


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

Ref. No. MPDA/7-S-232/2023-24/219

Date: 28/05/2023

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. **MPDA/7-S-232/2019-20/865 dated 30/08/2019, MPDA/7-S-232/2022-23/1415 Dated 12/01/2023 & MPDA/7-S-232/2023-24/215 Dated 24/05/2023** in the land situated at **Sancoale Village, Mormugao Taluka** bearing **Sy. No. 259/8.**
2. Completion Certificate dated **18/04/2023** issued by Registered **Engg. Mr. Paresh Gaitonde, Reg No. ER/0057/2010.**
3. Completion of Development checked on **28/04/2023** by **Shri. Marcos Fernandes (Architectual Assistant).**


(Marcos Fernandes)
Architectual Assistant

1. Infrastructure tax is paid vide Challan No. **2013-14/61** dated **30/08/2013** for an amount of **Rs. 87,724/- (Rupees Eighty Seven Thousand Seven Hundred and Twenty Four Only)** & vide Challan No. **2017-18/110** dated **23/03/2018** for an amount of **Rs. 10,11,480 (Rupees Ten Lakhs Eleven Thousand Four Hundred and Eighty Only).**
4. This Certificate is issued with the following conditions:
Your Development has been checked and found completed:
Completion Certificates is issued for: Multi-Family Dwelling Block C-1.

Stilt Floor	- Parking
Upper Ground Floor	- 2 BHK - 4 Nos
First Floor	- 2 BHK - 2 Nos - 4 BHK - 1 Nos
Second Floor	- 2 BHK - 4 Nos
Third Floor	- 2 BHK - 4 Nos
5. The use of buildings should be strictly as per approval.
6. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
7. 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.

8. 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.
2. The Applicant has obtained **Conversion Sanad** vide Ref. No. **AC-II/SG/CONV/14/2013/10642 dated 21/10/2013.**
9. 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.
10. 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.
11. Structural Stability Certificate dated **18/04/2023** issued by Registered **Engg. Paresh Gaitonde, Reg No. ER/0057/2010.**
12. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
13. 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,
M/s Estilo Moderno Realty Pvt. Ltd.
Represented by Mr. Sagar Salgaonkar,
BT-15, 3rd Floor, Campal Trade Centre,
Campal Panaji, Goa.

Copies to:

- a) The Sarpanch, Village Panchayat Sancoale, Sancoale, Goa.
- b) Office Copy
- c) Guard file.