



CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 India.

Tel: (91-0832)-2223339 / 2422736 / 2423556 / 2237160 Fax: (91-0832) 2426998

E.mail: commissioner@ccpgoa.com | Web:www.ccpgoa.com

OCCUPANCY CERTIFICATE No. F3/CCP/ENG/OC/ 02/2025-2026

This Corporation having been satisfied with the completion of the house/Building details of which are given below, the undersigned hereby certifies as required under Section 263 (a) of the City of Panaji Corporation Act 2002 (Goa Act 1 of 2003), that it may be occupied for the purpose indicated hereunder.

1. Name and Address of the owner :- **VAASTU ESTATE DEVELOPERS,
MR. SUNIL MORAJKAR (PARTNERS)
RAMNATH PRASAD BUNGALOW, OFF ROAD 12,
LA CAMPAL COLONY, OPP. EL PASO HOTEL,
MIRAMAR, PANAJI, GOA**
2. Location of the Building :- **CHALTA NO. 55 OF P.T. SHEET NO. 14
Commercial "C-1" Zone RIBANDAR GOA**
3. Number and date of construction :-
 - a) Original Licence No.: 401/1/CCP/ENG/CONST-LIC-10
2020-2021/36; dated 05/01/2021.
 - b) Renewal-I Lic No.: 402/1/CCP/ENG/10/Renewal-1/2022-
2023/49; dated 18/09/2023.
 - c) Renewal-II Lic No.: F2/CCP/ENG/LIC-10/2020-2021/
RL-II/2024-2025/13; dated 13/01/2025.
 - d) Renewal-III Lic No.: F2/CCP/ENG/LIC-10/2020-2021/RL-III/
2025-2026/07; dated 02/07/2025
 - e) Revised-I Lic No.: F1/CCP/ENG/LIC-10/2020-2021/REV-1/
2025-2026/03; dated 02/07/2025
4. Details of portion of building :- **OCCUPANCY CERTIFICATE FOR RESIDENTIAL BUILDING
Released for occupation PHASE-II COMPRISING OF BASEMENT FLOOR, THIRD,
FOURTH AND FIFTH FLOOR SIXTH FLOOR, SEVENTH
FLOOR, AND TERRACE FLOOR.**
5. Purpose for which occupation is :-

BASEMENT FLOOR	- PARKING
THIRD FLOOR	- RESIDENTIAL
FOURTH FLOOR	- RESIDENTIAL
FIFTH FLOOR	- RESIDENTIAL
SIXTH FLOOR	- RESIDENTIAL
SEVENTH FLOOR	- RESIDENTIAL/ RECREATIONAL
TERRACE FLOOR	- SWIMMING POOL
6. Total number of premises released

FLOOR	BUILT-UP AREA
BASEMENT FLOOR	588.40 m2
THIRD FLOOR	740.90 m2
FOURTH FLOOR	740.90 m2
FIFTH FLOOR	740.90 m2
SIXTH FLOOR	743.54 m2
SEVENTH FLOOR	759.08 m2
TOTAL	4313.72 m2

7. Other: N.B. :-

- i. The house tax will be levied from the date of issue of Occupancy Certificate and the exact amount of tax will be intimated to you in due course of time.
- ii. This Certificate is issued based on Completion Certificate dated 28/03/2025 issued by NGPDA bearing ref. no. NGPDA/211/PNJ/3213/2025.
- iii. This Certificate is issued based on NOC from Urban Health Centre, Panaji, vide No. UHCP/DHS/NOC/25-26/79; dated 04/04/2025.
- iv. This Certificate is issued based on Completion Certificate dated 31/03/2025 issued by Arch. Ashley Mascarenhas (Reg. AR/0134/2010).
- v. This Certificate is issued based on part Structural Stability Certificate dated 06/01/2025 issued by Engg. Shirish Kamat (Reg. ER/0083/2010).
- vi. This Certificate is issued based on NOC from Directorate of Fire & Emergency services bearing file no. DFES/FPPHQ/2025/202; dated 30/04/2025.
- vii. This Occupancy Certificate shall be treated as NOC for Water, Power and sewage connection.
- viii. The details of fees paid are as under:
 - a) Occupancy fees amounting to Rs. 11500/- paid vide receipt no. 702518; dated 05/06/2025
 - b) NOC fees amounting to Rs.15,000/- paid vide receipt no. 702520; dated 05/06/2025.
- ix. This occupancy certificate is issued based on the Affidavit cum undertaking dated 09/06/2025 submitted for Dry & Wet Waste Management and that the occupiers of the premises shall continue to maintain /upgrade both the Dry & Wet Waste Treatment Facilities forever till the premises exist and wet waste shall not be handed over to Corporation of the City of Panaji, however the dry waste in segregated form (16 ways) shall be handed over the Corporation of the City of Panaji authorized agency for further disposal.

Place: - Panaji, Goa.

Date: - 02/07/2025




(CLÉN MADEIRA, GCS)
COMMISSIONER

CORPORATION OF THE CITY OF PANAJI

Copy to:

**Vaastu Estate Developers,
Mr. Sunil Morajkar (Partner),
Ramnath Prasad Bungalow,
off road 12, La Campala Colony,
Opp. El Paso Hotel,
Miramar, Panaji, Goa.**



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Copy for information to:

1. The Member Secretary, North Goa Planning and Development Authority, Shanta Bldg., 1st Floor, Near Hotel Vivanta, Panaji-Goa.
2. The Assistant Engineer, Sub. Div. I, Div.III (PHE), Public Works Department, St. Inez, Panaji-Goa.
3. The Assistant Engineer, Sub. Div. II (U), Electricity Department, Panaji-Goa
4. The Assistant Engineer, Sub. Div. I, W.D. XXVII (SEW) Public Works Department, Tonca, Caranzalem-Goa.
5. The Health Officer, Community Health Centre, Panaji-Goa.

