



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/7760/SDM/TCP-25/ 2756

Dated: 24/03/2025

Ref No: Inward no.2740

Dated: 11/03/2025

COMPLETION ORDER

Completion is hereby certified for **proposed construction of Residential Villas (Villa No. 1 to 12) & Swimming pool** constructed as per the Technical Clearance granted by this Department vide Order no.TPB/7760/SDM/TCP-2022/4586 dtd. 12/08/2022 in Sy.No.70/0 of Village **Salvador do Mundo Taluka** Bardez subject to the following conditions.

1. The use of Residential Villas & swimming pool should be strictly as per the approval.
2. All parking spaces/Garages should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the residential villas & swimming pool shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. As regards complaints, pertaining to encroachments, Judicial Order/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing Occupancy Certificate.

Note:-

- a) This Completion Order is issued based on the completion certificate issued by project **Engineer Paresh Gaitonde dtd. 10/03/2025** having Reg. No. **ER/0057/2010**.
- b) This Completion Order is issued based on the Structural Stability Certificate issued by project **Engineer Paresh Gaitonde dtd. 10/03/2025** having Reg. No. **ER/0057/2010**.
- c) The Completion Order issued is from the planning point of view only. As regards to the structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnified forever against any civil and criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on record (not received by the Town & Country Planning office or wrongly submitted by Applicant / Applicants representative.
- d) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.


(Ranjan U. Shirodkar)
Planning Assistant


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. Manas Landmarks LLP
Through its Designated Partner
Mr. Tanmay Ulhas Kholkar
R/o. of Kaya, 5th Floor,
Lake View Housing Colony,
Miramar, Panaji- Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Salvador do Mundo**,
Bardez - Goa. **



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of Cooperatives

Cooperatives Build a Better World



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/7760/SDM/TCP-25/ 78/5

Dated: 10/09/2025

Ref No: Inward no. 5825

Dated: 04/06/2025

COMPLETION ORDER

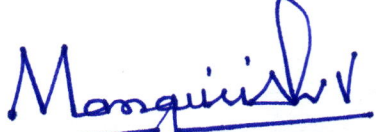
Completion is hereby certified for **proposed construction of Residential Villas 13 to 18 (6 nos.), swimming pool** constructed as per the Technical Clearance granted by this Department vide Order no. **TPB/7760/SDM/TCP-2022/4568 dt. 12/08/2022** in Sy.No.70/0 of Village **Salvador do Mundo Taluka Bardez** subject to the following conditions.

1. The use of construction of residential Villas 13 to 18 (6 nos.), swimming pool should be strictly as per the approval.
2. All parking spaces/Garages should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the construction of residential Villas 13 to 18 (6 nos.), swimming pool shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. As regards complaints, pertaining to encroachments, Judicial Order/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing Occupancy Certificate.

Note:-

- a) This Completion Order is issued based on the completion certificate issued by project **Engineer Paresh Gaitonde dtd. 31/05/2025** having Reg. No.**ER/0057/2010**.
- b) This Completion Order is issued based on the Structural Stability Certificate issued by project **Engineer Paresh Gaitonde dtd.31/05/2025** having Reg.No. **ER/0057/2010**.
- c) The Completion Order issued is from the planning point of view only. As regards to the structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnified forever against any civil and criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on record (not received by the Town & Country Planning office or wrongly submitted by Applicant / Applicants representative.
- d) The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.


(Ranjan U. Shirodkar)
Planning Assistant


(Manguirish N. Verenkar)
Dy. Town Planner

To,
M/s. Manas Landmarks LLP,
Through its Designated Partner
Mr. Tanmay Ulhas Kholkar
Salvador do Mundo
Bardez - Goa.

Copy to:-
The Sarpanch/Secretary,
Village Panchayat of Salvador do Mundo,
Bardez - Goa.

**



PARESH GAITONDE

B. E. (CIVIL). AMIE. FIV CHARTERED ENGINEER

R.C.C. Consultant, Approved Valuer

Off.: BT-15 and BT-7, 3rd Flr., Campal Trade Centre,
Behind Military Hospital, Campal, Panaji, Goa - 403 001.

Tel.: 2913528, 9822102782
email - pareshg28@yahoo.com

Valuation: 70389 80348

RCC: 93222 84917

Accounts: 93093 55430

GSTIN:-30ACDPG7254P1Z1
PAN NO:- ACDPG7254P

COMPLETION CERTIFICATE

I, Mr. Paresh Gaitonde, bearing Registration No. ER/0057/2010 having been appointed by M/s. Manas Landmarks LLP, Through its Designated Partner Mr. Tanmay Ulhas Kholkar, and having designed Proposed construction of residential villas & swimming pool, on property bearing Survey No. 70/0, Situated at Salvador -Do -Mundo Village, Bardez Taluka Goa., do hereby certify that the said project has been supervised by me and has been built in accordance with the V.P. Licence Ref. No. VP/SDM/LIC.NO.25/2022-2023/809 Dated- 07/10/2022 and the Structure for the same is completed and fit for occupation.

Place: Panaji- Goa.
Date: 23/01/2026

PARESH GAITONDE
BE(CIVIL) AMIE FIV
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010
Signature of the Engineer