



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA

No. 4/367/CNV/AC-III/2024/1454
CADSBAR07-24-483

Dated: - 13/09/2024

Read: Application received from Thirteen Star Construction and Developers, Regd. Office at Braganza Apartment, Ground Floor, Angod-Mapusa, Bardez-Goa 403507 u/s 32 of L.R.C 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as the said code which expression shall, where the context so admits include the rules and orders thereunder by Thirteen Star Construction and Developers, Regd. Office at Braganza Apartment, Ground Floor, Angod-Mapusa, Bardez-Goa 403507 being the occupant of the plot registered, under P.T. Sheet No. 147 Chalta No. 268, 269, 270, 271, 272, 275. Situated at Mapusa City of Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a under P.T. Sheet No. 147 Chalta No. 268, 269, 270, 271, 272, 275 admeasuring area 1784 Sq. Mtrs. be the same a little more or less for the purpose of Commercial with 200 F.A.R.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Commercial without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6.a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b.) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

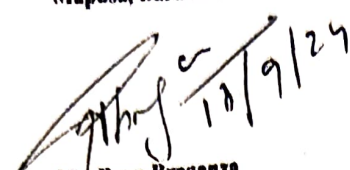
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APPENDIX - I

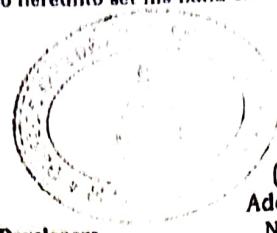
Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West							
1.	2.	3.	4.	5.	6.	7.	8.	9.	
					North	South	East	West	
I-A	7.85 Mts	18.51 Mts	122 Sq. mts	P.T. Sheet No. 147 Chalta No. 269	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	ROAD	
I-B	9.72 Mts	8.06 Mts	118	P.T. Sheet No. 147 Chalta No. 270	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 271	P.T. Sheet No. 147 Chalta No. 268	
I-C	13.70 Mts	4.16 Mts.	61	P.T. Sheet No. 147 Chalta No. 271	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 270 & 268	
I-D	4.04 Mts.	10.54 Mts.	39	P.T. Sheet No. 147 Chalta No. 272	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 273	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	
I-E	12.29 Mts.	5.56 Mts.	63	P.T. Sheet No. 147 Chalta No. 275	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	P.T. Sheet No. 147 Chalta No. 268	
I-F	48.05 Mt.	35.74 Mts.	1381	P.T. Sheet No. 147 Chalta No. 268	ROAD	P.T. Sheet No. 147 Chalta No. 272, 276 & 268-A	P.T. Sheet No. 147 Chalta No. 288 & 268-A	ROAD	
II	Total area proposed for conversion (I-A+I-B+I-C+I-D+I-E+I-F)		1784 Sq. mts						
Village :- Mapusa City									
Taluka : Bardez									

Remarks:-

1. The applicant has paid conversion Fees of Rs. 3282560/- (Rupees Thirty Two Lakhs Eighty Two Thousand Five Hundred and Sixty Only) vide e-challan No.202400653844 dated 03/09/2024.
2. As per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.1/974/2024 dated 22/07/2024 the plot falls in Settlement Commercial (C-1) Zone with 200 FAR.
3. As per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.1/974/2024 the property is affected by road widening of proposed 10.00 mts wide road on the western side and proposed 15.00 mts road on the northern side. Therefore necessary NOC may be obtain from the concerned authority prior to any developmental activity/ construction and improvement is carried out in said Plot by the applicant.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-6727/DCFN/TECH/2024-2025/049 dated 27/08/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2024/5901 dated 27/08/2024.
6. This Sanad is issued for conversion of an area for **Commercial** purpose only. The development /Construction in the plot shall be governed as per laws/rules in force.
7. Traditional access, passing through the plot, if any shall be maintained.
8. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In Witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has
hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Thirteen
Star Construction and Developers, Regd. Office at Braganza Apartment, Ground Floor, Angod-
Mapusa, Bardez-Goa 403507 also hereunto set his hand on this 18th day of September, 2024.


Mr. Ryan Braganza
Authorized Signatory for
Thirteen Star Construction and Developers,
Applicant



(Rohit Kadam)
Additional Collector-III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

1. Raghuvir Tukaram Ghatwal 
2. Suresh Rajaram Dhole 

Complete address of Witness

1. 230 madhala wada Shirgaon Goa
2. Flat No 7/100/13 Angod Bardez Goa

We declare that Mr. Ryan Braganza authorized Signatory for Thirteen Star Construction and Developers, Regd. Office at Braganza Apartment, Ground Floor, Angod-Mapusa, Bardez-Goa 403507 who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Raghuvir Tukaram Ghatwal 
2. Suresh Rajaram Dhole 

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Chief Officer, Mapusa Municipal Council, Mapusa -Goa.



Government of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka / City Name : BARDEZ / Mapusa

PTS / Chalta No. : 147/268,147/268(PART)

Appln Date 30-08-2024

Ref. No.: 17089



Scale 1:500

