

WELCOME TO A BETTER LIFE





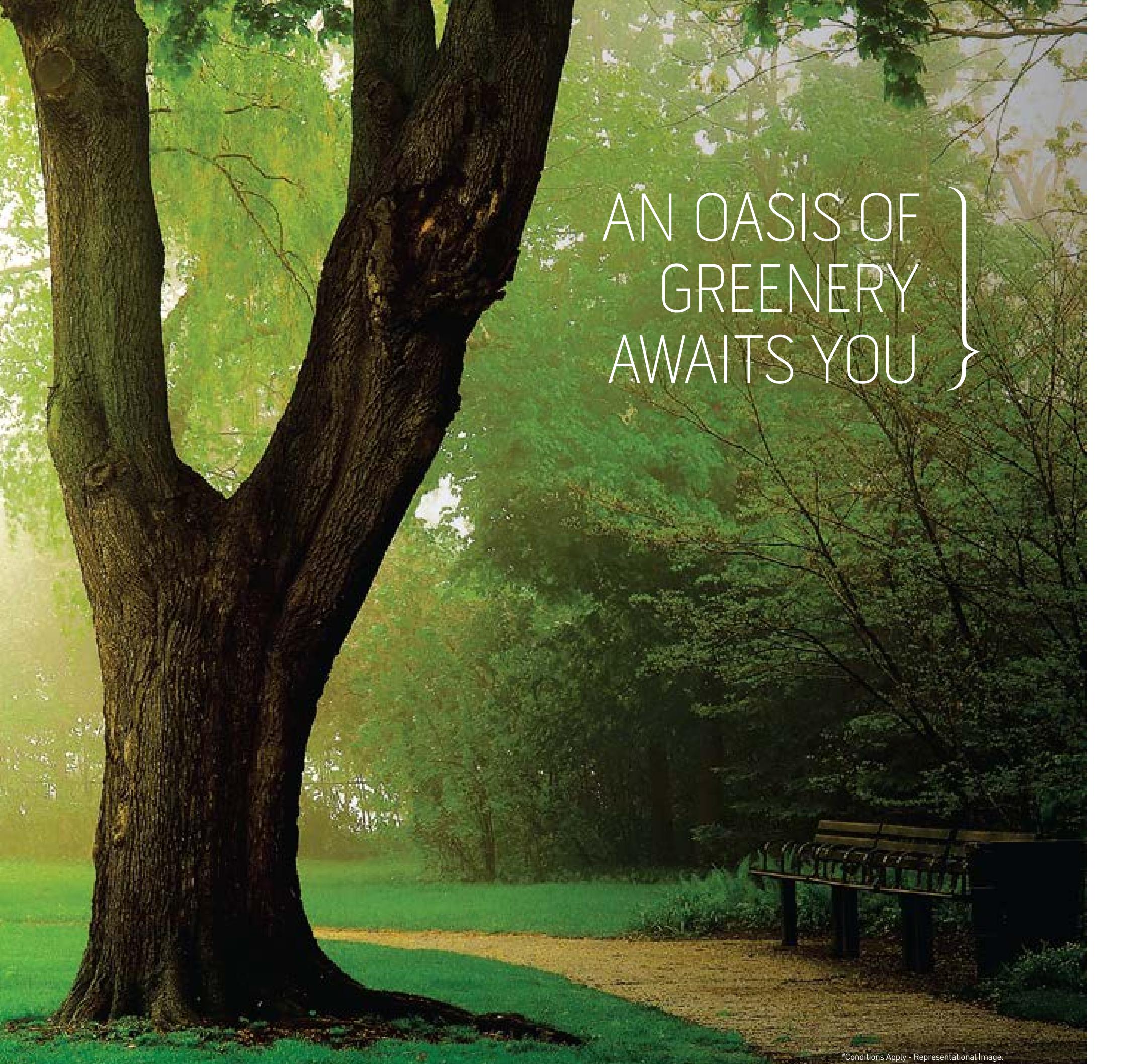
"At the Island City Center, we don't sell property,
we sell time and with it, **A BETTER LIFE...**"

- Jeh Wadia,
Managing Director

REDEFINING LUXURY WITH SPACIOUS LIVING

- Luxury residences with large carpet areas
- Surrounded by acres of open green spaces
- Strategically located in the heart of Mumbai
- A whole host of indoor and outdoor amenities
- State-of-the-art safety and security systems





AN OASIS OF
GREENERY
AWAITST YOU }

Call it an oasis of luxury or call it a sprawling vision that stretches into infinity. The Island City Center™ (ICC) brings to Mumbai a more evolved way of living, where spaces are planned to bring your world closer to you.

YOUR OWN PRIVATE ISLAND

- A lush green driveway
- Gated community
- Unparalleled security
- World-class infrastructure



- Mumbai Trans-Harbour Link (MTHL)
- MTHL Dispersal Road (Elevated Road)
- Eastern Freeway Project (Elevated Road)
- Monorail
- Coastal Road
- ★ Hotel + Hospital ✈ Airport



**Conditions Apply - Map not to scale.

UNPARALLELED CONNECTIVITY

Located in the heart of Mumbai, ICC offers easy connectivity to every part of the city. This area is poised to be the next big hub for both residential and commercial projects.

▪ MUMBAI TRANS-HARBOUR LINK (MTHL)

The proposed sea bridge will connect ICC to the upcoming Navi Mumbai International Airport

▪ MTHL DISPERSEL ROAD

Proposed elevated road that will connect ICC to Bandra, Juhu and current international/domestic airports

▪ COASTAL ROAD

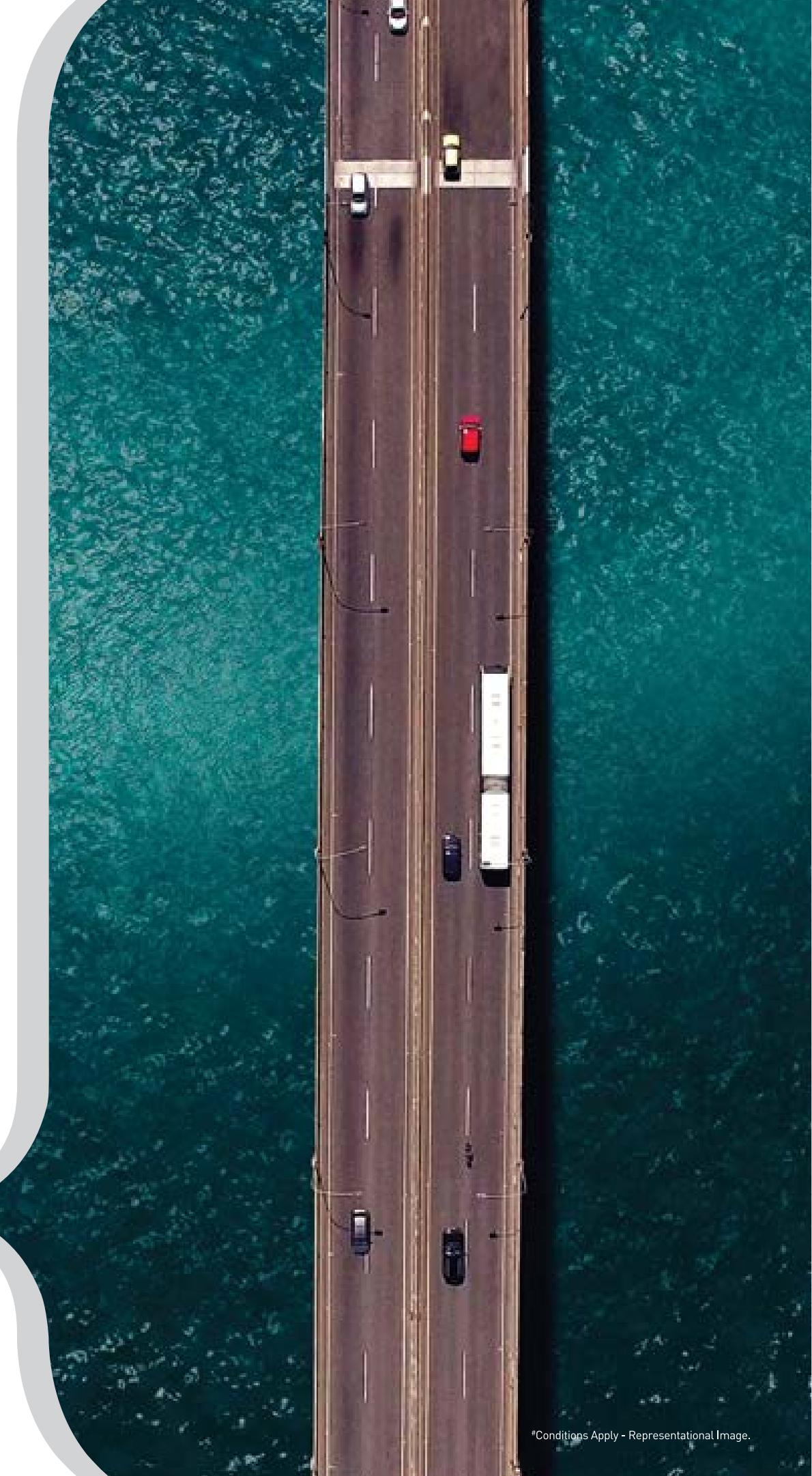
The proposed Coastal road will provide high speed connectivity between the Western Suburbs and South Mumbai

▪ EASTERN FREEWAY

Already operational, the Eastern Freeway connects ICC to Fort

▪ MONORAIL

The monorail will connect ICC to Lower Parel in South Mumbai and Chembur in Central Mumbai



*Conditions Apply - Representational Image.



DESIGNED TO BE ECO-FRIENDLY

ONE ICC & TWO ICC have been designed for Gold LEED Certification*

- High performance glass for better efficiency in power consumption
- Rain water harvesting
- Sewage treatment plant
- Efficient solid waste management system
- CFC-free air conditioning equipment
- Motion sensor-driven lighting in common areas
- Electrical charging facility in designated locations at parking floors
- Water efficient fixtures in bathroom
- Fly ash in construction
- Soil conservation

*Conditions Apply - Representational Image.



*Conditions Apply - Representational Image.



REDEFINING MUMBAI'S SKYLINE

Two iconic superstructures that rise above the Mumbai horizon

59 FLOORS

- 3 Basements
- 1 Ground Level
- 1 Podium Level
- 52 Habitable floors[†]
- 4 BHK Grand: 2488* sq. ft. (231 sq. m.) carpet area**
- 3 BHK Grand: 1955* sq. ft. (182 sq. m.) carpet area**
- 2 apartments per lift lobby
- 10 high speed passenger lifts***
- 4 service lifts with separate service lobby
- State-of-the-art security and safety features

ONE ICC

65 FLOORS

- 3 Basements
- 1 Ground Level
- 1 Podium Level
- 58 Habitable Floors
- 4 BHK Deluxe: 2070* sq. ft. (193 sq. m.) carpet area**
- 3 BHK Deluxe: 1611* sq. ft. (150 sq. m.) carpet area**
- 3 apartments per lift lobby
- 12 high speed passenger lifts
- 4 service lifts with separate service lobby
- State-of-the-art security and safety features

TWO ICC

*Conditions Apply **Carpet area may vary ± 3% ***One lift dedicated for penthouse [†]51 floors full habitable & 52nd floor part habitable

SPACIOUS & LUXURIOUS HOMES



***Conditions Apply - Artist's Impression

- Choice of 3 and 4 BHK Grand and Deluxe apartments
- Choice of city, sea and mountain views
- Air-conditioned residences (except kitchen & toilets)
- En-suite bathrooms with an additional powder room (ONE ICC)
- Separate staff entrance (except 3D)
- Apartments capable of receiving home automation fitted by apartment owner (provision made)
- Staff bedroom with attached toilets

THE LIVING AREA

- Unique entrance foyer/entry experience
- Floor to beam glazing, offering panoramic views
- International marble flooring*
- Large living and dining rooms perfectly designed to allow a rare exclusivity from other rooms





THE MASTER BEDROOM.

- Master bedrooms with options of side views.
- Floor to beam glazing, offering panoramic views.
- Provision for walk-in closet in master bedroom (ONE ICC).
- En-suite bathrooms within the bedrooms.
- Laminated wooden flooring*.

THE KITCHEN

- International modular kitchen (no white goods and appliances included).
- Separate staff room with direct access to kitchen.



PANORAMIC VIEWS

A choice of city, sea and mountain views
that are a treat for your eyes.

Shot From Phase One in December 2015

*Conditions Apply - Representational Image.



A HOST OF
PRIVILEGES

EXPERIENCE THE BETTER LIFE

Whether it's a brisk workout at the gym after office hours or spending a languid weekend in the lavish swimming pool, residents can do it all, right here.

Indoor Amenities – Clubhouse*

- Gym
- Two Sauna Rooms (Separate facilities for women & men)
- Two Steam Rooms (Separate facilities for women & men)
- Two Massage Rooms (Separate facilities for women & men)
- Two Squash Courts
- Indoor Games Room
- Table Tennis & Lounge
- Reception & Seating
- Creche
- Aerobics & Yoga
- Terrace Seating Area

CENTERED AROUND YOU

ICC raises the bar for luxury living, with every privilege of a global lifestyle at your disposal. Family time, personal time or play time, ICC allows you to make the most of your day with a state-of-the-art welfare center.

Indoor Amenities – Welfare Center*

- Library
- Banquet Hall
- Mini Theatre
- Billiards & Pool
- Card Room
- Business Center & Study
- Two Meeting Rooms
- AV Room
- Sit-out Area
- Juice Bar





YOUR DAILY GETAWAY

The community space at ICC is dotted with luxurious sun-soaked surprises for all its residents with a vehicle-free podium.

Outdoor Privileges*

- Swimming Pool
- Kids Pool
- Jacuzzi
- Golf Putting Green
- Multi-Purpose Lawn
- Outdoor Party Area
- Open Badminton Court
- Barbeque Pits
- Skating Area
- Tennis Court
- Half Basketball Court
- Kids Play Area
- Cricket Net
- Jogging Track
- Raised Deck
- Thematic Garden
- Pool Deck
- Palm Court
- Gazebo Lounge Area
- Party Lawn
- Yoga Lawn



IN SUMMARY

WHAT YOU GET IN THE APARTMENT*.



Fitted kitchen:

International modular kitchen (no white goods and appliances included).



Sanitary:

International sanitaryware.



CP fitting:

International CP fittings.



Flooring in living room:

International marble.



Flooring in bedrooms:

Laminated wooden flooring.



Air conditioners:

Air-conditioned residences with temperature control in each room, except kitchen & toilets.



Safety devices:

Gas/heat detector in kitchen, sprinkler system, RFID card reader access to parking areas with boom barrier control.

CHOICE OF
APARTMENTS }



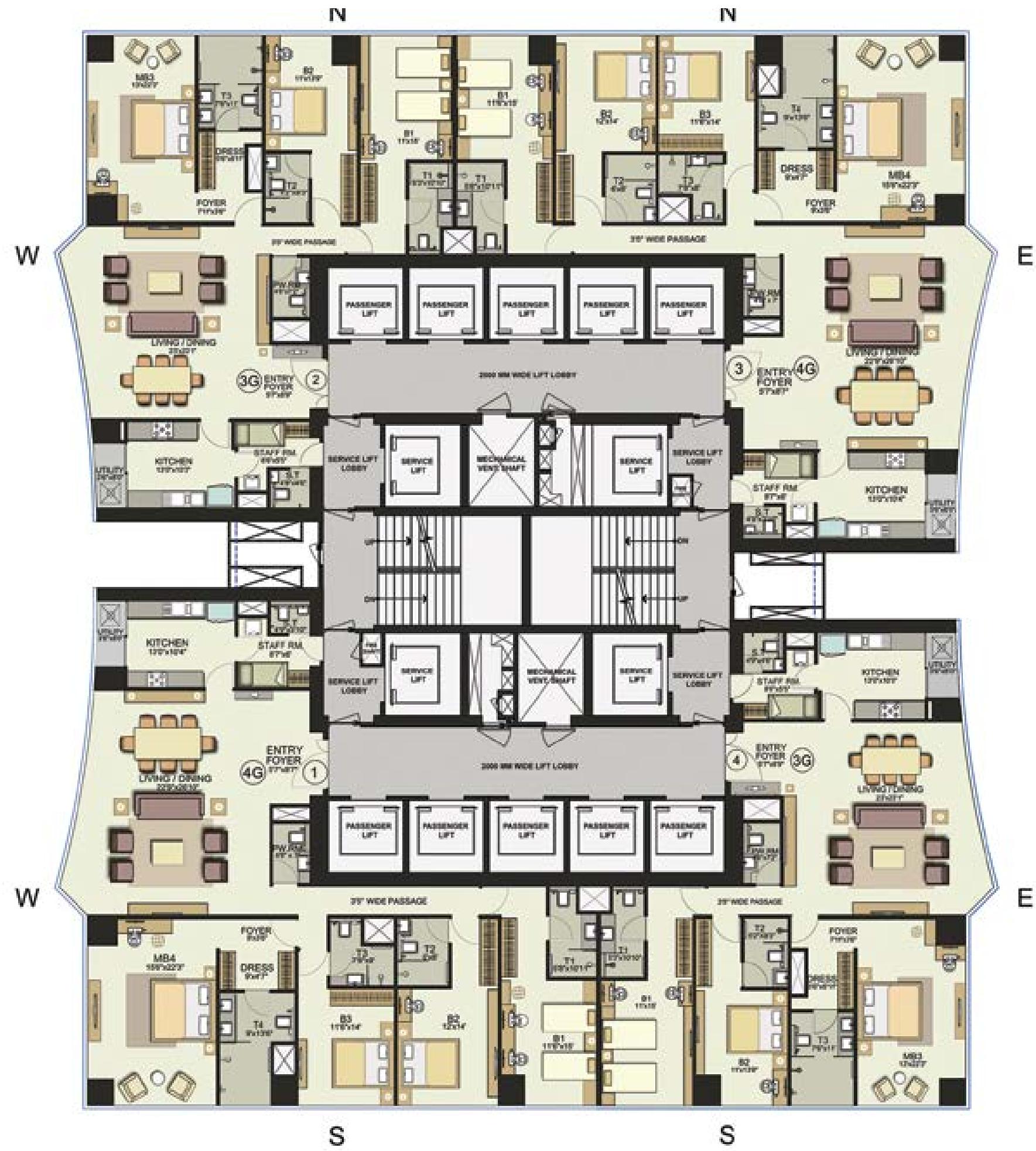
ONE ICC PLANS

ONE ICC GRAND APARTMENTS

| TYPE | VIEWS | RERA CARPET AREA** (sq. ft.) | (sq. m.) |
|-------|--------------|---------------------------------|----------|
| 3 BHK | NORTH & WEST | 1955 | 182 |
| 3 BHK | SOUTH & EAST | 1955 | 182 |
| 4 BHK | SOUTH & WEST | 2488 | 231 |
| 4 BHK | NORTH & EAST | 2488 | 231 |

**Carpet area may vary ± 3%

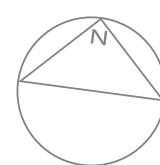
***Conditions Apply - Artist's Impression



ONE ICC 4 BHK GRAND



CARPET AREA** = 231 SQ. M.
(2488 SQ. FT.)
(APPROX)



**Carpet area may vary ± 3%

ONE ICC 3 BHK GRAND



**Carpet area may vary ± 3%

TWO ICC PLANS

TWO ICC DELUXE APARTMENTS

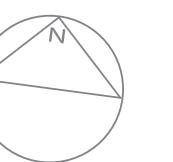
| TYPE | VIEWS | RERA CARPET AREA** (sq. ft.) | (sq. m.) |
|-------|--------------|---------------------------------|----------|
| 3 BHK | NORTH | 1611 | 150 |
| 3 BHK | SOUTH | 1611 | 150 |
| 4 BHK | NORTH & WEST | 2076 | 193 |
| 4 BHK | SOUTH & EAST | 2076 | 193 |
| 4 BHK | SOUTH & WEST | 2076 | 193 |
| 4 BHK | NORTH & EAST | 2076 | 193 |

**Carpet area may vary ± 3%

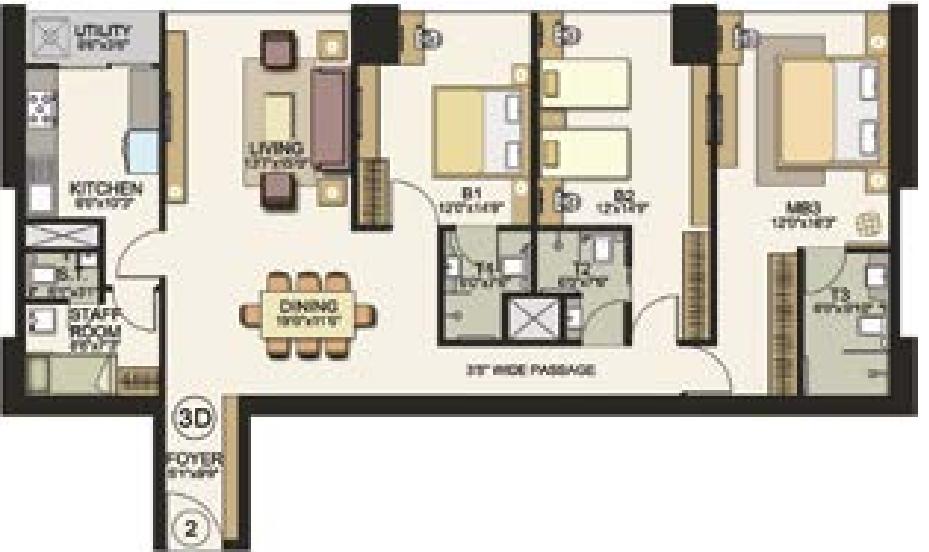


TWO ICC 3 BHK DELUXE

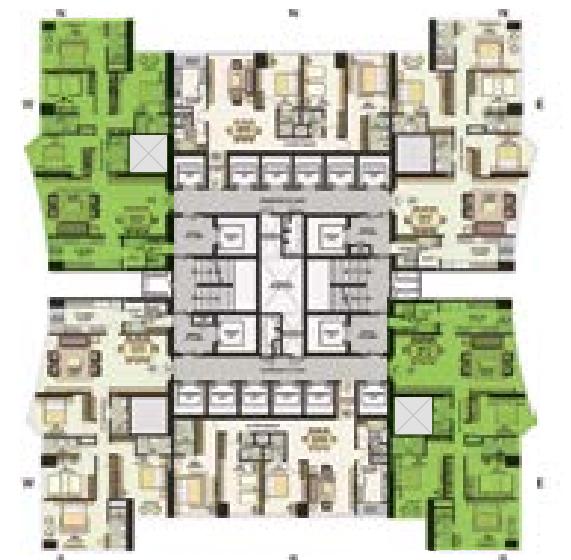
CARPET AREA** = 150 SQ. M.
(1611 SQ. FT.)
(APPROX)



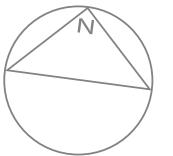
**Carpet area may vary ± 3%



TWO ICC 4 BHK DELUXE



CARPET AREA** = 193 SQ. M.
(2076 SQ. FT.)
(APPROX)

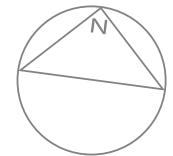


**Carpet area may vary ± 3%

TWO ICC 4 BHK DELUXE



CARPET AREA** = 193 SQ. M.
(2076 SQ. FT.)
(APPROX)



**Carpet area may vary ± 3%





DELIVERED PROJECTS


springs

****Conditions Apply - Actual image of property.

The Wadia Group stands for reliability, transparency and quality, which is reflected in all residential and corporate projects delivered by Bombay Realty.

SPRINGS

- 40 floors with air-conditioned apartments
- Italian kitchen
- En-suite bathrooms
- Imported marble flooring
- Imported designer wardrobes
- State-of-the-art security systems
- Multi-storey parking with separate enclosure
- Childrens' play area
- Gym, steam and sauna
- Swimming pool and kids' pool
- Tennis court & air-conditioned squash court

AXIS BANK HEADQUARTERS

- Gold LEED certified building with daylight control systems
- Large flexible floor plates
- Ample car parking facilities
- Flat slab construction, with columnless large office spaces
- Grand entrance with triple height atrium
- Landscaped rooftop garden with water bodies and party areas



****Conditions Apply - Actual image of property.

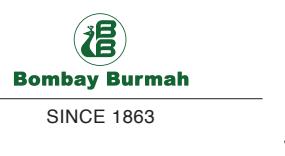
ICC PROJECT PARTNERS*

Project Management: Hill International Ltd.
Professional Quantity Surveyor: Davis Langdon KPK, An AECOM Company
Architect: Sandeep Shikre and Associates, Mumbai
Landscape Design: GSA Landscape Architecture, USA & India
Structure: Buro Happold, J+W Consultants
MEP Services: S.N. Joshi Consultants Pvt. Ltd., Pune
Façade: Priedemann India Pvt. Ltd., Mumbai
Lighting: Abhay Wadhwa Associates (AWA), USA
Green Building Design: AMA Architectures, Rajkot
Fire & Life Safety: Olsson Fire & Risk UK Ltd., Manchester
Security: Mahindra Special Services Group, Mumbai
General Contractor: Larsen and Toubro

A WADIA GROUP ENTERPRISE

Bombay Realty is a Wadia Group Enterprise that envisions to transform and redefine the Mumbai skyline with two prime developments, The Island City Center™ (ICC) located at Dadar (E) and The Wadia International Center (WIC) at Worli. With the ICC, nestled in lush greenery, built using world-class construction technology; Bombay Realty is set to introduce the world to the future epicenter of Mumbai - ushering in a whole new way of life. Not just an address.

For over 282 years, the Wadia Group has prided itself on its heritage of excellence and spirit of entrepreneurship. The coming together of these values, along with its unprecedented vision, has resulted in the birth of many successful ventures such as Bombay Burmah, Bombay Dyeing, Britannia and GoAir. The Wadia Group has accomplished landmark projects in real estate, be it residential, commercial or retail across India. In the recent past, The Wadia Group has delivered 'SPRINGS', a 40-storeyed luxury residential tower in Dadar (E) and C2, Wadia International Centre, a state-of-the-art office building at Worli which serves as the headquarters of Axis Bank.



DISCLAIMER:

1. "The project "ONE ICC/TWO ICC" ("Building") is registered as the Real Estate Phase Two Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 and accordingly the authority has granted a Certificate of Registration bearing number P51900008726 dated 19.08.2017.
2. Catalyst Trusteeship Limited ("CTL") acting in its capacity of a Trustee of India RE Opportunities Trust, is the lender on record for the Term Loan, and all rights, titles, interest and benefits in the Term Loan and the security created in connection with the Term Loan is held by CTL (on behalf of the India RE Opportunities Trust). The Apartment is a part of the security created by way of mortgage, and the receivables out of the Apartments are also hypothecated in each case, in favour of CTL for the repayment of the said Term loan. Accordingly, the concerned Apartment along with its receivables, booked/allotted / sold by this deed / letter is subject to the first and exclusive charge of CTL and valid execution of this letter/deed and any agreement in relation to the Apartment is subject to obtaining the prior written permission of CTL. The final transfer of the Apartment in favour of the purchaser/allottee shall be made only on receipt of the final no-objection certificate from CTL.
3. All images and content marked with requisite markings as provided here under are required to be read with an appropriate disclaimer.

- a. *Conditions Apply - This show-apartment is for reference purpose only. The furniture, fixtures, artefacts, equipment and fillings in the show-apartment are not part of the standard actual apartment/offerrings. The promoter/developer reserves the right to change the design, features and specifications of the same as per the applicable laws. The specifications agreed between the promoter/developer and the allottee/purchaser/applicant under the agreement to Sell, to be entered between the parties shall only be taken as final. The allottee/purchaser/applicant must refer to the agreement for sale for actual details.

The plans, designs, dimensions and elevations are as per current sanctioned plans and approvals, specifications, amenities and facilities will be set out in the agreements to sell and images are artistic impressions and purely for representational purposes. The same may be subject to changes/revisions/alterations in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. One of the Lifts shall be used exclusively by the purchasers of the Apartment which are designated as Penthouses and all major exclusive amenities associated with the Penthouses are reflected in the agreement to sell/application form.

Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representations of the product and/or any amenities. None of the above may be construed to form any basis of, or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer, under relevant provisions of law or otherwise. The amenities/specifications, features mentioned in the agreement for sale (if any) shall be final. For more information refer to '<https://maharera.mahaonline.gov.in/>'

- b. #Conditions Apply - REPRESENTATIONAL IMAGES are not actual project images and are strictly for representational purposes only.
- c. ##Conditions Apply - MAP NOT TO SCALE.
- d. ###Conditions Apply - ARTIST'S IMPRESSION of Elevation, sketch elevation, External spaces, Common amenities, Internal spaces, apartments, Clubhouse, landscaping, lobby, gym, kids area, swimming pool, Party areas are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and is/are not accurate and/or complete. The colours, shades of walls, tiles etc. are for representational purposes and will vary in planning and designing and upon actual construction. All features, landscaping, fixtures, fittings, goods, accessories and furniture reflected/displayed in this image(s) are strictly for illustrative and display purposes only and are not part of the standard final amenities and finishes. The render for internal spaces is to only act as an example of suggested space management and possible utilization of the space, and such internal spaces will not have the amenities, fixtures and fittings therein.
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Dyeing), Pandurang Budhkar Marg, Worli, Mumbai – 400 025

Registered Office:

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