



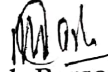
MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/1-C-207(Voll-II)/2022-23/1452

Date: 16/01/2023

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. MPDA/1-C-207/2016-17/1138 Dated 25/11/2016 & MPDA/1-C-207/2019-20/1483 Dated 23/01/2020 in the land situated at Vasco City, Mormugao Taluka bearing Ch. No. 80, 81, 168 & 169 of P.T.Sheet No. 73.
2. Completion Certificate dated 10/02/2021 issued by Registered Architech Mr. Bryan Soares, Reg No. AR/0031/2010.
3. Completion of Development checked on 24/11/2022 by Shri. Ramesh Parsekar (Planning Assistant).


(Ramesh Parsekar)
Planning Assistant

4. Infrastructure tax is paid vide Challan No. 2016-17/119 dated 07/11/2016 for an amount of Rs. 14,43,520/- (Rupees Fourteen Lakhs Forty Three Thousand Five Hundred and Twenty Only).
5. This Certificate is issued with the following conditions :

Your Development has been checked and found completed:
Completion Certificates is issued for the building with Basement, Gr. Floor, Uppr Gr. Floor, 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor, i.e

Basement	- Parking
Gr. Floor/Stilt	- Electrical Pannel Room, Parking & 6 Shops.
Upp. Gr. Floor	- 4 Residential Flats.
1 st Floor	- 5 Res. Flats & 6 Offices.
2 nd Floor	- 5 Res. Flats & 6 Offices.
3 rd Floor	- 5 Res. Flats & 6 Offices.
4 th Floor	- 5 Res. Flats & 6 Offices.
5 th Floor	- 5 Res. Flats & 6 Offices.
6 th Floor	- 5 Res. Flats & 6 Offices.
7 th Floor	- 5 Res. Flats

6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicleles only and should not be converted for any other use.

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8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned Village Panchayat / Municipality on presentation of this Order.
9. This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.
10. The Applicant has obtained Conversion Sanad vide Ref. No. AC-II/MOR/SG/CONV/45/2021/10990 dated 17/08/2022.
11. As regard to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Village Panchayat / Municipality before issuing Occupancy Certificate.
12. The Completion certificate 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/applicants representative.
13. Structural Stability Certificate dated dated 29/01/2021 issued by Registered Engg. Raghuvir K. Salkar Reg No. SE/006/2012.
14. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
15. As regards complaints pertaining to encroachments, Judicial Orders / directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat / Municipality, before issuing Occupancy Certificate.



R Shirodkar
(Ritesh Shirodkar)
MEMBER SECRETARY

To,
Mr. Dinesh Nayyar
Sunny Bay Estate Pvt Ltd.
Campal Trade Centre, Office No. BF-4/5,
1st Floor, Campal, Panaji, Goa.

Copies to :

- a) The Chief Officer, Mormugao Municipal Council, Vasco, Goa.
- b) Office Copy
- c) Guard file.

Acs/-
COMPLETION CERTIFICATE/* 16/01*