

**South Goa Planning &**

**Development Authority.**



Ph:2731781

Ph:2714495 4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA / P /4716/ 1780 /22-23

Date: 27/02/2023

**COMPLETION ORDER**

Completion is hereby certified for **Building Block A & B having Basement & Lower Ground Floor Still Parking & Ground Floor + 7 Floors** located in the land situated at Margao, of Chalta. No. 5 of P.T.S. No. 224 as per the Development permission issued vide Order no. SGPDA/P/4716/976/15-16 dated 14-09-2015, SGPDA/P/4716/850/18-19 dated 31-08-2018 and revised SGPDA/P/4716/626/21-22 dated 30-09-2021.

Completion Order issued on 07-11-2022 by Registered Architect, Milind G. Arsekar, Reg. No. AR/0041/2011.

Completion of Development checked on 01/02/2023 by Mrs. Kanchan Sawant, (Architectural Assistant).

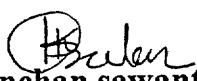
Structural Stability Certificate issued on 14-11-2022 by Registered Engineer, Mr. Vidhyadhar Kakodkar, Reg No. SE/0042/2010.

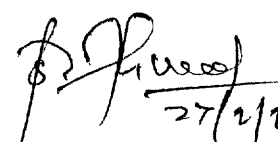
Infrastructure tax is paid vide Challan no. IT/88 & IT/15 dated 31-08-2015 & 18/05/2021 for an amount of Rs. 21,65,288/- & Rs. 2,15,320/-

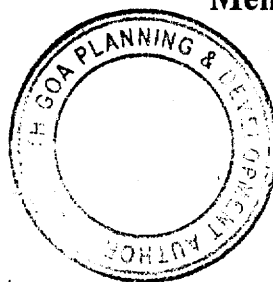
This order issued with the following conditions: -

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

  
(Kanchan sawant)  
Architectural Assistant

  
(Shaikh Ali Ahmed)  
Member Secretary



To,  
Kaiji Real Estate Pvt. Ltd.  
Anand Bhavan,  
Old Station Road,  
Margao- Goa.

- Copy to: -
- Chief Officer, MMC, Margao- Goa,
  - Office Copy
  - Guard file.

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4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S G.P.D.A. Market Complex, MARGAO - GOA.

Ref: -SGPDA/P/4716/789/22-23

Date: - 15/09/2022

**COMPLETION ORDER**

Completion is hereby certified for part building block - C having basement parking, ground floor - stilt parking, 1<sup>st</sup> floor - 3 shops and warehouses, 2<sup>nd</sup> floor - 4 offices, 3<sup>rd</sup> floor - 4 offices, 4<sup>th</sup> floor - 4 duplex & 6<sup>th</sup> floor - 3 flats located in the land situated at Gogol, Margao Chalta No. 5 of PTS No. 224 as per the Development permission issued vide order no. (1) SGPDA/P/4716/976/15-16 dated 14.09.2015 and revised vide order no. (2) SGPDA/P/4716/850/18-19 dated 31.08.2018 and order no. (3) SGPDA/P/4716/626/21-22 dated 30.09.2021.

Completion Certificate issued on 21/03/2022 by Registered Architect, Shri Milind G. Arsekar, Reg. No. AR/0041/2011

Completion of Development checked on 17/08/2022 by Mrs. Kanchan Sawant, Architectural Assistant.

Structural Stability Certificate issued on 16/03/2022 by Registered Engineer, Shri Vidhyadhar Kakodkar, Reg. No. SE/0042/2010

Infrastructure tax is paid vide Challan no. IT/88 & IT/15 dated 31.08.2015 & 18.05.2021 for an amount of Rs.21,65,288/- & Rs.2,15,320/-

This order issued with the following conditions: -

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

(b) The parking spaces should be used for parking of vehicles of residents/occupants of the building only and should not be converted for any other use in any fashion.

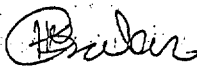
(c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.

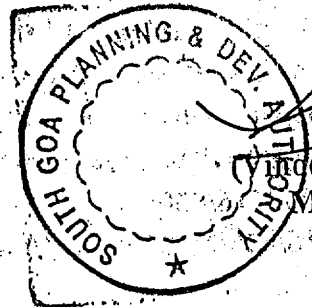
(d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.

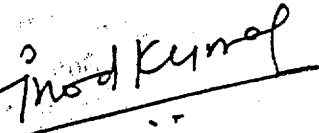
(e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.

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

  
(Kanchan Sawant)  
Architectural Assistant



  
Vinod Kumar Chandra)  
Member Secretary

To,  
M/s Kayji Real Estate Pvt. Ltd.,  
Agrawal Group,  
Anand Bhavan,  
Old Station Road,  
Margao - Goa.

Copy to: -

- a) Chief Officer, MMC, Margao-Goa,
- b) Office Copy
- c) Guard file.