

ITC Cell,
M. H. & A. D. Authority
Award No.: 1413
Date: 29.04.25



का. अ. / इपक (बु क्षेत्र)
पश्चिम जयपुर नगर/ प्रा.
जायक नं.
E-5184125
29 APR 2025

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/(B.P.)/GM/MHADA-105/192/2019/2025/OCC/3/Amend**

Date : 23 April, 2025

To

ShreeAshokKumarAgarwalDirectorofLotusGrihnirman
Pvt. Ltd. CA to Neptune CHSL
CTSN0.195,VillageAndheriatJunctionoffLinkRoad,J.P.
Road, D.N. Nagar, Andheri (W), Mumbai- 53.

Subject : Existing building No. K3, K4 and OB- 5, S. No. 106/A, CTS No. 195(pt), D. N. Nagar, MHADA Layout, village Andheri, Andheri (w), Mumbai -400053

- Ref :**
- 1] IOA issued on 12.04.2007.
 - 2] CC issued for work upto plinth on 27.04.2010.
 - 3] Part occupation issued on 30.12.2021.
 - 4] Last Amended IOA issued on 04.08.2022.
 - 5] Full CC issued on 06.09.2022.
 - 6] L.S. application for Full Occupation Certificate dtd. 09.01.2025.
 - 7] consent letter issued by Mumbai Board under No. u/No. CO/MB/REE/NOC/F-204/256/2025 dated 28/01/2025.

Gentleman,


The full development work of building **Proposed Redevelopment of existing building no. K3, K4 and OB-5, S. No. 106/A, CTS No. 195(pt), D. N. Nagar, MHADA Layout, Village Andheri , at Andheri (W), Mumbai- 400053.** comprising of commercial bldg. wing 'A' comprising of Basement for storage of shopping and utility and part for parking + Ground floor for shops/Bank + 1st and 2nd floor for offices + 3rd floor for 4 level mechanical car parking + 4th to 10th for offices + 11th & 12th for data centre + 13th floor for offices + 14th & 15th floor for data centre + LMR. is completed under the supervision of Jinish Narendra Soni, License Surveyor, Lic. No. MHADA/Reg/Cons/0039 2020, NIKHIL SURESH SHANGHVI RCC Consultant, Lic. No. STR/S/193 and Shri Mohan Manekar, Site supervisor, Lic. No. M/108/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. CE/9041/WS/AK-CFO/1/New on 30 October, 2024. The same may be occupied following condition(s) :

The same may be occupied with following conditions wherever applicable. :

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full 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
4. Terms and conditions of Fire NOC shall be strictly followed.

5. Functioning of Lifts, Rainwater harvesting system shall be maintained

6. That all the conditions are binding on society as mentioned in consent letter issued by Mumbai Board u/No. consent letter issued by Mumbai Board under No. u/No. CO/MB/REE/NOC/F-204/256/2025 dated 28/01/2025.

 Digitally signed by Rupsha Muralidhar Isloor
Date: 24 Apr 2025 17:26:30
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 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 - Jinish Narendra Soni
- 10) Developer / Owner - LOTUS GRIH NIRMAN PRIVATE LIMITED
- 11) Society - Neptune CHSL

For information please.