



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-95/1293/2025/OCC/1/New**

Date : 20 October, 2025

To

Mahesh Lira Verat (M/s. Gurukrupa Realcon
Infrastructure LLP)
C-106, Vashi Plaza, Sector - 17, Vashi, Navi Mumbai -
400 703

Subject : Full Occupation cum building completion Certificate for redevelopment of the existing building no. 3, known as "Khernagar Kala CHS LTD" on plot bearing C.T.S. No. 604 (part) of Village - Bandra, Shree Ram Mandir Road, MHADA Layout, Bandra (East), Mumbai- 4

Ref : 1] Consent to OCC from Mumbai Board vide letter No. CO/MB/REE/NOC/F-1489/1962/2025 dtd. 17.10.2025.

Gentleman,

The full development work of building **Proposed Redevelopment Existing Building no.3 Known as "Khernagar Kala Co-Op Housing Society Ltd", on Plot bearing CTS No.604 (Pt) Village Bandra (East), Shri Ram Mandir Road Bandra (E) Mumbai 400051** comprising of part basement (-04.70 mt. below Wing-A) + common ground floor on stilt + 1st to 4th common podium floor for surface car parking + 5th podium floor partly for Fitness Centre, society office & partly for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 18th upper residential floors including LMR + OHT) is completed under the supervision of Hansraj Raghuraj Vishwakarma, Architect, Lic. No. MHADA/Reg/Cons/ 0204 2020, GHANASHYAM SIDRAM CHILVERI RCC Consultant, Lic. No. STR/840001359 and pundlik mistry, Site supervisor, Lic. No. M/412/SS-III, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. P-16323/2023/604(pt)/H/E Ward/BANDRA-EAST/MHADA- CFO/1/New on 18 September, 2025. The same may be occupied following condition(s) :

The same may be occupied with following conditions :

1. That all firefighting systems shall be maintained in good working conditions.
2. That this OCC is issued without prejudice to legal matter pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed, before approval
4. Terms and conditions of Fire NOC shall be strictly followed.
5. Functioning of Lifts, D.G Set and Rain Water Harvesting shall be maintained
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-1489/1962/2025 dtd. 17.10.2025.

**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 H East Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Bandra Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. H East Ward (MCGM)
- 8) A.E.W.W. H East Ward (MCGM)
- 9) Architect / LS - Hansraj Raghuraj Vishwakarma
- 10) Developer / Owner - GURUKRUPA REALCON INFRASTRUCTURE LLP
- 11) Society - Khernagar Kala Co-Op Housing Society Ltd

For information please.