

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

Ref:-SGPDA/P/3008/191/20-21

Date: - 09/11/2020

COMPLETION ORDER

- 1) Development permission issued vide order no. SGPDA/P/3008/118/18-19 dated 04/10/2018 in the land situated at **Khadpabandh, Ponda** Survey no. 12/1E
- 2) Completion Certificate issued on 20/10/2020 by Registered Architect, Shri Siddharth D. Naik, Reg. No. AR/0027/2010
- 3) Completion of Development checked on 05/11/2020 by Shri Paulo Gomes, Planning Assistant


(Paulo Gomes)
Paulo Gomes
Planning Assistant

- 4) Infrastructure tax is paid vide Challan no. 201800039764 dated 15/01/2018 for an amount of Rs.27,22,728/-
- 5) Your development is found completed with respect to the following i.e. **Basement parking, ground floor – 13 shops, upper ground floor – 1 flat, 1st floor to 6th floor – 29 flats and club house on 6th floor and swimming pool on roof.**
- 6) 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 Municipality/Panchayat on presentation of this order.
 - (d) 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.
 - (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat 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, and,

(g) Structural Stability Certificate issued on **20/10/2020** by Registered Engineer, Shri **Prakash S. P. Lawande**, Reg. No. **SE/0006/2010**

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




(Vertika Dagur)
Member Secretary

To,
✓ M/s Mahalaxmi Developers,
E-2, Mitasu Manor,
Near ZAO, Sadar, Ponda – Goa.

Copy to:-

- a) Chief Officer, PMC, Ponda – Goa,
- b) Office Copy
- c) Guard file.