



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-8/823/2026/OCC/1/New**

Date : 13 January, 2026

To

M/s. PUNEET EDIFICE PVT. LTD.
401/402, 4TH FLOOR, TULSEE CHAMBERS, OPP. TEEN
PETROL PUMP, LBS ROAD, THANE, MAHARASHTRA,
INDIA - 400602

Subject : Part Occupation Certificate for proposed redevelopment of the existing Bldg. 28 known as "Tagore Nagar Sanmitra CHS Ltd." on plotbearing C.T.S. No. 351 (Pt.), of Village Hariyali, Tagore Nagar, at Vikhroli (East) Mumbai-400083.

Ref : 1] Last Amended plan issued on 13.09.2023.

2] Full CC issued on dtd. 25.04.2024.

3] Architect application for Full Occupation Building Completion Certificate.

4] Part Consent letter to O.C. from M.B. vide letter No. CO/MB/REE/NOC/F-1169/2343/2025 dtd. 30.12.2025.

Gentleman,

The part development work of building **RE-CONSTRUCTION OF BUILDING NO.28 KNOW AS TAGORE NAGAR SANMITRA CHSL ON PLOT BEARING C.T.S NO.351(PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (E) MUMBAI-83** comprising of wing 'A' having ground floor partly use for Entrance Lobby, Meter room & stilt for car parking + 1st to 23rd upper floor for residential user height of 69.99 mtrs. and wing 'B' having ground floor partly use for Entrance Lobby, Meter room & stilt for car parking + 1st to 22nd upper floor for residential user (Excluding 23rd floor of Wing B) as per approved plans dtd. 13.09.2023. is completed under the supervision of SUBHASH GANPATRAO PATIL, Architect, Lic. No. MHADA/Reg/Cons/ 0094 2019, Anand K Kulkarni RCC Consultant, Lic. No. STR/K/209 and Mr. Sharad D Prabhu, Site supervisor, Lic. No. Sup/Grade II :840008479, and as per development completion certificate submitted by Architect/LS and as per completion certificate issued by Chief Fire Officer, issued under no. P-24786/2025/(351)/S Ward/HARIYALI-E/MHADA-CFO/1/New on 31 December, 2025. The same may be occupied on following condition(s) :

1. That this OCC is issued without prejudice to legal matter pending in Court of Law if any.
2. That all firefighting systems and fire services shall be maintained in good working conditions.
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. That the functioning of Lifts, DG sets, OWC, Rainwater harvesting system, substation, if applicable 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-1169/2343/2025 dtd. 30.12.2025.

Digitally signed by Mahesh Sadhu Jadhav
Date: 13 Jan 2026 18:33:25
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 S Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Kurla Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. S Ward (MCGM)
- 8) A.E.W.W. S Ward (MCGM)
- 9) Architect / LS - SUBHASH GANPATRAO PATIL
- 10) Developer / Owner - M/s. PUNEET EDIFICE PVT. LTD.
- 11) Society - TAGORE NAGAR SANMITRA CHSL

For information please.