



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

Ref No.: TPB/8502/NER/TCP/2026/11845

Ref No: Inward no. 1674

Dated: 13/02/2026

Dated: 02/02/2026

COMPLETION ORDER

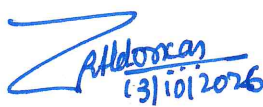
Completion is hereby certified for **proposed construction of Residential Units along with Pool** which is constructed as per the Technical Clearance Order issued by this office vide no. **TPB/8502/NER/TCP-2024/8104** dated **01/10/2024** and **TPB/8502/NER/TCP-2024/2507** dated **15/03/2024** at property bearing Sy. No. 76/11 (Part), (Plot A) of Village Nerul Taluka Bardez subject to the following conditions.

1. The use of the Residential Building should be strictly as per the approval.
2. All parking spaces/stilt floor should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the Residential Building shall be carried out and same shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. If any Complaint/ Court order should be verified by the Village Panchayat before issue of Occupancy Certificate.
5. Applicant shall make his own arrangement of water requirements for swimming pool.

NOTE:-

- a) This Completion Order is issued based on the Completion Certificate issued vide letter dated **02/02/2026** by project **Engineer Paresh Gaitonde TCP Reg. No. ER/0057/2010**.
- b) This Completion Order is issued based on the Structural Stability certificate issued vide letter dated **02/02/2026** by project **Engineer Paresh Gaitonde TCP 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.
- e) This Completion Order shall be subject to the outcome of PIL WP. NO.1387/2025 and PIL WP No.2439/2025, pending before the Hon'ble High Court of Bombay at Goa. No equities, vested rights, or special protection shall accrue to the Applicant by virtue of this grant, as the validity of the Regulation 6.1.1 (a) (Note 2) is presently under judicial consideration before the Hon'ble High Court of Bombay at Goa.


(Anup Malik)
Overseer


(Zaidev R. Aldonkar)
Dy. Town Planner

Encl:- Copy of PIL WP No. 1387/2025 & PIL WP No.2439/2025 dtd 15/04/2026

To,

Mrs. Carmen D'silva alias Carmen Fernandes alias
Carmen Agnes Julie Fernandes alias Carmen Agnes Julie D'silva
Mr. Kevin Frank Ignatius D'silva alias Kevin Frank D'silva
Mrs. Charmaine Dias alias Charmaine Jessica Dias alias
Charmaine Jessica D'silva Mrs. Nancy Susan D'silva
alias Nancy Susan Fernandes & Mr. Roy Fernandes
Represented by POA Holder – Mr. Savio Monteiro
Office no. 35, Titanium Building, Duler, Mapusa, Bardez, Goa-403507

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Nerul,
Bardez-Goa.