International Year of Cooperatives 2025

South Goa Planning &

Development Authority.

G P D
S A

Ph: 2731781

Ph: 2714495

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

Ref:- SGPDA/P/3260/ 304 **/25-26** **Date:-** 31 / 03 / **2026**

COMPLETION ORDER

Completion is hereby certified for the **Commercial cum Residential Building comprising of lower ground floor, for parking of vehicles and ground floor, 3 Flats for Residential use and part stilt for parking and 7 Shops for Commercial use and 1st floor, 2nd floor 3rd floor, 4th floor, 5th floor, 6th floor 7th floor for Residential use** in the land situated at **Ponda** of Survey No. 164/4 & 5 as per the Development Permission issued vide Order No. **SGPDA/P/3260/98/22-23** dated **27/07/2022** & **Revised vide No. SGPDA/P3260/103/25-26** dated **30/07/2025.**

Completion Certificate issued on **24/03/2026** by Registered Architect **Shri. Jayesh Phadte**, Reg. No. **AR/0039/2010.**

Structural Stability Certificate issued on **26/04/2022** by Registered Engineer **Amogh S. Namshikar**, Reg. No. **SE/0024/2011.**

Completion of Development checked on **24/03/2026** by **Mr. Prakash M. Naik, (D'man Gr. I).**

Infrastructure Tax is paid vide Challan No. **IT/10** dated **22/07/2025** for an amount of **Rs. 5,81,280/-**

This order issued with the following conditions:-

(a) The use of buildings should be strictly as per approval granted.

(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 on presentation of this order.

(d) This order 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 verified by the Municipality before issuing Occupancy Certificate.

(e) As regards to the validity of Conversion Sanad, Renewal of License, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

(f) The Completion Order 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/applicant's representative.

(g) Adequate provisions of garbage bins within the complex should be made and also necessary provisions for disposal of garbage shall be made in consultation with local authority.

(h) No alteration/ changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.

(Prakash Naik)
D'man Gr. I

SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

(Shivprasad P. Murari)
Member Secretary

To,
Mr. Sanat C. Naik,
P o A H - Mr. Rajesh Verenkar.
M/s. Sarthak Developers,
Ponda- Goa.

Copy to: -

a) **Chief Officer, P.M.C., Ponda- Goa.**
b) **Office Copy.**
c) **Guard file.**