

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/7-U-4 (Vol II)/2018-19/1329 Date: 22/01/ 2019

COMPLETION CERTIFICATE

- 1 Development Permission issued vide ref. No. MPDA/7-U-4(Vol II)/18-19/1259 dated 10/01/2019 in the land situated at Sancoale Village, Mormugao Taluka bearing **Sy. No. 211/1-A.**
- 2 Completion Certificate dated 10/01/2019 issued by **Architect, Mr. Bryan J. Soares, Reg. No. AR/0031/2010.**
- 3 Completion of Development checked on 27/11/2018 by **Shri. Ramesh Parsekar (Planning Assistant).**


(Ramesh Parsekar)
Planning 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/-.
- 5 Your development is complete and Completion is issued for construction of Building Block "A" only with Basement, Stilts and Upper 1st to 8th Floors i.e.

Basement Floor	:	Car Parking
Stilt Floor	:	Car Parking
1st Floor	:	2 -2 BHK Flats & 2-3 BHK
2nd Floor	:	2 -2 BHK Flats & 2-3 BHK
3rd Floor	:	2 -2 BHK Flats & 2-3 BHK
4th Floor	:	2 -2 BHK Flats & 2-3 BHK
5th Floor	:	2 -2 BHK Flats & 2-3 BHK
6th Floor	:	2 -2 BHK Flats & 2-3 BHK
7th Floor	:	2 -2 BHK Flats & 2-3 BHK
8th Floor	:	2 -2 BHK Flats & 2-3 BHK
Total 16 - 2 BHK Flats & 16 - 3 BHK Flats		

- 6 This Certificate issued with the following conditions :
 - (a) 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.
 - (b) This Certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permissions/fulfilling the requirements for obtaining Conversion Sanad from the Dy. Collector, Mormugao,

....2/-

- (c) 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, and,
- (d) Structural Stability Certificate dated 14/01/2019 issued by Registered **Engineer. Mr. Paresh Gaitonde, Reg. No. ER/0057/2010.**




(Vertika Dagur)
MEMBER SECRETARY

To,
M/s Umiya Holdings Pvt. Ltd.,
C/o Soares & Associates,
G-1, Vikas Building, 18th June Road,
Panaji, Goa.

Copies to :

- The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa
- Office Copy
- Guard file.

Ssm/-

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/7-U-4 (Vol II)/2020-21/543 .

Date: 01/10/ 2020

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. **MPDA/7-U-4(Vol II/2018-19/1259** dated **10/01/2019** in the land situated at **Sancoale Village**, Mormugao Taluka bearing **Sy. No. 211/1A**.
2. Completion Certificate dated 10/02/2020 issued by Registered **Architect. Mr. Bryan J. Soares, Reg No. AR/0031/2010**.
3. Completion of Development checked on 10/09/2020 by **Shri. Ramesh Parsekar**.



(Ramesh Parsekar)
Planning Assistant

4. Infrastructure tax is paid vide Challan No. **2016-17/66** dated **09/08/2016** for an amount of Rs. **5,04,00,000/-**.
5. Your development is completed with respect to the following :

Building Block B only with Basement, Stilt and Upper 1st to 8 Floor and Building H with Gr. + 1st Floor.

Building Block B :-

Basement	-	Car Parking
Stilt Floor	-	Car Parking
First Floor	-	8 Nos. -3 BHK and 4 Nos. 2 BHK Flats
Second Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Third Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Fourth Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Fifth Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Sixth Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Seventh Floor	-	9 Nos. -3 BHK and 5 Nos. 2 BHK Flats
Eighth Floor	-	8 Nos. -3 BHK and 2 Nos. 2 BHK Flats
		Home Theatre, Library, Club House area/ Pantry and Swimming Pool

Building Block H - Office - Gr. + 1st Floor

This Certificate issued with the following conditions :

- (a) The use of buildings should be strictly as per approval.
- (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 Village Panchayat / Municipality on presentation of this Order.

- (d) 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.
- (e) 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.
- (f) 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.
- (g) This Completion Certificate is issued based on the valid Conversion Sanad issued vide Ref. No. AC-1/SG/CONV/200/2007/6196 dated 03/07/2014.
- (h) Structural Stability Certificate dated 10/02/2020 issued by Registered **Engg. Mr. Paresh Gaitonde Reg No. ER/0057/2010.**
- (i) Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
- (j) 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

To,
M/s Umiya Holdings Pvt. Ltd.,
C/o Soares & Associates,
G1, Vikas Building,
18th June Road,
Panaji, Goa.




(K. ASHOK KUMAR)
MEMBER SECRETARY

Copies to :

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

ssm/-