



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

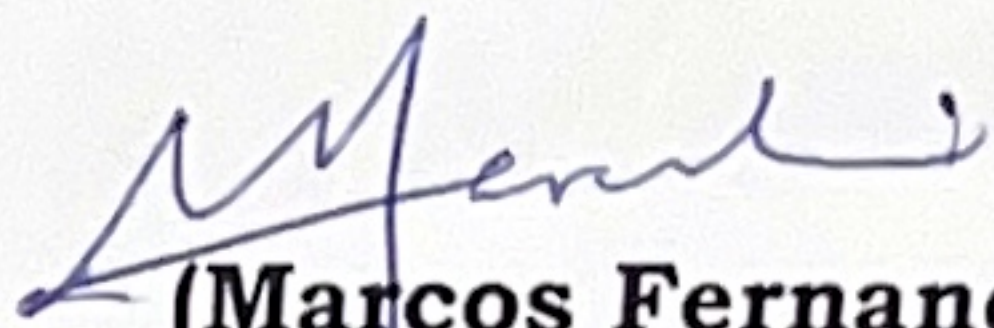
Phone No.: 0832-2513341

Ref. No. MPDA/7-U-4(Vol-II)/2025-26/ **1**

Date: **01** /04/2025

COMPLETION CERTIFICATE


1. Development Permission issued vide Order No. **MPDA/7-U-4(Vol-II)/2016-17/950 Dated 19/10/2016, MPDA/7-U-4(Vol-II)/2018-19/1269 Dated 10/01/2019, MPDA/7-U-4(Vol-II)/2021-22/1549 Dated 27/12/2021, MPDA/7-U-4(Vol-II)/2023-24/132 Dated 26/04/2023, MPDA/7-U-4(Vol-II)/2023-24/1049 Dated 22/12/2023 & MPDA/7-U-4(Vol-II)/2024-25/1719 Dated 24/02/2025** in the land bearing **Sy. No. 211/1-A of Sancoale Village, Mormugao Taluka.**
2. Completion Certificate dated **06/03/2025** issued by Registered **Arch. Bryan J. Soares Reg No. AR/0031/2010.**
3. Completion of Development checked on **17/03/2025** by **Shri. Marcos Fernandes (Architectual Assistant).**


(Marcos Fernandes)
Architectual Assistant
4. Infrastructure tax is paid vide **Challan No. 2016-17/66 dated 28/08/2018** for an amount of **5,04,00,000/- (Rupees Five Crores & Four Lakhs Only) & Challan No. MPDA/IT/81 dated 13/02/2025** for an amount of **Rs. 27,62,076/- (Rupees Twenty Seven Lakhs Sixty Two Thousand and Seventy Six Only)**
5. Your Development has been checked and found to be completed.
Completion is issued for: **Residential Building Block C-4**

Basement Floor – Parking
Stilt Floor – Parking
1st Floor – 2BHK – 4 Nos.
2nd Floor – 2BHK – 4 Nos.
3rd Floor – 2BHK – 4 Nos.
4th Floor – 2BHK – 4 Nos.
5th Floor – 2BHK – 4 Nos.
6th Floor – 2BHK – 4 Nos.
7th Floor – 2BHK – 4 Nos.
8th Floor – 2BHK – 4 Nos.
Total – 2BHK – 32 Nos.
6. The use of buildings should be strictly as per approval.
7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned Village Panchayat/Municipality on presentation of this Order.

9. 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/Village Panchayat before issuing Occupancy Certificate.
10. 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.
11. 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.
12. Environment Clearance Certificate no. 3-181-2010STE-DIR/168 dated 22/11/2019.
13. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
14. Structural Stability Certificate dated **06/03/2025** issued by Registered **Engg. Paresh Gaitonde Reg No. ER/0057/2010.**
15. The Applicant has obtained Conversion Sanad vide Ref. No. AC-I/SG/CONV/200/2007/1914 dated 30/07/1914.
16. The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2021/333 dated 07/12/2021.
17. 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.




(Sanjay A. Halornekar)
MEMBER SECRETARY

To,
✓ MVR Seaview Homes Pvt. Ltd.
H. No. 15/153/A2, 2nd Floor,
Above Audi Showroom,
Opp. Harley Davidson Showroom,
Caranzalem, Goa. 403002

Copies to:

- a) The Sarpanch, Village Panchayat Sancoale, Sancoale, Goa.
- b) Office Copy
- c) Guard file.