



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FULL OCCUPATION CERTIFICATE

No. **MH/EE/(BP)/GM/MHADA-87/1264/2026/OCC/1/New**

Date : 27 May, 2026

To

M/s.ModiRealtyDeveloperPvt.Ltd.C.A.toAjinkyatara
Co.Op. Hsg. Soc. Ltd.
PremSagar,plotNo.57,N.S.RoadNo.03,JuhuScheme,
Vile Parle (W), Mumbai – 400 056.

Subject : Full occupation for Proposed redevelopment of existing building no. 04, known as Ajinkyatara CHSL of plot bearing C.T.S. no.1665A(pt.) & 1663B(pt.) at Shailendra Nagar, S.V. Road, at Village Dahisar, Dahisar (E), Mumbai – 400 068

Ref : 1] Consent letter issued by Mumbai Board U/No CO/MB/REE/NOC/F-1416/1121/2026 dtd. 20.05.2026.

Gentleman,

The full development work of building **Proposed redevelopment of existing building no. 04, known as Ajinkyatara CHSL of plot bearing C.T.S. no.1665A(pt.) & 1663B(pt.) at Shailendra Nagar, S.V. Road, at Village Dahisar, Dahisar (E), Mumbai – 400 068.** comprising of Two wings Wing 'A' & Wing 'B'. Wing 'A' having Stilt Floor (pt.) for Entrance lobby, meter room and part for parking + 1st to 19th upper residential floor with a total height of 59.45 mtr. From AGL upto Terrace level and Wing 'B' having Part Basement (-5.60 mtr) for pump room and UG tank + Stilt (pt.) for Meter room, entrance lobby and part for car Parking + 1st + 19th upper residential floor is completed under the supervision of VILAS VASANT DIKSHIT, Architect, Lic. No. MHADA/Reg/Cons/ 0104 2019, Rupesh R. Chowdhary RCC Consultant, Lic. No. STR/C/40 and MAHAVIR SHRIPATI THAKAN, Site supervisor, Lic. No. 31.03.2031, and as per development completion certificate submitted by Architect/LS and as per completion certificate issued by Chief Fire Officer, issued under no. P-15283/2023/ (1663B And Other)/R/ Ward/ DAHISAR R/N/MHADA - CFO/1/New on 05 May, 2026. The same may be occupied on following condition(s) :

1. That this OC is issued without prejudice to legal matter pending in Court of Law if any.
2. That the Addition/alteration in the approved building plan shall not be allowed, without approval of competent authority.
3. That the terms and conditions of Fire NOC shall be strictly followed.
4. That the terms and conditions mentioned in MOEF and MPCB shall be strictly followed.
5. That the building shall not be occupied till 270-A certificate shall be obtained and submitted to MHADA.
6. That all the conditions are binding on society as mentioned in Consent letter issued by Mumbai Board U/No. U/No. . CO/MB/REE/NOC/F-1416/1121/2026 dtd. 20.05.2026.

Digitally signed by Rupesh Muralidhar Totewar
Date: 27 May 2026 17:59:01
Organization :MHADA
Designation :Executive Engr.

**Executive Engineer / BP Cell
Greater Mumbai / MHADA**

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Deputy Chief Engineer B.P.Cell /MHADA
- 3) Asst. Commissioner R North Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Borivali Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. R North Ward (MCGM)
- 8) A.E.W.W. R North Ward (MCGM)
- 9) Architect / LS - VILAS VASANT DIKSHIT
- 10) Developer / Owner - MODIREALTY DEVELOPERS PVT. LTD.
- 11) Society - Ajinkyatara Co.Op. Hsg. Soc. Ltd.

For information please.

