



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

Phone No.: 0832-2513341

Ref. No. MPDA/7-T-39/2025-26/ 1681

Date: 17/03/2026

COMPLETION ORDER

1. Development Permission issued vide Order No. MPDA/7-T-39/2016-17/583 dated 09/08/2016, Renewal Order issued vide Ref. No. MPDA/7-39/2019-20/231 dated 18/06/2019, Renewal Order issued vide Ref. No. MPDA/7-T-39/2022-23/1381 dated 05/01/2023, Ref. No. MPDA/7-T-39/2024-25/1179 dated 25/10/2024 and Part Completion Certificate issued vide Ref. No. MPDA/7-T-39/2024-25/1180 dated 25/10/2024 in the property bearing Sy. No. 198/1 of Sancoale Village, Mormugao Taluka.
2. Completion Certificate dated **01/02/2026** issued by Registered **Arch. Mr. B. Sowmya, COA Reg No. - CA/2017/87844.**
3. Completion of Development checked on **18/02/2026** by **Shri. Marcos Fernandes (Architectural Assistant).**


(Marcos Fernandes)
Architectural Assistant

4. Infrastructure Infrastructure tax is paid vide Challan No. 2016-17/65 dated 08/08/2016 for an amount of Rs. 4,73,47,434/- (Rupees four crores seventy three lakhs forty seven thousand four hundred and thirty four only) and vide Challan No. MPDA/IT/41 dated 23/10/2024 for an amount of Rs. 3,91,360/- (Rupees three lakhs, ninety one thousand, three hundred and sixty only).
5. Your Development has been checked and found to be Part Completed i.e. Multy Family Dwelling Row 1 to 9 :

(I) Row - 1

(a) Block - A Building Type - 5	
Stilt	- Parking
First Floor	- 1BHK 8 Nos.,
Second Floor	- 1BHK 8 Nos.,
Third Floor	- 1BHK 8 Nos.,
Fourth Floor	- 1BHK 8 Nos.,
Fifth Floor	- 1BHK 8 Nos.,
Total 40 Units	

(b) Block - B Building Type - 5	
Stilt	- Parking
First Floor	- 1BHK 8 Nos.,
Second Floor	- 1BHK 8 Nos.,
Third Floor	- 1BHK 8 Nos.,
Fourth Floor	- 1BHK 8 Nos.,
Fifth Floor	- 1BHK 8 Nos.,
Total 40 Units	



(II) Row - 2

(d)	Block - A Building Type - 5
	Stilt - Parking
	First Floor - 1BHK 8 Nos.,
	Second Floor - 1BHK 8 Nos.,
	Third Floor - 1BHK 8 Nos.,
	Fourth Floor - 1BHK 8 Nos.,
	Fifth Floor - 1BHK 8 Nos.,
	Total 40 Units

(b) Block - B Building Type - 4

	Stilt - Parking
	First Floor - 1RK 8 Nos.,
	Second Floor - 1RK 8 Nos.,
	Third Floor - 1RK 8 Nos.,
	Fourth Floor - 1RK 8 Nos.,
	Fifth Floor - 1RK 8 Nos.,
	Total 40 Units

(III) Row - 3

(d) Block - A Building Type - 4

	Stilt - Parking
	First Floor - 1RK 8 Nos.,
	Second Floor - 1RK 8 Nos.,
	Third Floor - 1RK 8 Nos.,
	Fourth Floor - 1RK 8 Nos.,
	Fifth Floor - 1RK 8 Nos.,
	Total 40 Units



(d) Block - B Building Type - 4

	Stilt - Parking
	First Floor - 1RK 8 Nos.,
	Second Floor - 1RK 8 Nos.,
	Third Floor - 1RK 8 Nos.,
	Fourth Floor - 1RK 8 Nos.,
	Fifth Floor - 1RK 8 Nos.,
	Total 40 Units

(c) Block - C Building Type - 5

	Stilt - Parking
	First Floor - 1BHK 8 Nos.,
	Second Floor - 1BHK 8 Nos.,
	Third Floor - 1BHK 8 Nos.,
	Fourth Floor - 1BHK 8 Nos.,
	Fifth Floor - 1BHK 8 Nos.,
	Total 40 Units

(d) Block - D Building Type - 3

	Stilt - Parking
	First Floor - 3BHK 4 Nos.,
	Second Floor - 3BHK 4 Nos.,
	Third Floor - 3BHK 4 Nos.,
	Fourth Floor - 3BHK 4 Nos.,
	Fifth Floor - 3BHK 4 Nos.,
	Total 20 Units

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(IV) Row - 4

(a) Block - A Building Type - 4

Stilt	-	Parking
First Floor	-	1RK 8 Nos.,
Second Floor	-	1RK 8 Nos.,
Third Floor	-	1RK 8 Nos.,
Fourth Floor	-	1RK 8 Nos.,
Fifth Floor	-	1RK 8 Nos.,
Total 40 Units		

(b) Block - B Building Type - 4

Stilt	-	Parking
First Floor	-	1RK 8 Nos.,
Second Floor	-	1RK 8 Nos.,
Third Floor	-	1RK 8 Nos.,
Fourth Floor	-	1RK 8 Nos.,
Fifth Floor	-	1RK 8 Nos.,
Total 40 Units		

(c) Block - C Building Type - 6

Stilt	-	Parking
First Floor	-	1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
Second Floor	-	1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
Third Floor	-	1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
Fourth Floor	-	1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
Fifth Floor	-	1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
Total 40 Units		

(d) Block - D Building Type - 3

Stilt	-	Parking
First Floor	-	3BHK 4 Nos.,
Second Floor	-	3BHK 4 Nos.,
Third Floor	-	3BHK 4 Nos.,
Fourth Floor	-	3BHK 4 Nos.,
Fifth Floor	-	3BHK 4 Nos.,
Total 20 Units		

(V) Row - 5

(a) Block - A Building Type - 5

Stilt	-	Parking
First Floor	-	1BHK 8 Nos.,
Second Floor	-	1BHK 8 Nos.,
Third Floor	-	1BHK 8 Nos.,
Fourth Floor	-	1BHK 8 Nos.,
Fifth Floor	-	1BHK 8 Nos.,
Total 40 Units		

(b) Block - B Building Type - 5

Stilt	-	Parking
First Floor	-	1BHK 8 Nos.,
Second Floor	-	1BHK 8 Nos.,
Third Floor	-	1BHK 8 Nos.,
Fourth Floor	-	1BHK 8 Nos.,
Fifth Floor	-	1BHK 8 Nos.,
		Total 40 Units

(c) Block - C Building Type - 5

Stilt	-	Parking
First Floor	-	1BHK 8 Nos.,
Second Floor	-	1BHK 8 Nos.,
Third Floor	-	1BHK 8 Nos.,
Fourth Floor	-	1BHK 8 Nos.,
Fifth Floor	-	1BHK 8 Nos.,
		Total 40 Units

(d) Block - D Building Type - 3

Stilt	-	Parking
First Floor	-	3BHK 4 Nos.,
Second Floor	-	3BHK 4 Nos.,
Third Floor	-	3BHK 4 Nos.,
Fourth Floor	-	3BHK 4 Nos.,
Fifth Floor	-	3BHK 4 Nos.,
		Total 20 Units

(VT) Row - 6

(a) Block - A Building Type - 4

Stilt	-	Parking
First Floor	-	1RK 8 Nos.,
Second Floor	-	1RK 8 Nos.,
Third Floor	-	1RK 8 Nos.,
Fourth Floor	-	1RK 8 Nos.,
Fifth Floor	-	1RK 8 Nos.,
		Total 40 Units

(b) Block - B Building Type - 4

Stilt	-	Parking
First Floor	-	1RK 8 Nos.,
Second Floor	-	1RK 8 Nos.,
Third Floor	-	1RK 8 Nos.,
Fourth Floor	-	1RK 8 Nos.,
Fifth Floor	-	1RK 8 Nos.,
		Total 40 Units

(c) Block - C Building Type - 5

Stilt	-	Parking
First Floor	-	1BHK 8 Nos.,
Second Floor	-	1BHK 8 Nos.,
Third Floor	-	1BHK 8 Nos.,
Fourth Floor	-	1BHK 8 Nos.,
Fifth Floor	-	1BHK 8 Nos.,
		Total 40 Units



(d)	Block - D Building Type - 6
	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(e)	Block - E Building Type - 3
	Stilt - Parking
	First Floor - 3BHK 4 Nos.,
	Second Floor - 3BHK 4 Nos.,
	Third Floor - 3BHK 4 Nos.,
	Fourth Floor - 3BHK 4 Nos.,
	Fifth Floor - 3BHK 4 Nos.,
	Total 20 Units

(VII) Row - 7

(a)	Block - A Building Type - 6
	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(b)	Block - B Building Type - 6
	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(c)	Block - C Building Type - 6
	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(d)	Block - D Building Type - 3
	Stilt - Parking
	First Floor - 3BHK 4 Nos.,
	Second Floor - 3BHK 4 Nos.,
	Third Floor - 3BHK 4 Nos.,
	Fourth Floor - 3BHK 4 Nos.,
	Fifth Floor - 3BHK 4 Nos.,
	Total 20 Units

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(VIII) Row - 8

(a)	Block - A Building Type - 2
	Stilt - Parking
	First Floor - 1RK 6 Nos.,
	Second Floor - 1RK 6 Nos.,
	Third Floor - 1RK 6 Nos.,
	Fourth Floor - 1RK 6 Nos.,
	Fifth Floor - 1RK 6 Nos.,
	Total 30 Units

(b) Block - B Building Type - 5

	Stilt - Parking
	First Floor - 1BHK 8 Nos.,
	Second Floor - 1BHK 8 Nos.,
	Third Floor - 1BHK 8 Nos.,
	Fourth Floor - 1BHK 8 Nos.,
	Fifth Floor - 1BHK 8 Nos.,
	Total 40 Units

(c) Block - C Building Type - 6

	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(d) Block - D Building Type - 3

	Stilt - Parking
	First Floor - 3BHK 4 Nos.,
	Second Floor - 3BHK 4 Nos.,
	Third Floor - 3BHK 4 Nos.,
	Fourth Floor - 3BHK 4 Nos.,
	Fifth Floor - 3BHK 4 Nos.,
	Total 20 Units

(IX) Row - 9

(a) Block - A Building Type - 6

	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

(b) Block - A Building Type - 6

	Stilt - Parking
	First Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Second Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Third Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fourth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Fifth Floor - 1BHK 2 Nos., 2BHK 6 Nos. = 8 Nos
	Total 40 Units

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(c)	Block - C Building Type - 3
	Stilt - Parking
	First Floor - 3BHK 4 Nos.,
	Second Floor - 3BHK 4 Nos.,
	Third Floor - 3BHK 4 Nos.,
	Fourth Floor - 3BHK 4 Nos.,
	Fifth Floor - 3BHK 4 Nos.
	Total 20 Units
	Total 1,130 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 **24/04/2023** issued by Registered **Engg. Paresh Gaitonde Reg No. ER/0057/2010**.
13. The Applicant has obtained Conversion Sanad vide AC-I/SG/CONV/MOR/8/2013/12574 dated 27/12/2013.
14. Applicant has obtained NOC bearing Ref. No. DFES/FPNA/2024/59 dated 16/09/2024 and Ref. No. DFES/FPNA/FES2601074/2026/12 dated 29/01/2026 from the Directorate of Fire & Emergency Services.
15. Applicant has obtained Environment Clearance from Goa State Environment Impact Assessment Authority (EIA) vide Ref. No. 3-181-2010/STE-DIR/21 dated 04/08/2016.

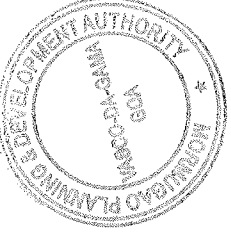


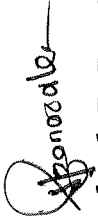
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16. The Applicant has obtained Naval NOC for height clearance vide reference No. 46/210/1/2022/609 dated 12/12/2022, No. 46/210/1/2022/608 dated 15/12/2022 and No. 46/210/1/2022/607 dated 12/12/2022.

17. 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.

To,
M/s Trinitas Realtors India LLP,
Floor 8, Muttha Chambers,
Senapati Bapat Marg,
Pune-411016.




(Prakash P. Bandodkar)
MEMBER SECRETARY

Copies to:

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