NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/972 / 293 **/19** **Date:** 17 JUN 2019

COMPLETION CERTIFICATE

1. Development permission issued by the Authority vide order No. **NGPDA/M/972/226/19 dated 28/05/2019** situated at **Mapusa** bearing **Survey no. 40,43,45,46,47,48,41,42 , 4 & 36 of P.T Sheet No. 14 & 32.**
2. Completion Certificate issued by Registered **Architect Makarand Parange Dated 11/3/2019.**
3. Completion of Development checked on **22/5/2019** by **Shri Sandeep Y. Hadfadkar (Planning Assistant)**
4. **Infrastructure Tax Rs. 33,11,253.00 paid earlier vide Challan no. 40 dated 13-7-2011**
5. Your development has been checked and found completed: Completion is issued for
   - **Construction of Basement, Ground floor First Floor, Second floor, third floor, Fourth Floor, fifth Floor & Sixth Floor of the building Block B1 only.**

Hadfadkar

Shri Sandeep Y. Hadfadkar
(Planning Assistant)

6. This Certificate is 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 requirement only. The internal details/changes, sanitary requirement, etc., shall be seen by the Panchayat before issuing Occupancy Certificate.
   (b) Enclosing of balconies, open terraces is not permitted at any point of time. Garages/stilt parking places should be used strictly for parking of vehicles only.
   (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan **dated 28/05/2019**
   (d) 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 such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
   (e) This Completion Certificate is issued based on structural Stability Certificate from **Engineer Rajesh Mahambrey**
   (TCP Reg.no. SE/0044/2010

(R.K.PANDITA)
MEMBER SECRETARY

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

To,
Pascoal Trindade,
C/o Raj Housing Development Pvt. Ltd
Ponda- Goa
//Jd

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st floor, Mala Link Road, Panaji – Goa.

MAPUSA PLANNING AREA

Ref: NGPDA/M/972/ 148 /2021 **Date:- 22 JUN 2021**

COMPLETION CERTIFICATE

1. Development permission issued vide Order no.**NGPDA/M/972/226/2019 dated 28.05.2019 (Revised)** in the land situated at **Mapusa** bearing **Chalta No.40,41,42,43,45,46,47,48 of P.T.Sheet No.14 &** Chalta no.**4 , 36** of P.T.Sheet No.**32** at Mapusa.
2. Completion Certificate issued by Registered **Architect Shri Makarand Parange reg.no.CA-92/14995 dated 12.11.2020.**
3. Completion of Development checked on **11.01.2021** by **Shri Sandeep Y. Hadfadkar, Planning Assistant.**
4. Infrastructure tax Rs.**33, 11,253/-** is paid earlier vide challan no.**40** dated **13.07.2011.**
5. Your development has been checked and found completed and completion is issued for **Construction of Commercial cum Residential building Block A-1 and A-2 Ground Floor, First Floor, Second Floor, Third floor, Fourth Floor, Fifth floor and Sixth floor of the Building.**

Hadfadkar

Shri Sandeep Y. Hadfadkar
Planning Assistant

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.
   (b) Enclosing of open terraces is not permitted at any point of time.
   (c) The basement/Garages/stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated **28.05.2019 (Revised).**
   (d) 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 NOC from Director of Fire Services & Conversion sanad from LRC.
   (e) Structural stability certificate issued by the structural engineer Shri Rajesh Mahambrey TCP reg.No.SE/0044/2010.
   (f) This completion certificate issued based on the Alignment certificate issued by the Chief Officer, Mapusa Municipal Council dated 02.06.2017.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY PANAJI GOA

(R.K.PANDITA) 22/6/2021
MEMBER SECRETARY

To,
Shri Pascoal Trindade,
(Through his POA Holder
Shri Sandip Nagalye)
C/o M/s. Rai Housing Development Pvt. Ltd

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/972/ 1158 /17 **Date:** 12 SEP 2017

COMPLETION CERTIFICATE

1. Development permission vide order No. **NGPDA/M/972/2848/12 dated 20/01/2012 and NGPDA/M/972/248/15 dated 29/04/2015** situated at **Acoi- Mapusa City** bearing **Chalta No. 40, 41, 42, 43, 48, 45, 46, 47 & 4 & 36 of P.T. Sheet no. 14 & 32**
2. Completion Certificate issued by Registered **Architect Shri. Makarand Parange Reg.no. Dated 10/07/2017.**
3. Completion of Development checked on **08/09/2017** by **Shri. Prakash K. Kurtarkar (Planning Assistant)**
4. Infrastructure Tax **Rs. 33,11,253/-** paid vide **Challan no. 40 dated 13/07/2011.**
5. Your development has been checked and found completed: **construction of residential building "C-2" consist of stilt parking floor, first floor, second floor, third floor, fourth floor, fifth floor and sixth floor only and building C-1 and B-2 consist of basement parking floor, stilt parking floor, first floor, second floor, third floor, fourth floor, fifth and sixth floor only**

Kurtarkar

Shri. Prakash K. Kurtarkar
(Planning Assistant)

6. This Certificate is 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 requirement only. The internal details/changes, sanitary requirement, etc., shall be seen by the Panchayat before issuing Occupancy Certificate.
   (b) Enclosing of balconies, open terraces is not permitted at any point of time. Garages/stilt parking places should be used strictly for parking of vehicles only.
   (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan **dated 20/01/2012.**
   (d) 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 such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
   (e) Stability Certificate issued by **Engineer Shri. Rajesh Mahambrey & Associates TCP Reg.no. SE/0044/2010.**

(R.K.PANDITA)
MEMBER SECRETARY

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY * PANJIM GOA

To,
Shri. Pascoal Trindade,
C/o. M/s Raj Housing Development Pvt. Ltd,
Ponda Goa.

//ak...