

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

Ref.: SGPDA / P / 6355 / 641 /24-25

Date: 08 / 08 /2024

COMPLETION ORDER

Part completion is hereby certified for **Shop nos. ASH-01 to ASH-21 on ground floor of Building A and Shop nos. BSH-03 to BSH-08 on ground floor of Building B** located in the land situated at **Borda, Margao** with **Chalta no. 20** of **P.T.S. no. 133** as per the Development Permission issued vide order no. **SGPDA/P/6355/633/22-23** dated **29/07/2022** and revised Development Permission issued vide order no. **SGPDA/P/6355/104/24-25** dated **18/04/2024**.

Completion certificate issued on **18-06-2024** by Registered **Engineer Shri Uday Sawant, Reg. No. ER/0022/2010**.

Completion of Development checked on **06-08-2024** by **Shri. Rohan Navelkar, Building Inspector**.

Structural Stability Certificate issued on **19-06-2024** by Registered **Engineer, Shri. Chandrashekar G. Prabhudessai, Reg. No. SE/0017/2010**.

Infrastructure tax is paid vide Challan no. **IT/04** dated **18/04/2024** for an amount of **Rs. 2,67,936/-**.

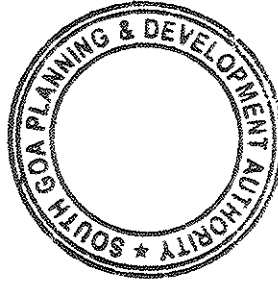
This order issued with the following conditions: -

- (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) This Completion is issued only for the part of the building as mentioned in the Completion Order issued by this office.

Rohan Navelkar
8/8/24

(Rohan Navelkar)
Building Inspector



Shaikh Ali Ahmed
8/8/2024

(Shaikh Ali Ahmed)
Member Secretary

To,
M/s ARP Borda Construction LLP,
DUG-1, Upper Ground Floor, Building D,
Aleesha Residency,
St. Joaquim Road, Borda,
Margao, Salcete - Goa.

Copy to: -

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

SG



**South Goa Planning &
Development Authority**



Ph: 2731781

Ph: 2714495

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

Ref: - SGPDA/P/6355/1206/24-25

Date: - 25 / 11 / 2024

COMPLETION ORDER

Completion is hereby certified for building 'A' having ground floor – Shop no. ASH 22 to ASH 28 & building 'B' – having ground floor – shop no. BSH 01 to BSH 02 for commercial use located in the land situated at Borda, Margao in the Plot bearing Chalta No. 20 of PTS No. 133 as per the Development Permission issued vide order no. SGPDA/P/6355/633/22-23 dated 29.07.2022 and revised Development Permission issued vide order no. SGPDA/P/6355/104/24-25 dated 18.04.2024.

Completion Certificate issued on 12/08/2024 by Registered Engineer, Mr. Uday Sawant, Reg. No. ER/0022/2010.

Completion of Development checked on 05/11/2024 by Mr. Rohan H. Navelkar, Building Inspector.

Structural Stability Certificate issued on 12/08/2024 by Registered Engineer, Mr. Chandrashekar G. Prabhudessai, Reg. No. SE/0017/2010.

This order issued with the following conditions: -

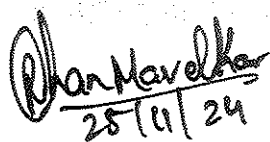
- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied 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 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.

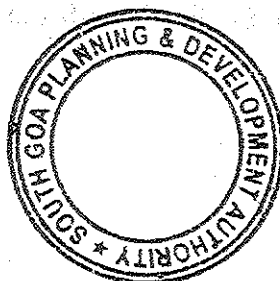
(g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.

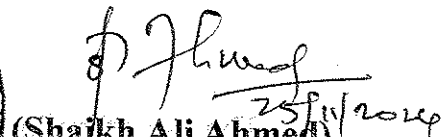
(h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.

(i) This Completion Order is issued only for building 'A' shop no. ASH 22 to ASH 28 & building 'B' shop no. BSH 01 to BSH 02.


25/11/24

(Rohan H. Navelkar)
Building Inspector




25/11/2024
(Shaikh Ali Ahmed)
Member Secretary

To,
M/s ARP Borda Construction LLP,
DUG-1, Aleesha Residency,
St. Joaquim Road,
Borda, Fatorda - Goa.

Copy to: -

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**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

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

Ref: - SGPDA/P/6355/1603 /24-25

Date: -26/02 /2025

COMPLETION ORDER

Completion is hereby certified for **Building “A”** for the 1st, 2nd, 3rd, 4th and 5th floor for **Residential use** located in the land situated at **Borda, Fatorda Salcete-Goa** in the Plot bearing Chalta No. **20** of P.T.S. No. **133** as per the Development Permission issued vide order no. **SGPDA/P/6355/633/22-23** dated **29/07/2022** and revised **Development permission issued vide ref.no.” SGPDA/P/6355/104/24-25** dated **18/04/2024** and completion order vide Ref.no. **SGPDA/P/6355/1206/24-25** dated **25/11/2024**.

Completion Certificate issued on **03/01/2025** by Registered Engineer, **Uday Sawant**, and Reg. No. **ER/0022/2010**.

Completion of Development checked on **18/02/2025** by **Mr. Damodar Naik Architectural Assistant**.

Structural Stability Certificate issued on **02/01/2025** by Registered Engineer, **Chandrashekar G. Prabhudessai**, Reg. No. **SE/0017/2010**.

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 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.
- (h) This completion order is issued only for 1st, 2nd, 3rd, 4th, and 5th floor of building "A".



(Damodar Naik)
Architectural Assistant



(Shivprasad Murari)
Member Secretary

To,
ARP BORDA CONSTRUCTION LLP
DUG-1, Upper ground floor, building D
Aleesha Residency,
St.Joaquim Road, Borda
Margao-Goa.403602.

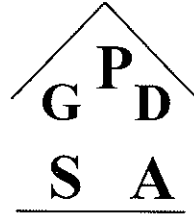
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- a) Chief Officer, MMC, Margao- Goa,
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**South Goa Planning &
Development Authority.**



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Ph:2714495

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

Ref: - SGPDA/ P /6355/ 15 / 25-26

Date: -02/04 / 2025

COMPLETION ORDER

Completion is hereby certified for **Construction of Building 'B' Comprising of (1st,2nd,3rd,4th, & 5th floor)** located in the property situated at **Borda, Fatorda Salcete-Goa** in the Plot bearing Chalta No. **20** of P.T.S. No. **133** as per the Revised Development Permission issued vide order no. **SGPDA/P/6355/104/24-25** dated **18/04/2024**.

Completion Certificate issued on **03/01/2025** by Registered Architects **Uday Sawant Reg. No. ER/0022/2010**.


Completion of Development checked on **24/03/2025** by **Mr. Damodar Naik Architectural Assistant**.

Structural Stability Certificate issued on **02/01/2025** by Registered Engineer, **Chandrakant Prabhudessai, Reg. No. SE/0017/2010**.

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 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.
- (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.
- (i) **This part Completion Order is issued for Construction of 1st, 2nd, 3rd, 4th, & 5th floor of Building 'B' and compound wall only.**



(Damodar Naik)
Architectural Assistant



(Shivprasad Murari)
Member Secretary

To,
ARP BORDA CONSTRUCTION LLP.
DUG-1, Upper ground floor, Building D,
Aleesha Residency, St.Joaquim Road Borda,
Margao-Goa.

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