



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/5-B-56/2025-26/695

Date: 21 /08/2025

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. MPDA/5-B-56/2021-22/1361 dated 26/11/2021, Renewal order vide ref. no. MPDA/5-B-56/2024-25/1373 dated 10/11/2024 & MPDA/5-B-56/2025-26/693 dated 21/08/2025 in the land situated at Chicalim Village, Mormugao Taluka bearing Sy. No. 88/1-B.
2. Completion Certificate dated 07/08/2025 issued by Registered Engineer K.R. Mohan Reg. No. ER/0049/2011.
3. Completion of Development checked on 19/08/2025 by Shri. Marcos Fernandes (Architectural Assistant).


(Marcos Fernandes)
Architectural Assistant

4. Infrastructure tax is paid vide Challan No. IT/65 dated 26/11/2021 for an amount of Rs.44,17,368/- (Forty Four Lakhs Seventeen Thousand Three Hundred and Sixty Eight Only) & vide Challan No. MPDA/IT/51 dated 21/08/2025 for an amount of Rs. 4,54,164/- (Rupees Four Lakhs Fifty Four Thousand and One Hundred and Sixty Four Only).
5. This Certificate is issued with the following conditions:
Your Development has been checked and found completed.

Residential/Commercial Building

Basement Floor – Parking

Ground Floor – Shops 24 Nos

1st Floor – 2BHK - 2 Nos

2nd Floor -- 2BHK - 2 Nos

3rd Floor -- 2BHK - 2 Nos

4th Floor -- 2BHK - 2 Nos

5th Floor -- 2BHK - 1 Nos

6th Floor -- 2BHK - 1 Nos

7th Floor -- 3BHK - 1 Nos

3 BHK - 3 Nos & Party Hall

3 BHK - 3 Nos & Gym

3 BHK - 4 Nos

3 BHK - 4 Nos

3 BHK - 5 Nos

3 BHK - 5 Nos

4 BHK - 1 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. Structural Stability Certificate dated dated 07/08/2025 issued by Registered Engg. Mr. K.R. Mohan Reg No. ER/0022/2012.
13. The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2021/187 Dated 21/04/2021.
14. The Applicant has obtained Conversion Sanad vide Ref. No. AC-II/MOR/SG/CONV/49/2020/9920 dated 19/08/2020.
15. 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,
✓ M/s Anand Bose Construction Pvt. Ltd.
801, Anand Square, 8th Floor,
Near Sanjivani Hospital,
Baina, Vasco-da-Gama, Goa.

Copies to:

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