

Building Permission Cell, Greater Mumbai / MHADA

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

No. MH/EE/(B.P)/GM/MHADA-93/558/E-3220992/2026

Date:

“FULL OCC CERTIFICATE FOR TRANSIT BUILDING”

To,
Bharatnagar Buildcon LLP,
(Earlier known as ABIL Buildcon LLP),
“ABIL House” 2,
Range Hills Corner,
Ganeshkhind Road,
Pune - 411 007.

Sub: Full Occupation Transit Building i.e. Part OC to Proposed Joint Redevelopment of Tata Colony CSHL (**Plot No.1**) & Bharat Nagar transit Camp (**Plot No.2**) at Bharat Nagar bearing S.No.378 (Pt) CTS No.7643 (Pt) and 5371 (Pt) Village Kole-Kalyan, Tal. Andheri, Mumbai Suburb district under Regulation 33(5),33(19) and 33(23) of DCPR 2034 read with BandraKurla Complex Notified Area Development Control Regulations, 1979.

Name of the Society:Tata Colony CSHL & Bharat Nagar transit Camp

Name of the Developer:M/s. Prestige (BKC) Realtors Private Limited&
M/s. ABILBuildcon LLP

Architect/ L.S.:Ar.Vilas Dikshit of M/s. Shilp Associates Architect & Consultants.

Layout Name:Bharat Nagar MHADA layout Bandra (East).

Ref.:1.Consent letter issued by Mumbai Board u/no. REE/MB/NOC/F-1915/1329/2026 dtd. 11.06.2026.

Dear Applicant,

The full development work of building Full Occupation for Rehab building (Transit Building) i.e. Part OC to Proposed Joint Redevelopment of Tata Colony CSHL (Plot No.1) & Bharat Nagar transit Camp (Plot No.2) at Bharat Nagar bearing S.No.378 (Pt) CTS No.7643 (Pt) and 5371 (Pt) Village Kole-Kalyan, Tal. Andheri, Mumbai Suburb district under Regulation 33(5),33(19) and 33(23) of DCPR 2034 read with Bandra Kurla Complex Notified Area Development Control Regulations, 1979. Building comprising Basement floor for Plot no. 2 Rehab Building comprising of 2 no. of Basement floors for Parking having 2 nos. of Mechanical car Lifts, from Ground level to the basement floors with height 8.40 mt. with stack car parking +

Ground floor and services + 1st to 26th upper floor for residential user+ Terrace having total height of building is 77.92 mt. measured from general ground level to terrace level is completed under the supervision of VILAS VASANT DIKSHIT, Architect, Lic. No. MHADA/Reg/Cons/ 0104 2019, Mr. Ustav Shah RCC Consultant, Lic. No. STR:840017271 and Shri. Shailendra U. Talekar, Site supervisor, Lic. No. T/110/SS-I, and as per development completion certificate submitted by Architect/LS and as per completion certificate issued by Chief Fire Officer, issued under no. P-13946/2022/(7643)/H/EWard/KOLEKALYAN UNIVERSITY/MHADA-CFO/1/New on 17 Nov, 2025. The same may be occupied on following conditions:

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/developer as mentioned in Consent letter issued by Mumbai Board u/no. REE/MB/NOC/F-1915/1329/2026 dtd. 11.06.2026.
7. Security (watch & ward) & maintenance of Rehab building shall be born by the developer till last possession of flat from MHADA or formation of Society whichever be earlier.
8. Developer shall handover the rehab bldg. (transit building) within 7 day from O.C. issue without any obstruction in access to the Tenant of rehab bldg.
9. R.G. area & Encroachments in scheme plot shall be cleared before applying first OC of Sale building.

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Kadam

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S.E.B.P.Cell
MHADA

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Dy.E.B.P.Cell
MHADA

Rupesh
Muralidhar
Totewar

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(Rupesh Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/ MHADA

Copy submitted for information please:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for info & upload on MHADA website

Copy with plan to: 4) Architect Layout Cell (SPA MHADA) for information & necessary action please.

- 5) Asst. Commissioner 'H/E' Ward (MCGM)
- 6) Ex. Eng./Bandra Div./Mumbai Board
- 7) A.A. & C. 'H/E' Ward (MCGM)
- 8) A.E.W.W. 'H/E' Ward (MCGM)
- 9) Ar. Vilas Dikshit of M/s. Shilp Associates& Consultants.

Prasad
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MHADA

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Rupesh
Muralidhar
Totewar
(Rupesh Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/ MHADA

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