

MAPUSA MUNICIPAL COUNCIL
MAPUSA-GOA.

Ref. No. MMC/ENGG/ 18 /4620 /2025-26 Date: 07/07/2025.

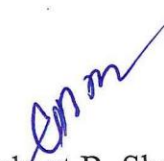
PART-OCCUPANCY CERTIFICATE

Part-Occupancy certificate is hereby granted for the Residential building Block A1, B1, C1 & D1 (Phase II) approved vide Original Construction Licence No. 32; dated 17/10/2019, and last Renewal Licence No. 09; dtd. 07/07/2025 in **Property bearing Survey No. 16/2 of P. T. Sheet No. 76 situated at Mapusa - Goa** subject to the following conditions:-

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : **Stilt floor, Upper ground floor, First floor, Second floor, Third floor, Fourth floor, Fifth floor and Sixth floor of the Residential building Block A-1, B-1, C-1 & D-1 only. (R.C.C. Framed Structure) are :**

Building / Block and Floor Reference	Area	No. of Units	Purpose
<u>Block A-1</u>			
Lower Ground Floor	180.86 m2	-	Parking
Upper Ground Floor	200.56 m2	2 Flats	Residential
First Floor	226.76 m2	2 Flats	Residential
Second Floor	226.76 m2	2 Flats	Residential
Third Floor	226.76 m2	2 Flats	Residential
Fourth Floor	226.76 m2	2 Flats	Residential
Fifth Floor	226.76 m2	2 Flats	Residential
Sixth Floor	229.17 m2	2 Flats	Residential
Total	1744.39 m2		
<u>Block B-1</u>			
Lower Ground Floor	179.43 m2	-	Parking
Upper Ground Floor	199.01 m2	2 Flats	Residential
First Floor	224.47 m2	2 Flats	Residential




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Second Floor	224.47 m2	2 Flats	Residential
Third Floor	224.47 m2	2 Flats	Residential
Fourth Floor	224.47 m2	2 Flats	Residential
Fifth Floor	224.47 m2	2 Flats	Residential
Sixth Floor	224.97 m2	2 Flats	Residential
Total	1725.26 m2		
Block C-1			
Lower Ground Floor	145.57 m2	-	Parking
Upper Ground Floor	156.86 m2	2 Flats	Residential
First Floor	183.07 m2	2 Flats	Residential
Second Floor	183.07 m2	2 Flats	Residential
Third Floor	183.07 m2	2 Flats	Residential
Fourth Floor	183.07 m2	2 Flats	Residential
Fifth Floor	183.07 m2	2 Flats	Residential
Sixth Floor	182.59 m2	1 Flat	Residential
Total	1400.37 m2		
Block D-1			
Lower Ground Floor	203.35 m2	-	Parking
Upper Ground Floor	227.24 m2	2 Flats	Residential
First Floor	236.73 m2	2 Flats	Residential
Second Floor	236.73 m2	2 Flats	Residential
Third Floor	236.73 m2	2 Flats	Residential
Fourth Floor	236.73 m2	2 Flats	Residential
Fifth Floor	236.73 m2	2 Flats	Residential
Total	1614.24 m2		
Total B.U.A. (A1) + (B1) + (C1) + (D1)	6484.26m2		

For details please refer Annexure 'A'

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 07/03/2025 from Engineer Mr. Rajesh Mahambrey (TCP Reg. No.SE/0044/2010) and Completion Certificate dtd. 02/06/2025 from Architect Mr. Ashwinikumar Prabhu, (COA Reg. No.CA/97/21951)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/2010/100/2025 dtd.07/04/2025.



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- This Occupancy Certificate has been approved based on the NOC from Sanitary point of view issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. UHCM/NOC-OCCUP/2025-26/165 dtd. 30/04/2025.
- This Occupancy Certificate is granted based on final NOC issued by D.D.W., Mapusa vide Ref: No. DDW/SDII/WD II/F.10/67/2025-26; Dtd. 06/05/2025.
- This Occupancy has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I (U)/VI/O&M/2025-26/Tech-40/239; dt. 08/05/2025.
- This Occupancy Certificate has been approved based on the NOC issued by the Directorate of Fire & Emergency Services, Panaji-Goa vide ref. No. DFES/FPNA/FES2503104/2025/242; dt.30/05/2025
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs.4,62,000/- is paid vide receipt No. 06158; dt. 04/07/2025.
- Fees for NOC for Power connection of Rs.57,000/- is paid vide receipt No.06159; dt.04/07/2025.
- Fees for NOC for Water connection of Rs.1,000/- is paid vide receipt No.06159; dt.04/07/2025.



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- Fees for Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No.06160; dt.04/07/2025



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✓ To,
Satermai Space Infra LLP,
Opp. Radhakrishna Temple,
3rd Floor, House No.12/15,
Sanquelim, Bicholim, Goa.

Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.II, WD-II, DDW, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Building / Block and Floor Reference	Area of Unit	Floor Area
<u>Block A-1</u>		
<u>Lower Ground Floor (Parking)</u>	180.86 m2	180.86 m2
<u>Upper Ground Floor</u>		
Flat No.A1-001	99.05 m2	200.56 m2
Flat No.A1-002	101.51 m2	
<u>First Floor</u>		
Flat No.A1-101	112.16 m2	226.76 m2
Flat No.A1-102	114.60 m2	
<u>Second Floor</u>		
Flat No.A1-201	112.16 m2	226.76 m2
Flat No.A1-202	114.60 m2	
<u>Third Floor</u>		
Flat No.A1-301	112.16 m2	226.76 m2
Flat No.A1-302	114.60 m2	
<u>Fourth Floor</u>		
Flat No.A1-401	112.16 m2	226.76 m2
Flat No.A1-402	114.60 m2	
<u>Fifth Floor</u>		
Flat No.A1-501	112.16 m2	226.76 m2
Flat No.A1-502	114.60 m2	
<u>Sixth Floor</u>		
Flat No.A1-601	113.25 m2	229.17 m2
Flat No.A1-602	115.92 m2	
Total		1744.39 m2
<u>Block B-1</u>		
<u>Lower Ground Floor (Parking)</u>	179.43 m2	179.43 m2
<u>Upper Ground Floor</u>		
Flat No.B1-001	99.51 m2	199.01 m2
Flat No.B1-002	99.50 m2	
<u>First Floor</u>		
Flat No.B1-101	112.41 m2	224.47 m2
Flat No.B1-102	112.06 m2	
<u>Second Floor</u>		
Flat No.B1-201	112.41 m2	224.47 m2
Flat No.B1-202	112.06 m2	
<u>Third Floor</u>		
Flat No.B1-301	112.41 m2	224.47 m2
Flat No.B1-302	112.06 m2	
<u>Fourth Floor</u>		
Flat No.B1-401	112.41 m2	224.47 m2
Flat No.B1-402	112.06 m2	
<u>Fifth Floor</u>		
Flat No.B1-501	112.41 m2	224.47 m2
Flat No.B1-502	112.06 m2	
<u>Sixth Floor</u>		
Flat No.B1-601	112.67 m2	224.97 m2
Flat No.B1-602	112.30 m2	
Total		1725.26 m2



<u>Block C-1</u>		
<u>Lower Ground Floor (Parking)</u>	145.57 m2	145.57 m2
<u>Upper Ground Floor</u>		
Flat No.C1-001	77.43 m2	156.86 m2
Flat No.C1-002	79.43 m2	
<u>First Floor</u>		
Flat No.C1-101	90.37 m2	183.07 m2
Flat No.C1-102	92.70 m2	
<u>Second Floor</u>		
Flat No.C1-201	90.37 m2	183.07 m2
Flat No.C1-202	92.70 m2	
<u>Third Floor</u>		
Flat No.C1-301	90.37 m2	183.07 m2
Flat No.C1-302	92.70 m2	
<u>Fourth Floor</u>		
Flat No.C1-401	90.37 m2	183.07 m2
Flat No.C1-402	92.70 m2	
<u>Fifth Floor</u>		
Flat No.C1-501	90.37 m2	183.07 m2
Flat No.C1-502	92.70 m2	
<u>Sixth Floor</u>		
Flat No.C1-601	90.37 m2	90.37 m2
Total		1308.15 m2
<u>Block D-1</u>		
<u>Lower Ground Floor (Parking)</u>	203.35 m2	203.35 m2
<u>Upper Ground Floor</u>		
Flat No.D1-001	93.49 m2	227.24 m2
Flat No.D1-002	133.75 m2	
<u>First Floor</u>		
Flat No.D1-101	102.98 m2	236.73 m2
Flat No.D1-102	133.75 m2	
<u>Second Floor</u>		
Flat No.D1-201	102.98 m2	236.73 m2
Flat No.D1-202	133.75 m2	
<u>Third Floor</u>		
Flat No.D1-301	102.98 m2	236.73 m2
Flat No.D1-302	133.75 m2	
<u>Fourth Floor</u>		
Flat No.D1-401	102.98 m2	236.73 m2
Flat No.D1-402	133.75 m2	
<u>Fifth Floor</u>		
Flat No.D1-501	102.98 m2	236.73 m2
Flat No.D1-502	133.75 m2	
Total		1614.24 m2
Total B.U.A. (A1) + (B1) + (C1) + (D1)		6392.04 m2



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