



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.)

PART OCCUPATION CERTIFICATE

No. **MH/EE/(BP)/GM/MHADA-113/1540/2025/OCC/1/New**

Date : 28 July, 2025

To

M/s. Bharat Reality venture Pvt. Ltd. CA to owner
Bharat Aurovistas CHSL
Andheri (west) Mumbai.

Subject : Proposed joint redevelopment of Part OC existing building no 27, plot No H-44 as Known as Basera CHSL & plot No H-45, Oshiwara Anand Vihar CHSL on plot bearing CTS No. 1(pt.) of village Oshiwara at Andheri (West), Mumbai - 400053.

Ref : 1] Consent to OCC from Mumbai Board vide No. REE/MB/NOC/F-1512/1333/2025 dtd. 03.07.2025.2025.

Gentleman,

The part development work of building **Proposed joint redevelopment of existing building Of BHARAT Auravistas CHSL at plot No H-44 ,& 45 on plot bearing CTS No 1(pt) of village Oshiwara at Andheri (West) Mumbai** comprising of basement for Water Utility and Pump Room + ground floor comprises of 09 nos. of commercial shops & 01 no. shop for Bank and 1st podium Floor for Parking is completed under the supervision of Jitendra Govind Dewoolkar, License Surveyor, Lic. No. D/294/LS, Abhijit V. Phatarpekar RCC Consultant, Lic. No. STR/P/148 and Shri. Ketan Khamar, Site supervisor, Lic. No. K/505/SS-I, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. P-1961/2025(1PT)K/W WARD OSHIWARA on 12 June, 2025. The same may be occupied on 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 Part OC 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 competent authority.
4. Terms and conditions of Fire NOC shall be strictly followed.
5. Functioning of Lifts, DG sets, Rainwater harvesting system shall be maintained, if applicable.
6. That all the conditions are binding on society as mentioned in Consent to OC issued from Mumbai Board vide letter No. REE/MB/NOC/F-1512/1333/2025 dtd. 03.07.2025.2025.

Digitally signed by Rujesh Muralidhar Tolewar
Date: 28 Jul 2025 18:20:37
Organization: MHADA
Designation: Executive Engg.

**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 K West 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. K West Ward (MCGM)
- 8) A.E.W.W. K West Ward (MCGM)
- 9) Architect / LS - Jitendra Govind Dewoolkar
- 10) Developer / Owner - M/s. Bharat Realty Venture Pvt. Ltd
- 11) Society - BHARAT Auravistas CHSL

For information please.