

MAPUSA MUNICIPAL COUNCIL,
MAPUSA-GOA.

Ref. No. MMC/ENGG/ 05- /U302/2024-25 Date: 19/07/2024 .

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for the Commercial Cum Residential building approved vide Original Construction Licence No.19; dated 10/07/2019, Revised Licence No.13 dtd. 31/10/2023 and Last Renewal Licence No. 13; dtd. 31/10/2023 in **property bearing Chalta No. 62/2-A of P. T. Sheet No. 13 situated at Mapusa - Goa** subject to the following conditions:-

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : **Stilt floor, ground floor + mezzanine floor, 1st floor, 2nd floor and 3rd floor of Commercial cum Residential building (Revised) (R.C.C. Framed Structure) are :**

Floor	Area	No. of Units	Use/Purpose
Stilt Floor	208.90 m ²	-	Parking
Ground Floor	195.84 m ²	4 Shops	Commercial/ Part Residential
First floor	245.02 m ²	4 Flats	Residential
Second floor	234.53 m ²	4 Flats	Residential
Third Floor	218.96 m ²	2 Flats	Residential
Total	1103.25 m²		

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 14/11/2023 from Engineer Mr. Siddesh S. Sawant, (TCP Reg. No.SE/0006/2021) and Completion Certificate dtd. 14/11/2023 from Architect Mr. Rahul V. Sardesai, (TCP Reg. No.AR/10/0066) & COA Reg. No.CA/2003/30526.
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/1960/2998/2024 dtd.17/01/2024.. and subsequent Corrigendum No.NGPDA/M/1960/3785/2024 dtd. 21/03/2024
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. DHS/2024/DHS0401/O0029/9 dtd. 11/03/2024.
- This Occupancy Certificate has been approved based on Final NOC issued by P.W.D., Mapusa vide Ref: No. PWD/SDII/PHE-N/F.10/890/2023-24; Dtd: 20/02/2024.




(Chandrakant B. Shetkar)
Chief Officer

Mapusa Municipal Council

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- This Occupancy Certificate has been approved based on the letter bearing Ref. No. AE-I(U)/VI/O&M/2024-25/Tech-7/161; dt.29/04/2024 and Final NOC issued by the Electricity Dept., Mapusa vide Ref. No. AE-I(U)/VI/O&M/2024-25/Tech-40/173; dt.30/04/2024.
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit.
- Occupants shall implement the provisions of the Solid Waste Management Rules, 2016, including segregation into 3 (three) categories/ streams (Biodegradable, Non-biodegradable and Domestic hazardous waste) at source; storage within premises for door to door collection and in-premises processing and treatment of biodegradable waste.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- This Occupancy Certificate is issued based on the Affidavit dtd. 03/07/2024 given by the applicant/ licence M/s. Tolani Developers Pvt. Ltd., Represented by Mr. Stanely Francis D'Costa, duly notarized before the Notary Adv.S.G. Deshpabhu, Mapusa-Goa, vide Reg.9919/2024 dtd. 03/07/2024, and further based on the condition that, this Municipal Council and its all officials shall be indemnified against any claims and in the event of any objection raised by the owner / legal heirs/ any third person in near future in respect of the access through the property bearing Chalta No.62/3 & 62/2 of P.T. Sheet No.13. Also the Applicant /Licencee/ this Occupancy holder shall be solely and fully responsible for any claim arising in respect of said property and to sort out / settle the claim/ issue at their level without involving this Municipal Council or its officials in the matter. In case, any valid claim received from third party in respect of said property through which access has been used for proposed building then this Council shall be at liberty to revoke this Occupancy Certificate.

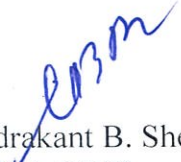


(Chandrakant B. Shetkar)
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- Fees for O.C. of Rs.1,04,000/- is paid vide receipt No. 05253; dt. 09/07/2024.
- Fees for NOC for Power connection of Rs.21,000/- is paid vide receipt No.05254; dt.09/07/2024.
- Fees for NOC for Water connection of Rs.1,000/- is paid vide receipt No.05254; dt.09/07/2024.
- Fees /Reinstatement charges for road cutting of Rs.8,000/- is paid vide receipt No.05255; dt. 09/07/2024.




(Chandrakant B. Shetkar)
Chief Officer
Mapusa Municipal Council

To,
M/s. Tolani Developers Pvt. Ltd.,
Represented by Mr. Stanely Francis D'Costa,
E-17, Lajpat Nagar, Part-3,
New Delhi.

Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.III, DXVII (PHE N), PWD, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa, Goa.