



महाराष्ट्र MAHARASHTRA

2019

AT 157334



प्रधान मुद्रांक कार्यालय,
प. न. त. क. ८००००
27 AUG 2019
सक्षम अधिकारी

AFFIDAVIT CUM DECLARATION

श्री राजाराम म. परब

I the undersigned Mr. Gregory Lawrence Munro, the Authorised Signatory appointed vide their Resolution dated 22nd August, 2019 and the being Chief Operating Officer of the Bombay Realty a division of The Bombay Dyeing and Manufacturing Company Limited, having the registered at Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400001 and Corporate office at C-1, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025 ("Promoter") in respect of the Project known as One ICC and Two ICC ("Project") do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title to the piece and parcel of the land, on which the One ICC and Two ICC, being the registered phase of the project ("Project") is constructed, as under:





- a. One ICC a residential building on the land admeasuring 1289 sq. mts. being undivided portion of the Larger Property comprising of 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level and 52 (part) habitable floors of which the apartments located on top 4 ½ habitable floors from 48th onwards are designated as Penthouses and Not Open for Sale, and
- b. 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 TWO ICC are inter-connected to each other, on Cadastral Survey Nos. 223 (part) on undivided portion of the Larger Property of Dadar Naigaum Division, G.D. Ambekar Marg, Dadar (East), Mumbai-400 014.

2. The project registration certificate bearing No. P51900008726, expires on 31st August 2019 and the status of the development works in respect of ICC project (One ICC and Two ICC) for which registration was granted is as under:

Sr. No	One ICC	Two ICC
1	The OC upto 37 th upper residential floors - Received on 22nd March 2019.	The OC upto 37 th upper residential floors - Received on 15th March, 2019.
2	Further OC from 38 th floors to 47 th floors - Received on 29th June, 2019.	Further OC from 38th floor to 50 th floors - Received on 27th June, 2019.
3	Occupation Certificate to be applied for balance 48 th to 51 st floor. The floors from 48th to 51st floor are not open for sale and reserved by the Company for its own use (" Reserved Floors – Not Open for Sale ").	The application for obtaining occupation certificate in respect of the balance floors from 51st floor to 58th have been filed online with MCGM on 13th August 2019.

3. An architect certificate depicting the status of the completion of the development work is attached herewith as **Annexure A**, for your ready reference.
4. All amenities, common areas and facilities are completed and operational. The photographs with respect to the same are attached herewith as In One ICC, **Annexure B**, for your ready reference.
5. MCGM website/sever was down and hence the process of obtaining occupation certificate from 51st to 58th floors of Two ICC was stalled, however, all necessary papers/ NOC (fire), etc are already received and uploaded. No sale transaction has been concluded in respect of the apartments located on 51st to 58th floors in Two ICC
6. In One ICC, the promoter does not intend to offer these floors from 48th to 52(part) for sale, as same are reserved by the Company, for its own use.
7. All development works in respect of the Project are completed. In One ICC Building, the part external glass work for the Reserved Floors - Not Open for Sale has started and completion work is in progress. The overhead water tank and lift machine room



are completed on site and fully operational, in the building. The said work of the external glass of the Reserved Floors - Not Open for Sale shall no way affect the use and occupation of the floors for which occupation certificate is already granted in One ICC (i.e upto 47th floor).

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Mumbai

Dated 31st day on this August day of 2019


Gregory Lawrence Munro



BEFORE ME

RAMBHAVAN B. KEWAT
Regd. No. 7109, B.Com. & B
ADVOCATE AND NOTARY
16-A, Jimmy Bldg., 1st Floor,
Room No. 9, 10, Parel Station Road,
Parel (E) Mumbai-400 012.

NOTED & REGISTERED
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Date 31/8/2019

