

**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 / 3014 / **198** / 22-23

Date: - **07/10/2022**

COMPLETION ORDER

Completion is hereby certified for **construction of building block 'F', wing 'A' 'B' & 'C' consisting of stilt floor, third, fourth, fifth and sixth floor** located in the land situated at **Daag, Ponda** Survey No. 199/2 as per the Development permission issued vide order no. (1) SGPDA/P/3014/87/18-19 dated 06.09.2018.

Completion Certificate issued on **03/08/2022** by Registered **Architect, Mr. Francis X. Fernandes**, Reg. No. **AR/0008/2010**

Completion of Development checked on **20/09/2022** by **Mr. Rosario Paulo Gomes**, **Planning Assistant**

Structural Stability Certificate issued on **03/08/2022** by Registered **Engineer, Mr. Ramesh Verenkar**, Reg. No. **SE/0012/2011**

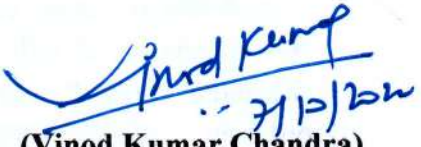
Infrastructure tax is paid vide Challan no. **IT/25** dated **11.03.2020** for an amount of **Rs.20,28,280/-**

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 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 issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.


(Rosario Paulo Gomes)
Planning Assistant


(Vinod Kumar Chandra)
Member Secretary

To,
M/s Raj Housing Development Pvt. Ltd.,
401, Rajdeep Galleira,
Sadar, Ponda – Goa.



Copy to: -

- a) Chief Officer, PMC, Ponda- Goa,
- b) Office Copy
- c) Guard file.

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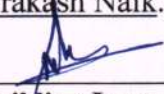
4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/ P/3014/14/20-21

Date:- 20/05/2020

COMPLETION CERTIFICATE

- 1) Development permission issued vide order no. SGPDA/P/3014/179/15-16 dated 16/11/2015 and revised vide No. SGPDA/P/3014/87/18-19 dated 06/09/2018 in the land situated at Daag, Ponda Survey No. 199/2.
- 2) Completion Certificate issued on 15/02/2020 by Registered Architect, Shri. Francis X. Fernandes Reg. No. 0008/2010.
- 3) Completion of Development checked on 04/05/2020 by Shri. Prakash Naik.


Building Inspector

- 4) Infrastructure tax is paid vide Challan no. IT/337 dated 10/10/2015 for an amount of Rs.13,17652/-
- 5) Your development is found completed with respect to the following i.e.
Block 'F' on upper Ground floor, shop No. F-01 to shop No. F-16 for commercial purpose.
- 6) This Certificate issued with the following conditions:-
 - (a) The use of buildings should be strictly as per approval.
 - (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/~~Panchayat~~ on presentation of this order.
 - (d) This Certificate 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/~~Panchayat~~ before issuing Occupancy Certificate.
 - (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat before issuing Occupancy Certificate.
 - (f) 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, and,

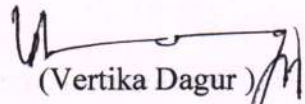
(g) Structural Stability Certificate issued on 19/02/2020 by Registered Engineer, Shri. Ramesh Verenkar Reg. No. 0012/2011.

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

To,

M/s. Raj Housing Development Pvt. Ltd.

Ponda- Goa.


(Vertika Dagur)
Member Secretary

Copy to:-

- a) Chief Officer, PMC, Ponda- Goa,
- b) Office Copy
- c) Guard file.

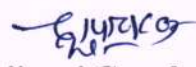
4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/P/3014/13/20-2

Date:- 20/05/2020

COMPLETION CERTIFICATE

- 1) Development permission issued vide order no. SGPDA/P/3014/179/15-16 dtd 16/11/2015 & revised No. SGPDA/P/3014/87/18-19 dated 06/09/2018 in the land situated at Dagg Ponda, in S.no. 199/2.
- 2) Completion Certificate issued on 05/01/2019 by Registered Architect, Francis Fernandes, **Reg. No. 0008/2010/**
- 3) Completion of Development checked on 08/04/2019 by **Smt. Sanjivani Gaonkar, D'man Gr.I**


(Sanjivani Gaonkar)
D'man Gr.I
- 4) Infrastructure tax is paid vide Challan no. IT/337 dated 10/10/2015 for an amount of Rs. 13,17652/-
- 5) Your development is found completed with respect to the following i.e. Block –C i.e Flat No. C-1, C-2 on ground floor, C-4, C-3 on 1st floor, C-5 on 2nd floor, Block –E –Flat no.E-1 on ground floor, E-2 on 1st floor, E-3 on 2nd floor and bungalow no. D-1 for residential use only.
- 6) This Certificate issued with the following conditions:-
 - (a) The use of buildings should be strictly as per approval.
 - (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/~~Panchayat~~ on presentation of this order.
 - (d) This Certificate 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/~~Panchayat~~ before issuing Occupancy Certificate.
 - (e) As regards to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the Municipality/Panchayat before issuing Occupancy Certificate.
 - (f) 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, and,

(g) Structural Stability Certificate issued on 04/03/2019 by Registered **Engineer, Ramesh Verenkar Reg. No. SE/0012/2011/**

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



(Vertika Dagur)
Member Secretary

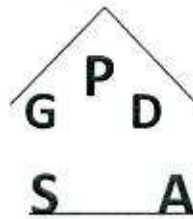
To,
M/s. Raj Housing Development Pvt Ltd
Ponda Goa,

Copy to:-

- a) Chief Officer, MMC, Margao- Goa,
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Fb*

**South Goa Planning &
Development Authority.**



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

Ref:-SGPDA/ P 3014/51 / -21-22

Date: -17/06/2021

COMPLETION ORDER

- 1) Development permission issued vide order no. SGPDA/P/3014/179/15-16 dated 16/11/2015, Revised Plans vide SGPDA/P/3014/87/18-19 dt. 06/09/2018, additional floor vide No. SGPDA/P/3014/03/20-21 dated 04/05/2020 in the land situated at Daag, Ponda in Survey No.199/2.
- 2) Completion Certificate issued on 21/12/2020 by Registered Architect/ Engineer Mr. Francis X. Fernandes, Reg. No. AR/0008/2010.
- 3) Completion of Development checked on 15/03/2021 by Shri. Paulo Gomes, Planning Assistant.


(Paulo Gomes)
Planning Assistant

- 4) Infrastructure tax is paid vide Challan No. IT/25 dated 11/03/2020 for an amount of Rs. 20,28,280/-
- 5) Your development is found completed with respect to the following i.e.
 - 1) Building Block F (Wing A) :
Upper ground floor - Flats FA- 01,
First floor - Flats FA-101,
Second floor – FA-201, FA- 202, FA- 203.
 - 2) Building Block 'F' (Wing B) :
Upper ground floor, Flats : FB-001, FB-002, FB-003,
First floor, Flats : FB-101, FB-102, FB-103,
Second floor, Flats : FB-201, FB-202, FB-203, FB- 204, FB-205, FB-206,
 - 3) Building 'F' (Wing C) :
Upper ground floor : Flats FC-001, FC-002, FC-003,
First floor : Flats FC-101, FC-102, FC-103,
Second floor : Flats FC-201, FC-202, FC-203, FC- 204, FC-205, FC-206.
Third floor : Flats FC-301, FC-302, FC-303, FC-304, FC-305, FC-306.
Fourth floor : Flats FC-401, FC-402, FC-403, FC-404, FC-405, FC-406.
Fifth floor : Flats FC-501, FC-502, FC-503, FC-504, FC-505, FC-506.
 - 4) Building Block A & B
Ground floor : Flat A-1,
First floor- Flat A2,
Second floor : Flat A-3,
Ground & first floor – Villa B.

- 6) This Certificate issued with the following conditions:-
- (a) The use of buildings should be strictly as per approval.
 - (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/Panchayat on presentation of this order.
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 - (g) Structural Stability Certificate issued on **25/01/2021** by Registered Engineer, **Shri. Ramesh Verenkar** Reg. No. **SE/0012/2011**.
 - (h) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Panchayat/ Municipality, before issuing Occupancy Certificate.


(Vertika Dagur)
Member Secretary

**M/s. Raj Housing Development Pvt. Ltd.,
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