



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Phone No. : 0832-2513341

Ref. No. MPDA/5-D-74/2025-26/1396

Date: 05/02/2026

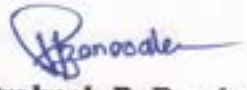
COMPLETION ORDER

1. Development Permission issued vide Order No. **MPDA/5-D-74/2025-26/1083** dated 10/12/2025, in the land bearing **Sy. No. 156/5 of Village Chicalim, Mormugao Taluka.**
2. Part-Completion Certificate dated **20/01/2026** issued by Registered Engineer Rishiraj Associates Reg No. CA/2023/155245.
3. Completion of Development checked on **02/02/2026** by **Shri. Marcos Fernandes (Architectual Assistant).**

(Marcos Fernandes)
Architectual Assistant
4. Infrastructure tax is paid vide Challan No. MPDA/IT/58 dated 23/12/2024 for an amount of Rs. 10,24,620/- (Rupees Ten Lakhs Twenty-Four Thousand Six Hundred and Twenty Only) & vide Challan No. MPDA/IT/100 dated 13/3/2025 for an amount of Rs. 77,460/- (Rupees Seventy-Seven Thousand Four Hundred and Sixty Only) and vide challan No. MPDA/IT/74 dated 04/12/2025 for an amount of Rs. 2,16,738/- (Rupees Two Lakhs Sixteen Thousand Seven Hundred and Thirty-Eight Only)
5. Your Development has been checked and found (part) completed.
Completion Certificate is issued for Commercial/Multifamily Dwelling i.e. Ground Floor – Shop No. 1 to 9 with Mezzanine.
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 **22/01/2026** issued by Registered Engineer Rajesh Mahambrey & Associates Reg No. SE/0044/2010.
13. **The Applicant has obtained Conversion Sanad vide Ref. No. CAD2MOR12-22-278/384 dated 23/10/2024.**
14. **The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2021/265 dated. 05/08/2021.**
- 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.




(Prakash P. Bandodkar)
MEMBER SECRETARY

✓ To,
Mr. Anthony D'Souza and MariaD'Souza,
Represented by POA Holder,
Judas Anacleto De Souza
Mp4, Prime Harmony, 1st floor,
Airport Road Chicalim, Vasco , Goa.

Copies to:

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



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Phone No. : 0832-2513341

Ref. No. MPDA/5-D-74/2026-27/800

Date: 23/07/2026

COMPLETION ORDER

1. Development Permission issued vide Order No. **MPDA/5-D-74/2025-26/1083** dated **10/12/2025**, in the land bearing **Sy. No. 156/5 of Village Chicalim, Mormugao Taluka.**
2. Completion Certificate dated **08/06/2026** issued by Registered Engineer Rishiraj Associates Reg No. CA/2023/155245.
3. Completion of Development checked on **06/7/2026** by **Shri. Marcos Fernandes (Architectual Assistant).**


Shri. Marcos Fernandes
(Architectual Assistant).

4. Infrastructure tax is paid vide Challan No. MPDA/IT/58 dated 23/12/2024 for an amount of Rs. 10,24,620/- (Rupees Ten Lakhs Twenty-Four Thousand Six Hundred and Twenty Only) & vide Challan No. MPDA/IT/100 dated 13/3/2025 for an amount of Rs. 77,460/- (Rupees Seventy-Seven Thousand Four Hundred and Sixty Only) and vide challan No. MPDA/IT/74 dated 04/12/2025 for an amount of Rs. 2,16,738/- (Rupees Two Lakhs Sixteen Thousand Seven Hundred and Thirty-Eight Only)

5. Your Development has been checked and found completed.

Completion Certificate is issued for Commercial/Multifamily Dwelling i.e.

• First Floor	-	2 BHK	-	3 Nos.
• Second Floor	-	2 BHK	-	3 Nos.
• Third Floor	-	4BHK	-	1 No.
		3BHK	-	1 No.
Total ---				8 Units

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 **22/01/2026** issued by Registered Engineer Rajesh Mahambrey & Associates **Reg No. SE/0044/2010.**
13. **The Applicant has obtained Conversion Sanad vide Ref. No. CAD2MOR12-22-278/384 dated 23/10/2024.**
14. **The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2021/265 dated. 05/08/2021.**
- 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.



(Prakash P. Bandodkar)
MEMBER SECRETARY

To.
✓ Mr. Anthony D'Souza and MariaD'Souza,
Represented by POA Holder,
Judas Anacleto De Souza
Mp4, Prime Harmony, 1st floor,
Airport Road Chicalim, Vasco , Goa.



Copies to:

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