Case No. LAO/200/c

CERTIFICATE

Certified that the possession of the below mentioned land, trees and structures have been taken today i.e. 28/5/85 at 4.00 ~~a.m.~~/p.m. under section 16 of the Land Acquisition Act, 1894.

Taluka	Village	Plot No.	Survey No.	Area in sq. mts.	Trees		Structure
					No.	Kind	
2	3	4	5	6	7	8	9
Mormugao	Sancoale	-	89	189800.00	11	(small cashewtrees)	-

The above land, trees and structures vest absolutely in the Govt. free from all encumbrances section 17/16 of the (Land Acquisition Act, 1894).

e: Sancoale

d: 28/5/85

LAND ACQUISITION OFFICER
PANAJI

(N.D. Vengurlekar)
Dy. Collector (L. A. O.)
Panaji-Goa.

UR PRESENCE : (1) Shri Ganapathi K. Redkar
(2) Yeswant Vishnu V. Dawadte

The possession of the land, trees and structures mentioned in this Certificate has been taken on the behalf of the acquiring Department viz. The Chairman, Goa Daman and Diu ousing Board, Panaji. today from the Dy. Collector (L.A.O.), Panaji.

: Sancoale

d: 28/5/85

28/5/85
Representative of the Acquiring Dept.
Asst Engineer

Pig. Press, Panaji-Goa — 973/6.000—9 /1983

GOA HOUSING BOARD

Head Office
Building 'A', 2nd Floor, New Market Complex, Porvorim, Goa 403521.

Phone No.: Gen. : 2412925
E-mail: goahousingboard@yahoo.in
Website: www.ghb.goa.gov.in

Ref.: GHB/EE/1386/2024

Date : 22nd November, 2024

To,
The Member Secretary,
Real Estate Regulatory Authority,
Panaji Goa

Sub: - Registration of Goa Housing Board Project of 60 Double Bedroom flats in sector D at Sancoale.

Sir,

With reference to the above, it is to inform that the earlier survey no. 89 has been changed to 89/1 at Sancoale village of Mormugao Taluka due to the partition of a share of land in the said survey number. The project of "60 Double Bedroom flats in sector D at Sancoale" has been constructed in the said survey number. The order in this regard from the concerned authority will be obtained and submitted in due course.

Yours faithfully,

(S. D. Gaonkar)
Housing Engineer
(holding charge)

GOA HOUSING BOARD
INWARD No. 1763
DATE 5/10/23 INT. 4

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/7-G-87/2023-24/700 Date: 28/09/2023

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. **MPDA/7-G-87/2022-23/955 dated 07/10/2022** situated at **Sancoale Village, Mormugao Taluka** bearing **Sy.No. 89/1 (Block C) on Sector D.**

2. Completion Certificate dated **01/02/2023** issued by Registered **Engg. Mr. Paresh Gaitonde, Reg No. ER/0057/2010.**

3. Completion of Development checked on **22/06/2023** by **Shri. Ramesh Parsekar (Planning Assistant).**

Ramesh Parsekar
(Planning Assistant)

4. Infrastructure tax is paid vide **Challan No. 2017-18/37 dated 06/11/2017** for an amount of **Rs. 1,64,565/- (Rupees One Lakh Sixty Four Thousand Five Hundred and Sixty Five Only).**

5. This Certificate is issued with the following conditions :

Your Development has been checked and found completed. Completion Certificate is issued for the Building Block 'C' in Sector "D" of the property bearing Sy.No. 89/1 of Sancoale Village, Mormugao Taluka, Goa.

Block 'C'	
Ground Floor Stilt Parking	
Upper Ground Floor	**2 - 2 BHK Flats**
1st Floor	**2 - 2 BHK Flats**
2nd Floor	**2 - 2 BHK Flats**
Total	**6 – 2 BHK Flats**

6. The use of buildings should be strictly as per approval.

7. All parking spaces/garages if any, should be used for parking of vehiceles only and should not be converted for any other use.

8. 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.

....2

9. 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.

10. 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~~/Panchayat before issuing Occupancy Certificate.

11. As per the Notification in the Official Gazette, Government of Goa, Series I No. 51 dated 18/03/2021 Bill No. 12 of 2021(2) Amendment of Section 30 which specifies the applicability of the Code to the Land a new provision has been inserted namely; provided that the provision of the section shall not be apllicable to the Land in occupation of the Government, Corporation of the City of Panaji, Municipal Council or a Village Panchayat & Land to be used for installation of solar or Wind Power Station.

12. 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.

13. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.

14. Structural Stability Certificate dated dated **01/02/2023** issued by Registered **Engg. Ramesh Shrikant Raikar, Reg No. SE/0028/2012.**

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.

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY * VASCO-DA-GAMA GOA

R Shirodkar

(Ritesh Shirodkar)
MEMBER SECRETARY

To,
Goa Housing Board
Porvorim-Goa.

Copies to :

a) The Sarpanch, Village Panchayat of Sancoale, Goa.
b) Office Copy
c) Guard file.

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/7-G-87/2019-20/947. Date: 23/09/2019

COMPLETION CERTIFICATE

1 Development Permission issued vide ref. No. **MPDA/7-G-87/2012-13/1582** dated **10/12/2012 and MPDA/7-G-87/2017-18/778** dated **05/12/2017,** in the land situated at **Sancoale Village**, Mormugao Taluka bearing **Plot No. D, Bearing Survey No. 89/1.**

2 Completion Certificate dated 11/04/2019 issued by **Engineer, Mr. Paresh Gaitonde, Reg. No. ER/0057/2010.**

3 Completion of Development checked on 01/06/2019 by **Shri. Ramesh Parsekar (Planning Assistant).**

(Ramesh Parsekar)
Planning Assistant

4 Infrastructure tax is paid vide Challan No. 2017-18/37 dated 06/11/2017 for an amount of Rs. 1,64,565/-.

5 Your development has been found part completed with respect to the following :

Group Housing Building Block A & B

Building Block A	**-4 Nos**	**-**	**Stilt Floor**	
Upper Ground Floor	**-2 BHK**	**4 x 4 =**	**16**	
First Floor	**- 2 BHK**	**4 x 4 =**	**16**	
Second Floor	**- 2 BHK**	**4 x 4 =**	**16**	
			48 Nos.	

Building Block B	**-1 No.**	**-**	**Stilt Floor**
Upper Ground Floor	**-2 BHK**		**2 Nos**
First Floor	**- 2 BHK**		**2 Nos**
Second Floor	**- 2 BHK**		**2 Nos**
			6 Nos.

6 This Certificate issued with the following conditions :

(a) 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~~/Panchayat before issuing Occupancy Certificate.

....2/-

(b) This Certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permissions/fulfilling the requirements for obtaining Conversion Sanad from the Dy. Collector, Mormugao,

(c) 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,

(d) Structural Stability Certificate dated 16/09/2019 issued by **Engineer, Mr. Ramesh Shrikant Raikar, TCP Reg. No. SE/0028/2012.**

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY
VASCO-DA-GAMA
GOA

(Vertika Dagur)
MEMBER SECRETARY

To,
The Managing Director,
Goa Housing Board,
Porvorim, Goa.

Copies to :

a) The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa
b) Office Copy
c) Guard file.

Ssm/-