

Block '1' completed in all respects vide Completion Order No.NGPDA/346-Vol.I/2265/2013 dated 25/11/2013 issued by North Goa Planning and Development Authority & Occupancy Certificate No.VP/TLG/OCCUP.CERT./80/13-14/2109 dated 24/12/13 issued by Village Panchayat of Taleigao

Total Area of Plot for Wings 'C','D' & 'E' of Block '2' for the Purpose of RERA Registration=3,742.48 SQ.M. and approved vide Order No.NGPDA/346-vol.I/1395/16 dated 16/9/2016 issued by North Goa Planning and Development Authority

Factor=2991.40 SQ.M.(B.U.A for F.A.R. of 'C','D' & 'E') x14,050.00 SQ.M.('S2'Zone)
11,230.28 SQ.M.(Consumed B.U.A.)

=3,742.48 SQ.M.

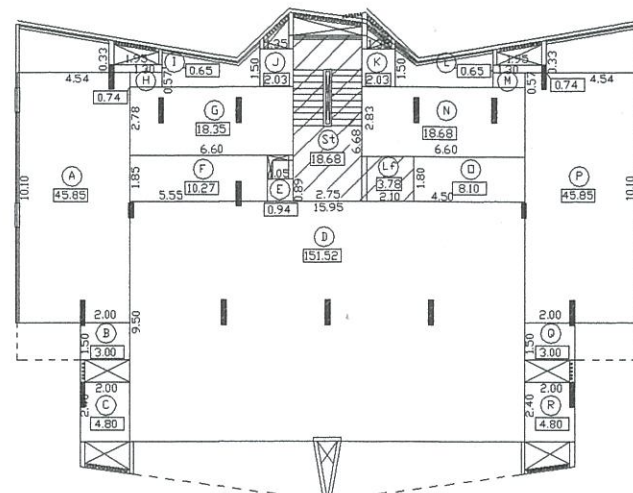
Wings 'A' & 'B' of Block '2' completed in all respects vide Completion Order No. NGPDA/346_vol-1/1934/18 dated 16/1/2018 issued by North Goa Planning and Development Authority & Occupancy Certificate No. VP/TLG/OCC.CERT./16/2018-19/646 dated 19/6/2018 issued by Village Panchayat of Taleigao

Approved Block '3' for Future Development and approved vide Order No.NGPDA/346-vol.I/1395/16 dated 16/9/2016 issued by North Goa Planning and Development Authority

AREA LINE DIAGRAM

N.T.S.

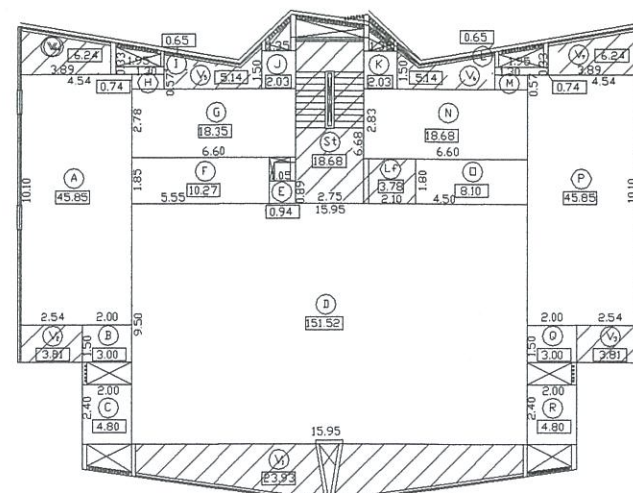
BLOCK 2 (Typical Wing 'C' & Wing 'D')



BASEMENT FLOOR PLAN

For F.A.R. = 10

For Total Built-up Area(Gross Area) = 344.46 SQ.M.



TYPICAL FLOOR PLAN(Ground, First & Third)

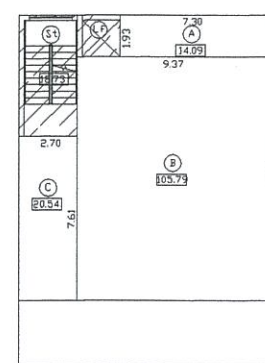
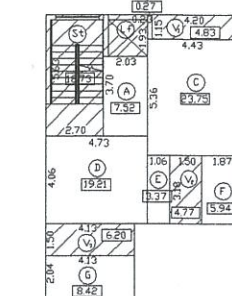
For F.A.R. = 10

For Total Built-up Area(Gross Area) = 398.77 SQ.M.

GROUND FLOOR PLAN

For F.A.R. = 10

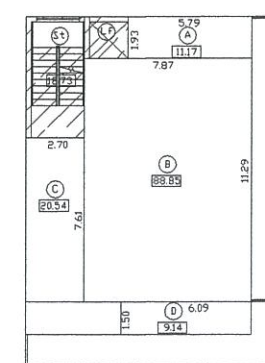
For Total Built-up Area(Gross Area) = 1030.1 SQ.M.



FIRST FLOOR PLAN

For F.A.R. = 10

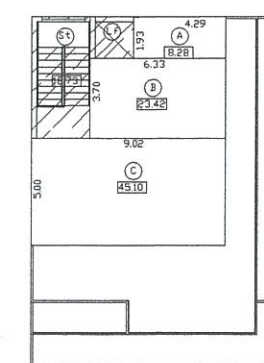
For Total Built-up Area(Gross Area) = 159.15 SQ.M.



SECOND FLOOR PLAN

For F.A.R. = 10

For Total Built-up Area(Gross Area) = 148.43 SQ.M.



THIRD FLOOR PLAN

For F.A.R. = 10

For Total Built-up Area(Gross Area) = 95.53 SQ.M.

Total Net Area of Block 2(Wing 'E') for F.A.R. Purpose=415.40 SQ.M.
Total Built-up Area(Gross Area) of Block 2(Wing 'E') for F.A.R. Purpose=506.12 SQ.M.

AREA STATEMENT

1.TOTAL AREA OF PLOT.....54,998.00 SQ.M.
2.AREA UNDER ROAD WIDENING.....NIL

'S3 ZONE'

a)AREA UNDER S3 ZONE.....36,148.00 SQ.M.
b)AREA RESERVED FOR GOVT.(X).....5,744.00 SQ.M.
c)AREA RESERVED FOR MUNDKARS(Y).....1,854.00 SQ.M.
d)EFFECTIVE AREA IN S3 ZONE.....28,550.00 SQ.M.
e)REVISED COVERED AREA OF VILLAS.....4,530.22 SQ.M.
f)REVISED COVERED AREA OF CLUB HOUSE.....735.05 SQ.M.
g)TOTAL COVERED AREA ON GROUND.....5,265.27 SQ.M.
h)PLOT COVERAGE.....18.45 %
i)TOTAL AREA FOR F.A.R. PURPOSE.....16,990.29 SQ.M.
j)F.A.R. CONSUMED.....59.51

'S2 ZONE'

a)AREA UNDER S2 ZONE.....14,050.00 SQ.M.
b)REVISED COVERED AREA OF BLOCK 2.....1,542.81 SQ.M.
c)COVERED AREA OF VILLA.....103.01 SQ.M.
d)REVISED COVERED AREA OF BLOCK 3.....1,848.26 SQ.M.
e)COVERED AREA OF CHANGING ROOMS.....79.86 SQ.M.
f)TOTAL AREA COVERED ON GROUND.....3,573.94 SQ.M.
g)PLOT COVERAGE.....25.44%
h)TOTAL NET AREA ON ALL FLOORS OF BLOCK 2.....5,004.12 SQ.M.
i)TOTAL NET AREA ON ALL FLOORS OF VILLA.....415.40 SQ.M.
j)TOTAL AREA ON ALL FLOORS OF BLOCK 3.....5,747.07 SQ.M.
k)TOTAL NET AREA OF CHANGING ROOMS.....63.69 SQ.M.
l)TOTAL NET AREA OF ALL STRUCTURES.....11,230.28 SQ.M.
m)F.A.R. CONSUMED.....79.93
n)EXTRA AREA AVAILABLE
(7.50 % OF NET AREA).....839.81 SQ.M.
o)EXTRA AREA CONSUMED.....151.05 SQ.M.

'C2 ZONE'

a)AREA UNDER C2 ZONE.....4,800.00 SQ.M.
b)EXISTING COVERED AREA OF BLOCK 1.....1,919.00 SQ.M.
c)PLOT COVERAGE.....39.98%
d)TOTAL AREA ON ALL FLOORS OF BUILDING.....7,199.97 SQ.M.
e)F.A.R. CONSUMED.....149.99 SQ.M.
f)EXTRA AREA AVAILABLE FOR CO-OP.SOC.
(7.50% OF NET AREA).....539.99 SQ.M.
g)EXTRA AREA CONSUMED FOR CO-OP.SOC.....539.90 SQ.M.

OPEN SPACE REQUIREMENTS

1.TOTAL AREA OF PLOT.....54,998.00 SQ.M.
2.DEDUCT AREA RESERVED FOR BOTANICAL GARDEN. 5,744.00 SQ.M.
3.BALANCE AREA FOR WHICH OPEN AREA IS TO BE PROVIDED.....49,254.00 SQ.M.
4.OPEN SPACE PROVIDED:
'A'.....3,650.00 SQ.M.
'B'.....700.00 SQ.M.
'C'.....550.00 SQ.M.
'D'.....550.00 SQ.M.
'E'.....588.00 SQ.M.
'F'.....650.00 SQ.M.
'G'.....700.00 SQ.M.
Total.....7,388.00 SQ.M.
5.OPEN SPACE REQUIRED.....7,388.00 SQ.M.

Area Statement of Part Block '2' presently under construction

Particulars	B.U.A. for F.A.R.	Prop. Area of Land
Wing 'C'	1,288.00 m ²	1,611.39 m ²
Wing 'D'	1,288.00 m ²	1,611.39 m ²
Wing 'E'	415.40 m ²	519.70 m ²
Total	2,991.40 m ²	3,742.48 m ²

For EITGEE HOUSING PVT LTD.

Authorised Signatory

NEVILLE MONTEIRO
Architect
CA/95/18908
AR/0055/2010

COUNCIL OF ARCHITECTURE NO. CA/95/18908



Ph: 2904066

Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa.

Ref. No. VP/TLG/OCCUP. CERT. 80/13-14/2109

Date: 24-12-13

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted to **Shri. Sadiq Shaikh** vide Resolution No. 2(3) of V. P. Meeting dated 17-12-2013 for completed construction of commercial cum residential building block 1 comprising of basement, stilt, upper ground, first, second, third and fourth floor only, approved vide Licence No. VP/TLG/Const. Lic./96/2011-2012/2208 dated 23-12-2011, in Survey No. 225, 225/4, 227 & 234 (part) of Village Taleigao, Taluka Tiswadi, Goa subject to the following conditions:

1. All conditions stipulated in the completion Order No. NGPDA/346-vol.1/2265/2013 dated 25-11-2013 of North Goa Planning & Development Authority, Panaji, Goa should be strictly adhered to.
2. Approval from the Office of the Directorate of Health Services, Urban Health Centre Panaji, Goa under ref. No. UHCP/DHS/Occupancy/2013-14/2257 dated 10-12-2013.
3. This Certificate shall be treated as NOC for obtaining water and power connection.
4. Payment of House tax should be paid regularly to the Panchayat during the financial year and if rented one month's rent as per lease deed should be paid to the Panchayat as annual house tax.
5. If there is any Sale of Flat/flats, the owner of the building/purchaser has to apply for transfer of house tax within one month to the Panchayat.
6. Provision should be made for proper disposal of garbage by the occupants of the building by constructing Pits for disposal of wet garbage.
7. All water drains / roads should be strictly maintained by the occupants of the Buildings.
8. No construction should be carried out after issue of Occupancy Certificate.
9. House number allotted to the building Block I and the house tax assessed are as follow:

BLOCK I

Sr. No.	Name of the Owner	Flat No.	House Number	House Tax
<u>Lower Ground Floor</u>				
1.	Shri. Sadiq Shaikh	A1	22/411/A	Rs. 920/-
2.	Shri. Sadiq Shaikh	B1	22/411 /B	Rs. 920/-
3.	Shri. Sadiq Shaikh	C1	22/411/C	Rs. 920/-
4.	Shri. Sadiq Shaikh	D1	22/411/D	Rs. 920/-
5.	Shri. Sadiq Shaikh	E1	22/411/E	Rs. 920/-
6.	Shri. Sadiq Shaikh	F1	22/411/F	Rs. 920/-
<u>Upper Ground Floor</u>				
1.	Shri. Sadiq Shaikh	A01	22/411/G	Rs. 2735/-
2.	Shri. Sadiq Shaikh	A02	22/411/H	Rs. 1830/-
3.	Shri. Sadiq Shaikh	B01	22/411/I	Rs. 1940/-
4.	Shri. Sadiq Shaikh	B02	22/411/J	Rs. 1860/-
5.	Shri. Sadiq Shaikh	C01	22/411/K	Rs. 1940/-
6.	Shri. Sadiq Shaikh	C02	22/411/L	Rs. 1860/-

R. Reddy



Ph: 2904066

Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa.

Ref. No. VP/TLG / OCCUP CERT. 180/13-14/2109

Date: 24-12-13

7.	Shri. Sadiq Shaikh	D01	22/411/M	Rs. 2510/-
8.	Shri. Sadiq Shaikh	D02	22/411/N	Rs. 1840/-
9.	Shri. Sadiq Shaikh	E01	22/411/O	Rs. 1940/-
10.	Shri. Sadiq Shaikh	E02	22/411/P	Rs. 1860/-
11.	Shri. Sadiq Shaikh	F01	22/411/Q	Rs. 1920/-
12.	Shri. Sadiq Shaikh	F02	22/411/R	Rs. 2650/-
First Floor				
1.	Shri. Sadiq Shaikh	A1101	22/411/S	Rs. 2690/-
2.	Shri. Sadiq Shaikh	A1102	22/411/T	Rs. 1920/-
3.	Shri. Sadiq Shaikh	B1101	22/411/U	Rs. 1860/-
4.	Shri. Sadiq Shaikh	B1102	22/411/V	Rs. 1940/-
5.	Shri. Sadiq Shaikh	C1101	22/411/W	Rs. 1860/-
6.	Shri. Sadiq Shaikh	C1102	22/411/X	Rs. 1940/-
7.	Shri. Sadiq Shaikh	D1101	22/411/Y	Rs. 2350/-
8.	Shri. Sadiq Shaikh	D1102	22/411/Z	Rs. 1920/-
9.	Shri. Sadiq Shaikh	E1101	22/411/A 1	Rs. 1860/-
10.	Shri. Sadiq Shaikh	E1102	22/411/A 2	Rs. 1940/-
11.	Shri. Sadiq Shaikh	F1101	22/411/A 3	Rs. 1830/-
12.	Shri. Sadiq Shaikh	F1102	22/411/A 4	Rs. 2740/-
Second Floor				
1.	Shri. Sadiq Shaikh	A2201	22/411/A 5	Rs. 2740/-
2.	Shri. Sadiq Shaikh	A2202	22/411/A 6	Rs. 1830/-
3.	Shri. Sadiq Shaikh	B2201	22/411/A 7	Rs. 1940/-
4.	Shri. Sadiq Shaikh	B2202	22/411/A 8	Rs. 1860/-
5.	Shri. Sadiq Shaikh	C2201	22/411/A 9	Rs. 1940/-
6.	Shri. Sadiq Shaikh	C2202	22/411/A 10	Rs. 1850/-
7.	Shri. Sadiq Shaikh	D2201	22/411/A 11	Rs. 2510/-
8.	Shri. Sadiq Shaikh	D2202	22/411/A 12	Rs. 1840/-
9.	Shri. Sadiq Shaikh	E2201	22/411/A 13	Rs. 1940/-
10.	Shri. Sadiq Shaikh	E2202	22/411/A 14	Rs. 1850/-
11.	Shri. Sadiq Shaikh	F2201	22/411/A 15	Rs. 1920/-
12.	Shri. Sadiq Shaikh	F2202	22/411/A 16	Rs. 2650/-
Third Floor				
1.	Shri. Sadiq Shaikh	A3301	22/411/A 17	Rs. 2650/-
2.	Shri. Sadiq Shaikh	A3302	22/411/A 18	Rs. 1920/-
3.	Shri. Sadiq Shaikh	B3301	22/411/A 19	Rs. 1860/-
4.	Shri. Sadiq Shaikh	B3302	22/411/A 20	Rs. 1940/-
5.	Shri. Sadiq Shaikh	C3301	22/411/A 21	Rs. 1860/-
6.	Shri. Sadiq Shaikh	C3302	22/411/A 22	Rs. 1940/-
7.	Shri. Sadiq Shaikh	D3301	22/411/A 23	Rs. 2350/-
8.	Shri. Sadiq Shaikh	D3302	22/411/A 24	Rs. 1920/-
9.	Shri. Sadiq Shaikh	E3301	22/411/A 25	Rs. 1860/-
10.	Shri. Sadiq Shaikh	E3302	22/411/A 26	Rs. 1940/-

T. Fredy



Ph: 2904066
Office of the Village Panchayat
TALEIGAO
Tiswadi - Goa.

Ref. No. VP/TLG/OCCUP CERT. 80/13-14/2109

Date: 24-12-13

11.	Shri. Sadiq Shaikh	F3301	22/411/A 27	Rs. 1830/-
12.	Shri. Sadiq Shaikh	F3302	22/411/A 28	Rs. 2740/-
Fourth Floor				
1.	Shri. Sadiq Shaikh	A401	22/411/A 29	Rs. 3690/-
2.	Shri. Sadiq Shaikh	B401	22/411/A 30	Rs. 3260/-
3.	Shri. Sadiq Shaikh	C401	22/411/A 31	Rs. 3430/-
4.	Shri. Sadiq Shaikh	D401	22/411/A 32	Rs. 3910/-
5.	Shri. Sadiq Shaikh	E401	22/411/A 33	Rs. 3430/-
6.	Shri. Sadiq Shaikh	F401	22/411/A 34	Rs. 3920/-

This carries the embossed seal of this Panchayat.
Office of the Village Panchayat

Seen

Heda C. Falcao
(Heda C. Falcao)
SARPANCH
VILLAGE PANCHAYAT OF TALEIGAO



T. Fernandes
(Thomas Fernandes)
Secretary
Village Panchayat of Taleigao

To
Shri. Sadiq Shaikh
C/o. Emgee Housing Pvt. Ltd.
6th Floor, Citicentre, Patto Plaza, Panaji, Goa.

Copy for information to:-

- ✓ 1. North Goa Planning & Development Authority, Panaji, Goa.
2. Asst. Engineer, PWD, Panaji, Goa.
3. Asst. Engineer, Electricity Department, Taleigao, Goa.



Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa 403 002

Date : 19/06/2018

Ref. No. VP/TLG/OCC-CERT/ 1G./2018-19/646

PART OCCUPANCY CERTIFICATE

Ref No: VP/TLG/Occup.Cert/80/2013-14/2109 dated 24/12/2013.

Occupancy certificate is hereby granted to **Shri. Sadiq Shaikh** vide Resolution No. 2(3) of V. P. Meeting dated 30-1-2018 for completed and part completion of residential building No. 2 (Western Wing) comprising of basement (Parking), ground , first, second & third floor residential 12 No. of units, approved vide Licence No. VP/TLG/Const. Lic./48/2016-2017/3513 dated 02-1-2017, in Survey No. 225, 225/4, 227 & 234 (part) of Village Taleigao, Taluka Tiswadi, Goa subject to the following conditions:

1. All conditions stipulated in the completion Order No. NGPDA/346-vol.I/1934/18 dated 16-01-2018 of North Goa Planning & Development Authority, Panaji, Goa should be strictly adhered to.
2. Approval from the Office of the Directorate of Health Services, Urban Health Centre Panaji, Goa under ref. No. UHCP/DHS/Occupancy/2017-18/3588 dated 23-1-2018.
3. This Certificate shall be treated as NOC for obtaining water and power connection.
4. Payment of House tax should be paid regularly to the Panchayat during the financial year and if rented one month's rent as per lease deed should be paid to the Panchayat as annual house tax.
5. If there is any Sale of Flat/flats, the owner of the building/purchaser has to apply for transfer of house tax within one month to the Panchayat.
6. Provision should be made for proper disposal of garbage by the occupants of the building by constructing Pits for disposal of wet garbage.
7. All water drains / roads should be strictly maintained by the occupants of the Buildings.
8. No construction should be carried out after issue of Occupancy Certificate.
9. House number allotted to the building Block I and the house tax assessed are as follow:

Block 2

Sr. No.	Name of the Owner	Flat No.	House Number	House Tax
<u>Ground Floor</u>				
1.	Shri. Sadiq Shaikh	A001	22/411/A37	Rs. 3760/-
2.	Shri. Sadiq Shaikh	B001	22/411 /A38	Rs. 2910/-
3.	Shri. Sadiq Shaikh	B002	22/411 /A39	Rs. 2880/-
<u>First Floor</u>				
1.	Shri. Sadiq Shaikh	A101	22/411 /A40	Rs. 3125/-
2.	Shri. Sadiq Shaikh	B101	22/411 /A41	Rs. 2270/-
3.	Shri. Sadiq Shaikh	B102	22/411 /A42	Rs. 2240/-



Ph.: 2904066

Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa 403 002

Date : 19/06/2018

Ref. No. VP / TLG / OCC - CERT / 16. / 2018-19/646


Second Floor				
1.	Shri. Sadiq Shaikh	A201	22/411 /A43	Rs. 3125/-
2.	Shri. Sadiq Shaikh	B201	22/411 /A44	Rs. 2270/-
3.	Shri. Sadiq Shaikh	B202	22/411 /A45	Rs. 2240/-
Third Floor				
1.	Shri. Sadiq Shaikh	A301	22/411 /A46	Rs. 3125/-
2.	Shri. Sadiq Shaikh	B301	22/411 /A47	Rs. 2270/-
3.	Shri. Sadiq Shaikh	B302	22/411 /A48	Rs. 2240/-

Seen

This carries the embossed seal of this Panchayat.
Office of the Village Panchayat


JANU M. ROSARIO
SARPANCH
VILLAGE PANCHAYAT OF TALEIGAO




PETER MARTINS
Secretary
Village Panchayat of Taleigao

To
✓ Shri. Sadiq Shaikh
C/o. Emgee Housing Pvt. Ltd.
6th Floor, Citicentre, Patto Plaza, Panaji, Goa.

Copy for information to:-

1. North Goa Planning & Development Authority, Panaji, Goa.
2. Asst. Engineer, PWD, Panaji, Goa.
3. Asst. Engineer, Electricity Department, Taleigao, Goa.

TECHNICAL APPROVAL

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/ 346 – VOL – 1/ 1395/2016

Date:
16 SEP 2016

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Mr. Sadiq Shaikh** for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for (Revision) **proposed Construction of Commercial cum Residential Building block 2, 3, Residential Villas and Club House.** with respect to his land zoned as **Commercial C-2, Settlement S-2 & S-3** Zone in O.D.P./Zoning Plan/Regional plan and situated at **Taleigao** bearing Survey Number. **225, 225/4, 227 & 234 (part)** approved sub-division reference number No. ---- dated-----

And whereas, a Development charge affixed at **Rs. 5, 45,585/-, Rs. 639/- and Infrastructure Tax of 1) Rs. 36, 13,759/- vide Challan No. 8 dated 25/04/2011**

- 2) **Rs. 8, 35,056/- vide Challan No. P- 83 dated 11/12/2013**
- 3) **Rs. 29, 61,489/- vide Challan No. 68 dated 23/10/2009**
- 4) **Rs. 1, 93,281/- vide Challan No. 12 dated 27/04/2011**
- 5) **Rs. 6, 52,270/- vide Challan No. 8 dated 25/04/2011**
- 6) **Rs. 9,04,664/- vide Challan No. P – 15 dated 14/06/2016**
- 7) **Rs. 15,972/- vide Challan No. P-38 dated 16/09/2016 has been paid.**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information , plans calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the regulations.

- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting sloppy land or filling of low lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974
- 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.
- 14) 1) This Development Permission shall not in any way construed to be a document conforming any or all the following;
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 16) This development permission is issued based on the earlier development permission (revised) order vide no. NGPDA/346-VOL-I/1884/14 dated 18/11/2014.
- 17) The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010

This Development permission is issued with reference to the application dated 08/02/2016 under Section 44 of the Goa Town and Country Planning Act, 1974, from Sadiq Shaikh,

This permission is valid for three years from the date of issue of construction licence provided the construction licence is issued within the period of three years

To,
Sadiq Shaikh,
C/o. Emgee Housing Pvt. Ltd.,
6th floor, City Centre,
Patto Plaza, Panaji Goa.



(R.K.PANDITA)
MEMBER SECRETARY

Copy to:

The Secretary of Village Panchayat Taleigao.
* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

/At