price in accordance with the said Agreement and all other amounts due and payable in terms of the said Agreement as more particularly detailed in the Annexure annexed hereto.

This being a very large scale project, the possession of the premises will be handed over sequentially and in a phased manner and upon receipt of all amounts due and payable in terms of the said Agreement and this letter.

Kindly contact your Relationship Manager ANKITA PAREKH on 8291850690 for all further formalities. Alternatively,you may also write to her at ankita.parekh@oberoirealty.com.

Yours Truly,

For Incline Realty Limited

Authorised Signatory



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**ANNEXURE
(Demand Letter)**

Flat no: D-3505

Sr.No	Particulars	Amount Payable (Rs.)
1.	Balance of the Sale Price as mentioned in the Premises Ownership Agreement / Agreement for Sale / Allotment letter. The cheque for the same to be issued in favour of " Incline Realty Private Limited-Sky City-A to D-Collection Account ". (Bank details attached)	Rs.16,78,439.03 (Please note that the amount mentioned above is including taxes as applicable)
2.	Previous outstanding amounts (if any).	Rs.0.00
3.	Form 16B outstanding as on date.	Rs.0.00
4.	Additional Amounts to be paid as per Premises Ownership Agreement / Agreement for Sale / Allotment letter. The cheque for the same to be issued in favour of " Incline Realty Private Limited-Sky City-A to D-Collection Account ". (Bank details attached) (a) Charges towards formation and registration of the Society & Apex Body (b) One-time non-refundable membership fee with respect to the club house forming part of the Real Estate Project "Skycity" (c) All legal costs, charges & expenses (d) Development Charges	(a) Rs.29,500.00 (b) Rs.4,72,000.00 (c) Rs.29,500.00 (d) Rs.1,54,768.80 (Please note that the amounts mentioned above are including taxes as applicable)
5.	Additional Amounts to be paid as per Premises Ownership Agreement / Agreement For Sale / Allotment letter. The cheque for the same to be issued in favour of " Incline Realty Pvt Ltd-Sky City-A to D Members A/c ". (Bank details attached) (a) Corpus Fund Contribution. (b) Share application money of the Society.	(a) Rs.1,09,300.00 (b) Rs.600.00
6.	Additional Amounts to be paid as per Premises Ownership Agreement / Agreement For Sale / Allotment letter. The cheque for the same to be issued in favour of " Kingston Property Services Ltd-Sky City-A to D Maintenance A/c ". (Bank details attached) (a) Proportionate Share of taxes & other charges/levies in respect of the society & the Apex Body. (b) Deposit towards provisional monthly contribution towards outgoings of the Society & the Apex Body.	Rs.3,09,537.60 (a) & (b) (The amount mentioned above are including taxes as applicable)
7.	Interest on delayed payment as on date. The cheque for the same to be issued in favour of " Incline Realty Private Limited-Sky City-A to D-Collection Account ". (Bank details attached)	Rs.0.00 (Please note that the amount mentioned above are including taxes as applicable)

Note:

a) Amount's mentioned in point no 1, 2, 4, 5 and 6 are subject to deduction of TDS.You are requested to deduct the TDS as per the applicable rate and deposit the same with the authorities in order to facilitate the speedy processing of your request for possession of the Said Premises.

b) The possession of the Said Premises will be handed over to you only upon receipt of all Form 16Bs.

c) Deposit towards water, electricity and other utility and services connection charges needs to be paid to the utility suppliers at actuals as mentioned in your Agreement for sale.

d)The due date for the above payments is 24 March 2024.

Bank Details - Skycity

Particulars	Details
Beneficiary Name:	Incline Realty Private Limited-Sky City-A to D-Collection Account 9345034893
Bank A/c No.:	Incline Realty Pvt Ltd-Sky City-A to D Members A/c 9348785198
Beneficiary Address:	Commerz, 3rd Floor, International Business Park, Off W.E. Highway, Goregaon (East), Mumbai-400 063.
City of Bank:	Mumbai, Maharashtra, India
Name of Bank:	Kotak Mahindra Bank Limited
Branch:	Goregaon (East)
Address of Bank:	Sonawala road , Goregaon (East),Mumbai-400063
Account Type:	Current Account
RTGS IFSC Code:	KKBK0001465
NEFT IFSC Code:	KKBK0001465
Swift Code	Kotak Bank Swift Code: KKBK0001465

Particulars	Details
Beneficiary Name:	Kingston Property Services Ltd-Sky City-A to D Maintenance A/c 923020046896980
Bank A/c No.:	
Beneficiary Address:	Commerz, 3rd Floor, International Business Park, Off W.E. Highway, Goregaon (East), Mumbai-400 063.
City of Bank:	Mumbai, Maharashtra, India
Name of Bank:	Axis Bank Limited
Branch:	Goregaon (East)
Address of Bank:	Axis Bank Ltd Gr & 1st Flr, D Definity Premises CHS, Jayprakash Road No1 Goregaon (East), Mumbai 400063
Account Type:	Current Account
RTGS IFSC Code:	UTIB0000373
NEFT IFSC Code:	UTIB0000373
Swift Code	Axis Bank Swift Code: AXISINBB373