

South Goa Planning &

Ph:2731781

Development Authority.



4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/P | 5469 | 1942 | 18-19

Date:- 05 | 02 | 2019

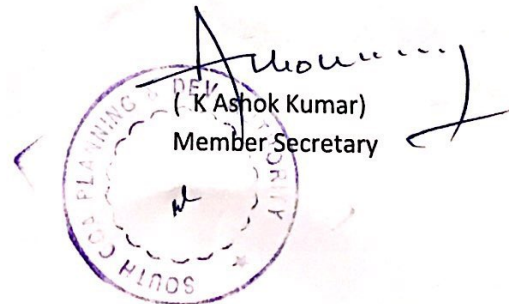
COMPLETION CERTIFICATE

- 1) Development permission issued vide order No. SGPDA/P/5469/71/13-14 dated 05/04/2013 & revised vide No. SGPDA/P/5469/1781/18-19 dtd 21/2/18 in the land situated at Gogol, Margao under Chalta No. 34 of PT Sheet No.129.
- 2) Completion Certificate issued by Registered Architect /Engineer. Shri. Kundan V Prabhu,
- 3) Completion of Development checked on 08/01/2019 by Shri. Prakash Naik, Bldg Inspector,
- 4) Infrastructure tax as applicable collected as per the Goa tax on infrastructure (first amendment) Act 2013 i.e. Rs Nil.
- 5) Your development has been checked and found complete /partly completed and completion is issued for: - For the Block "A" comprising of ground floor, 10 Shops for commercial purpose and part for Stilt parking and 1st floor 2 spaces for Commercial and 4 flats for residential purpose and 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th & 8th floor for residential purpose and Block "B" comprising of Basement and Stilt for parking and 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor & 8th floor for residential purpose.

(Building Inspector)

- 6) This Certificate issued with the following conditions:-
 - (a) This Certificate is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality/ Panchayat before issuing Occupancy Certificate.
 - (b) Enclosing of open terraces is not permitted at any point of time.
 - (c) The basement/Garages/Stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 05/04/13 & 21/2/2018.
 - (d) This Certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permission/fulfilling the requirements for obtaining NOC from Director of Fire Services & Conversion Sanad from LRC.
 - (e) Structural stability certificate issued by the Engineer. Shri. Abhay A Kunkolienker, Reg No. SE/0013/2010/

To,
M/S .Prudential Developers
1st floor, Near Chinmaya Mission,
Gogol Housing Board, Margao



Copy to:- The Chief Officer, MMC, Margao Goa.
Fb4.2.19*

**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: -SGPDA/P/5469/ 1451 /22-23

Date: - 04 /01 /2023

COMPLETION ORDER

Completion is hereby certified for **building C** having common basement and ground floor stilt for parking and 1st to 8th floor flats for residential use located in the land situated at **Gogol, Margao** in the plot bearing Chalta No. 34 of PTS No. 129 as per the Development permission issued vide order no. (1) SGPDA/P/5469/71/13-14 dated 05.04.2013 and revised vide order no. (2) SGPDA/P/5469/1781/17-18 dated 21.02.2018 and (3) SGPDA/P/5469/1407/22-23 dated 30.12.2022.

Completion Certificate issued on 02/01/2023 by Registered Architect, **Shri Kundan V. Prabhu**, Reg. No. AR/0073/2010

Completion of Development checked on 23/12/2022 by **Mrs. Kanchan Sawant**, Architectural Assistant.

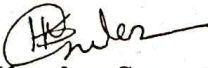
Structural Stability Certificate issued on 27/12/2022 by Registered Engineer, **Shri Abhay U. Kunkolienkar**, Reg. No. SE/0013/2010

Infrastructure tax is paid vide Challan no. IT/1 dated 26.03.2013 for an amount of **Rs.1,08,52,167/-**

This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) The parking spaces should be used for parking of vehicles of residents/occupants of the building only and should not be converted for any other use in any fashion.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order 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/applicant's representative.

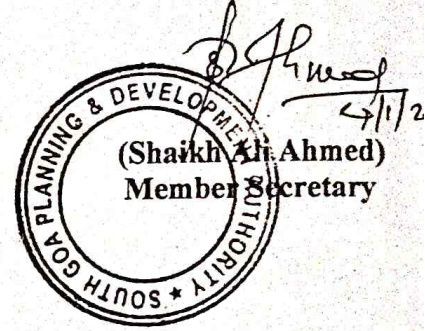
- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.


(Kanchan Sawant)
Architectural Assistant

To,
M/s Prudential Developers,
1st Floor,
Near Chinmaya Mission,
Gogol, Margao - Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.



**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P/5469/1061/23-24

Date: - 12/09/2023

COMPLETION ORDER

Completion is hereby certified only for the **building D and club House** located in the land situated at **Gogol, Margao** in the Plot bearing Chalta No. 34 of PTS No. 129 as per the Development Permission issued vide order no. **SGPDA/P/5469/71/13-14** dated **05.04.2013** and revised Development Permission vide no. **SGPDA/P/5469/1781/17-18** dated **21.02.2018** and no. **SGPDA/P/5469/1407/22-23** dated **30.12.2022**.

Completion Certificate issued on **16/06/2023** by Registered Architect, **Mr. Kundan V. Prabhu**, Reg. No. **AR/0073/2010**.

Completion of Development checked on **20/07/2023** by **Mr. Damodar V. Naik**, Planning **D'Man Gr. I**.

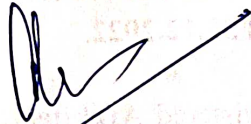
Structural Stability Certificate issued on **15/06/2023** by Registered Engineer, **Mr. Abhay U. Kunkolienkar**, Reg. No. **SE/0013/2010**.

This order issued with the following conditions: -

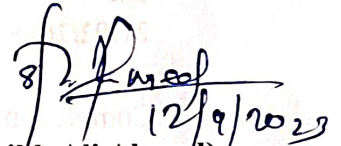
- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order 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/applicant's representative.

(g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.

(h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.



(Damodar V. Naik)
Planning D'Man Gr. I



(Shaikh Ali Ahmed)
Member Secretary

To,
M/s Prudential Developers,
1st Floor, Near Chinmaya Mission,
Gogol, Margao – Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.

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COMPLETION ORDER

Completion is hereby certified for **Building 'Block E' comprising of Basement & Stilt floor for parking purpose & upper 8 floors for Residential purpose** located in the property bearing **Chalta No. 34 of P.T.S. No. 129 situated at Margao, Salcete Goa** as per the Development permission issued **vide Order no. SGPDA/P/5460/1407/22-23 dated 30/12/2022.**

Completion Order issued on **27/04/2024** by Registered Architect **Kundan V. Prabhu, Reg. No. ARCH/0073/2010.**

Completion of Development checked on **14/05/24** by **Mr. Damodar Naik, Architectural Assistant.**

Structural Stability Certificate issued on **22/04/2024** by Registered Engineer, **Abhay U. Kunkolienkar Reg. No. SE/0013/2010.**

Infrastructure tax is paid vide **Challan no. IT/97 dated 25/01/18** for an amount of **Rs. 24152/-**

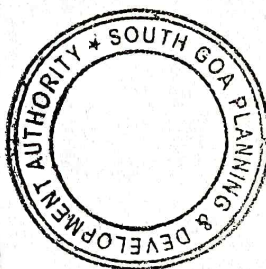
This order is issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality before Issuing Occupancy Certificate.
- (e) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order is issued 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/applicant's representative.

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issue, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.
- (i) This Completion Order is issued for Building i.e. Block 'E' comprising of stilts + 8 floors only.



(Damodar Naik)
Architectural Assistant



Handwritten signature of Shaikh Ali Ahmed with the date "17/5/2024" written below it.

(Shaikh Ali Ahmed)
Member Secretary

To,
M/s. Prudential Developers,
1st floor Near Chinmaya Mission,
Gogol-Margao-Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.