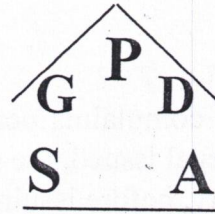


**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA / P /6178/ 1371 /21-22

Date: 10/ 3 /2022

COMPLETION ORDER

Completion is hereby certified for **Part building i.e. 11 shops on Ground floor and 12 shop & 4 offices on 1st floor**, located in the land situated at **Aquem, Margao, Chalta No. 1 of P.T.S. No. 221** as per the Development permission issued vide order no. 1) SGPDA/P/6178/483/19-20 dated 20-06-2019.

Completion certificate issued on **03-01-2022** by Registered Architect, **Shri. Ankit Prabhudessai**, Reg. No. TCP/AR/0026/2012.

Completion of Development checked on **03-03-2022** by **Mrs. Kanchan Sawant**, Architectural Assistant.


Structural Stability Certificate issued on **03-01-2022** by Registered Engineer, **Shri. Vidhyadhar Kakodkar**, Reg. No. SE/0042/2010.

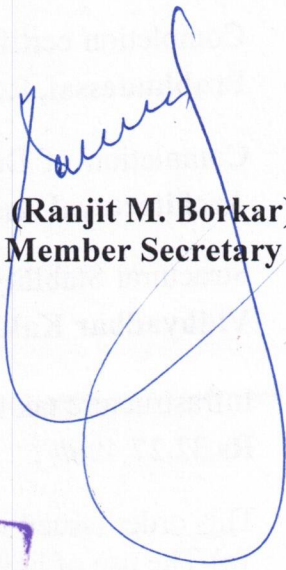
Infrastructure tax is paid vide **Challan no. IT-20** dated **19-06-2019** for an amount of **Rs.32,27,496/-**.

This order issued with the following conditions: -

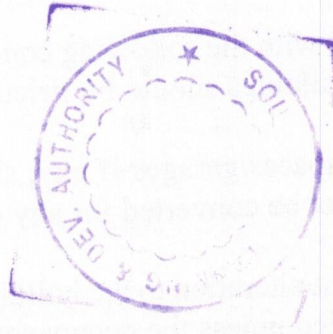
- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order is issued from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records not received by the Authority or wrongly submitted by the applicant/applicant's representative.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) This completion order issued is limited to the shops and offices only of the ground floor and 1st floor of the building under construction and shall not be construed as completion order for the total building.
- (i) The area under proposed road widening should be gifted to the local authority / competent authority prior to making application to Margao Municipal Council for the issuing occupancy certificate and same shall be ensured by Margao Municipal Council before issuing occupancy certificate.


(Kanchan Sawant)
Architectural Assistant


(Ranjit M. Borkar)
Member Secretary

To,
M/s Urban Alchemy,
2nd floor, Anant enclave,
Apollo Hospital Road, Malbhat,
Margao-Goa.



Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.

JM/10/03/2022

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P / 6178 / **728** / 22-23

Date: - **24** / **08** / 2022

COMPLETION ORDER

Completion is hereby certified for **part building i.e. 6 flats each on 2nd to 6th floor for residential use only** located in the land situated at **Aquem, Margao Chalta No. 1** of PTS No. **221** as per the Development permission issued vide order no. **SGPDA/P/6178/483/19-20** dated **20.06.2019**.

Completion Certificate issued on **03/08/2022** by Registered Architect, **Mr. Ankit Prabhudessai**, Reg. No. **AR/0026/2012**

Completion of Development checked on **09/08/2022** by **Mr. Shailesh Bhagat**, Planning Assistant.

Structural Stability Certificate issued on **03/08/2022** by Registered Engineer, **Mr. Vidhyadhar Kakodkar**, Reg. No. **SE/0042/2010**

Infrastructure tax is paid vide challan no. **IT/20** dated **19.06.2019** for an amount of **Rs.32,27,498/-**

This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records not received by the Authority or wrongly submitted by the applicant/applicant's representative.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) **The area under proposed road widening should be gifted to MMC before issuing Occupancy Certificate.**


(Shailesh Bhagat)
Planning Assistant




(Vinod Kumar Chandra)
Member Secretary

To,
M/s. Urban Alchemy,
C/o Dr. Jagannath Prabhudessai,
'Anant Enclave' S - 1,
2nd Floor, Apollo Hospital Road,
Malbhat, Margao - Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.