

MAPUSA MUNICIPAL COUNCIL

MAPUSA-GOA.

Ref. No. MMC/ENGG/55/2468/2025-26 Date: 09/03/2026.

FINAL OCCUPANCY CERTIFICATE

Final Occupancy certificate is hereby granted for the Commercial building approved vide Original Construction Licence No.18; dated 28/10/2021, Revised Licence No.19 dtd.02/05/2024 and Last Renewal Licence No.18 dtd. 29/11/2024 in Property bearing Chalta No. 43, 44, 45, 46, 47, 48 & 49 of P. T. Sheet No. 136 situated at Mapusa - Goa subject to the following conditions: -

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation: **Construction of Commercial Building (Revised) consisting of: (a) Lower basement floor (Parking), (b) Upper basement floor (Parking), (d) First /Mezzanine 6 nos. of shops & 1 store, (e) Second, Third, Fourth, Fifth & Sixth floor 7 nos. of offices on each floor. (R.C.C. Framed Structure) are:**

Floor	Area	No. of Units	Purpose
First Floor	462.355 m2	6 Shops	Commercial
Second Floor	345.29 m2	7 Offices	Commercial
Third Floor	345.29 m2	7 Offices	Commercial
Fourth Floor	345.29 m2	7 Offices	Commercial
Fifth Floor	345.29 m2	7 Offices	Commercial
Sixth Floor	345.29 m2	7 Offices	Commercial
Total	2188.805 m2		

For details please refer Annexure 'A'

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 08/12/2025 from Engineer Mr. Rajesh Mahambrey (TCP Reg. No.SE/0044/2010) and Completion Certificate dtd. 06/12/2025 from Architect Mr. Ashwinikumar Prabhu, (COA Reg. No.CA/97/21951)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/1822/2340/2025 dtd.06/01/2025.
- This Occupancy Certificate has been approved based on the NOC from Sanitary point of view issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2025-26/926 dtd. 20/09/2025.



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

- This Occupancy Certificate is granted based on final NOC issued by P.W.D., Mapusa vide Ref: No. **DDW/WD-II/SDII/F.10/398/2025-26**; Dtd. **09/09/2025**.
- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. **AE-I (U)/VI/O&M/2025-26/Tech-40/887**; dt. **01/09/2025**.
- This Occupancy Certificate has been approved based on the Final NOC issued by the Directorate of Fire & Emergency Services, Panaji-Goa vide ref. No. **DFES/FPNA/FES2506954/2026/4**; dt. **16/01/2026**
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licensee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of **Rs.4,85,000/-** is paid vide receipt No. **22297**; dt. **25/02/2026**.
- Fees for NOC for Power connection of **Rs.1,05,000/-** is paid vide receipt No. **22298**; dt. **25/02/2026**.



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

To,
✓ M/s. Laurus Textiles Pvt. Ltd.,
Mapusa, Bardez-Goa.

Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.II, WD-II DDW, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI. Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Floors	Area of Unit	Floor	Area of Unit
<u>First Floor</u>		<u>Second Floor</u>	
Shop No.1	107.37 m2	Office No.1	40.465 m2
Shop No.2	68.88 m2	Office No.2	36.752 m2
Shop No.3	68.7 m2	Office No.3	51.262 m2
Shop No.4	66.20 m2	Office No.4	44.582 m2
Shop No.5	74.42 m2	Office No.5	42.653 m2
Shop No.6	76.785 m2	Office No.6	42.383 m2
		Office No.7	87.193 m2
Total	462.355 m2	Total	345.29 m2
<u>Third Floor</u>		<u>Fourth Floor</u>	
Office No.1	40.465 m2	Office No.1	40.465 m2
Office No.2	36.752 m2	Office No.2	36.752 m2
Office No.3	51.262 m2	Office No.3	51.262 m2
Office No.4	44.582 m2	Office No.4	44.582 m2
Office No.5	42.653 m2	Office No.5	42.653 m2
Office No.6	42.383 m2	Office No.6	42.383 m2
Office No.7	87.193 m2	Office No.7	87.193 m2
Total	345.29 m2	Total	345.29 m2
<u>Fifth Floor</u>		<u>Sixth Floor</u>	
Office No.1	40.465 m2	Office No.1	40.465 m2
Office No.2	36.752 m2	Office No.2	36.752 m2
Office No.3	51.262 m2	Office No.3	51.262 m2
Office No.4	44.582 m2	Office No.4	44.582 m2
Office No.5	42.653 m2	Office No.5	42.653 m2
Office No.6	42.383 m2	Office No.6	42.383 m2
Office No.7	87.193 m2	Office No.7	87.193 m2
Total	345.29 m2	Total	345.29 m2



Bmm
(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

MAPUSA MUNICIPAL COUNCIL

MAPUSA-GOA.

Ref. No. MMC/ENGG/36/7994/2025-26 Date: 13/10/2025.

PART-OCCUPANCY CERTIFICATE

Part-Occupancy certificate is hereby granted for the Commercial building approved vide Original Construction Licence No.18; dated 28/10/2021, Revised Licence No.19 dtd.02/05/2024 and Last Renewal Licence No.18 dtd. 29/11/2024 in **Property bearing Chalta No. 43, 44, 45, 46, 47, 48 & 49 of P. T. Sheet No. 136 situated at Mapusa - Goa** subject to the following conditions:-

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : **Construction of Commercial Building (Revised) consisting of: (c) Ground floor/Mezzanine 6 nos. of shops. (R.C.C. Framed Structure) are :**

Floor	Area	No. of Units	Purpose
Ground Floor	255.39 m2	6 Shops	Commercial

For details please refer Annexure 'A'

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 11/08/2025 from Engineer Mr. Rajesh Mahambrey (TCP Reg. No.SE/0044/2010) and Completion Certificate dtd. 08/08/2025 from Architect Mr. Ashwinikumar Prabhu, (COA Reg. No.CA/97/21951)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/1822/2340/2025 dtd.06/01/2025.
- This Occupancy Certificate has been approved based on the NOC from Sanitary point of view issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2025-26/926 dtd. 20/09/2025.
- This Occupancy Certificate is granted based on final NOC issued by P.W.D., Mapusa vide Ref: No. DDW/WD-II/SDII/F.10/398/2025-26; Dtd. 09/09/2025.



(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

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- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2025-26/Tech-40/887; dt. 01/09/2025
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs.62,000/- is paid vide receipt No. 12001; dt. 30/09/2025.
- Fees for NOC for Power connection of Rs.15,000/- is paid vide receipt No.12002; dt.30/09/2025.
- Fees for NOC for Water connection of Rs.2,500/- is paid vide receipt No.12002; dt.30/09/2025.



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To,
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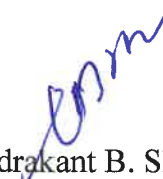
Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.II, WD-II DDW, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Floors	Area of Unit
<u>Ground Floor</u>	
Shop No.1	80.36 m2
Shop No.2	73.58 m2
Shop No.3	26.29 m2
Shop No.4	24.20 m2
Shop No.5	29.74 m2
Shop No.6	21.22 m2
Total	255.39 m2




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Ref. No. MMC/ENGG/36/7994/2025-26 Date: 13/10/2025.

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Floor	Area	No. of Units	Purpose
Ground Floor	255.39 m2	6 Shops	Commercial

For details please refer Annexure 'A'

Note:

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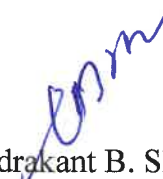
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- iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Floors	Area of Unit
<u>Ground Floor</u>	
Shop No.1	80.36 m2
Shop No.2	73.58 m2
Shop No.3	26.29 m2
Shop No.4	24.20 m2
Shop No.5	29.74 m2
Shop No.6	21.22 m2
Total	255.39 m2




(Chandrakant B. Shetkar)
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