

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY


Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/7-U-4(Vol-II)/2022-23/1522

Date: 03/02/2023

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. **MPDA/7-U-4(Vol-II)/2021-22/1549 Dated 27/12/2021** in the land situated at **Sancoale Village, Mormugao Taluka** bearing **Sy. No. 211/1-A**.
2. Completion Certificate dated **25/11/2022** issued by Registered **Architech Mr. Bryan J. Soares, Reg No. AR/0031/2010**.
3. Completion of Development checked on **18/01/2023** by **Shri. Marcus Fernandes (Architectural Assistant)**.


(Marcus Fernandes)
Architectural Assistant

4. Infrastructure tax is paid vide **Challan No. 2016-17/66 dated 28/08/2018** for an amount of **Rs. 5,04,00,000/- (Rupees Five Cores Four Lakh Only)**.
5. This Certificate is issued with the following conditions:

Your Development has been checked and found completed:

Completion Certificates is issued for Residential Building 'Block-G'

Stilt Floor - Parking

1 st Floor	- 2 BHK -- 2 Nos.	3BHK --- 2 Nos
2 nd Floor	- 2 BHK -- 2 Nos.	3BHK --- 2 Nos
3 rd Floor	- 2 BHK -- 2 Nos.	3BHK --- 2 Nos
4 th Floor	- 2 BHK -- 2 Nos.	3BHK --- 2 Nos
5 th Floor	- 2 BHK -- 2 Nos.	3BHK --- 2 Nos
6 th Floor	- 2 BHK -- 2 Nos	3BHK --- 2 Nos
7 th Floor	- 2 BHK -- 2 Nos	3BHK --- 2 Nos
8 th Floor	- <u>2 BHK -- 2 Nos</u>	<u>3BHK --- 2 Nos</u>
	<u>16 Nos</u>	<u>16 Nos</u>

Total 32 Nos

6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
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-I/SG/CONV/200/2007/6196** dated **30/07/1914**.
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 **23/09/2022** issued by Registered **Engg. Paresh Gaitonde Reg No. ER/0057/2010**.
14. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
15. The Applicant has obtained NOC from the Flag Officer Commanding, Goa Naval Area, for the height clearance vide No. 46/210/1/2021/333 dated 07/12/2021.
16. Environment Clearance Certificate no. 3-181-2010STE-DIR/168 dated 22/11/2019.
17. 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,
MVR Seaview Homes Pvt Ltd
H. No. 15/153/A2, 2nd Floor,
Above Audi Goa Showroom,
Caranzalem, Goa. 403002

Copies to:

- a) The Sarpanch, V. P. Sancoalel, Sancoale, Goa.
- b) Office Copy
- c) Guard file.



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Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

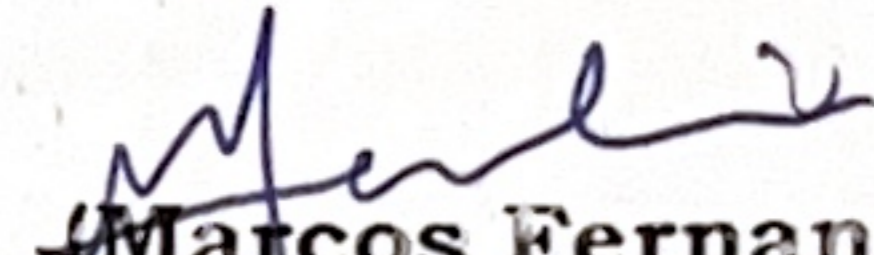


Ref. No. MPDA/7-U-4(Vol-II)/2024-25/1576

Date: 03/02/2025

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. MPDA/7-U-4/2016-17/950 Dated 09/10/2016, MPDA/7-U-4(Vol-II)/2023-24/1259 Dated 10/01/2019 & MPDA/7-U-4(Vol-II)/2022-23/1604 Dated 20/02/2023 in the land situated at Sancoale Village, Mormugao Taluka bearing Sy. No. 211/1-A.
2. Completion Certificate dated 04/09/2024 issued by Registered Architech Mr. Bryan J. Soares, Reg No. AR/0031/2010.
3. Completion of Development checked on 18/01/2023 by Shri. Marcos Fernandes (Architectural Assistant).


(Marcos Fernandes)
Architectural Assistant

4. Infrastructure tax is paid vide Challan No. 2016-17/66 dated 28/08/2018 for an amount of Rs. 5,04,00,000/- (Rupees Five Cores Four Lakh Only).

5. This Certificate is issued with the following conditions:

Your Development has been checked and found completed:

Completion Certificates is issued for Residential Building 'Block C-3'

Basement Floor - Parking

Stilt Floor - Parking

1st Floor - 2 BHK -- 4 Nos

2nd Floor - 2 BHK -- 4 Nos.

3rd Floor - 2 BHK -- 4 Nos.

4th Floor - 2 BHK -- 4 Nos.

5th Floor - 2 BHK -- 4 Nos.

6th Floor - 2 BHK -- 4 Nos.

7th Floor - 2 BHK -- 4 Nos.

8th Floor - 2 BHK -- 4 Nos.

Total 2 BHK -- 32 Nos

6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
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-I/SG/CONV/200/2007/6196** dated **30/07/1914**.
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 **03/09/2024** issued by Registered **Engg. Paresh Gaitonde Reg No. ER/0057/2010**.
14. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
15. The Applicant has obtained NOC from the Flag Officer Commanding, Goa Naval Area, for the height clearance vide No. **46/210/1/2021/333** dated **07/12/2021**.

16. Environment Clearance Certificate no. **3-181-2010STE-DIR/168** dated **22/11/2019**.
17. 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.

(Sanjay A. Halornekar)
MEMBER SECRETARY



To,
MVR Seaview Homes Pvt Ltd
H. No. 15/153/A2, 2nd Floor,
Above Audi Goa Showroom,
Caranzalem, Goa. 403002

Copies to:

- a) The Sarpanch, V. P. Sancoale, Sancoale, Goa.
- b) Office Copy
- c) Guard file.

Sd/-

COMPLETION CERTIFICATE New* 03/02*

