



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

No. 4/22/CNV/AC-III/2024/452

Dated: - 19 / 03/2024

Read: Application dated 01/01/2024 received from M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 u/s 32 of LRC 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 M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 being the occupant of the plot registered, under P.T. Sheet No. 17 Chalta No. 22 (Part) 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 part P.T. Sheet No. 17 Chalta No. 22 (Part) admeasuring area 2032 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 held 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.

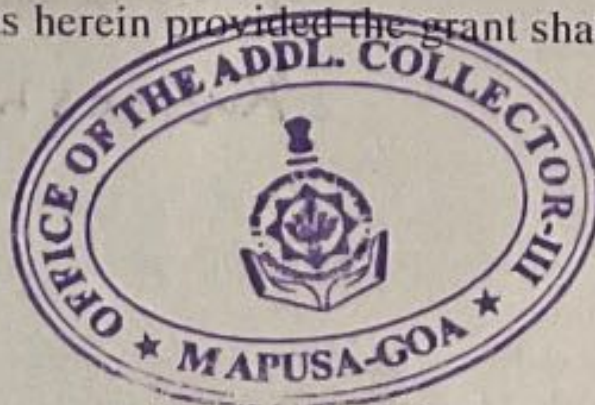
c) The necessary road widening set-back is to be maintained before any development in the land

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 .



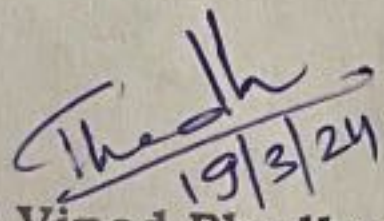
Length and Breadth		Total Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
95.25 Mts.	45.75 Mts	2032 Sq. Mts.	17/22 (Part)	P.T. Sheet Chalta No. No. 17/22 & ROAD	P.T. Sheet Chalta No. No. 17/10/1	ROAD	P.T. Sheet Chalta No. No. 17/22

Village : Mapusa City
Taluka : Bardez

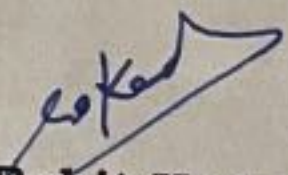
Remarks:-

1. The applicant has paid conversion Fees of Rs. 3576320/- (Rupees Thirty Five Lakhs Seventy Six Thousand Three Hundred and Twenty Only) vide e-challan No. 202400202772 dated 13/03/2024.
2. As Per Zonning Certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XXV/2799/2023 dated 22/12/2023 the plot falls in Settlement C-1 Zone Permissible FAR 200.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1538/DCFN/TECH/2023-24/1788 dated 17/01/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2024/506 dated 18/01/2024.
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 Mrs. M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 here also hereunto set his hand on this 19th day of March, 2024.


Vipul Vinod Phadke
Authorized signatory for
M/s. Planet Infraplan Pvt. Ltd
Applicant




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

Signature and Designation of Witnesses

1. Premnand S. Gaurkar P.S.F
2. Rudresh . R. Shettye

Complete address of Witness

1. H.No.99, Bhairwanwade, Camurlim Bardez
2. H.No 9/372 Housing board colony mapusa

We declare that Mrs. Vipul Vinod Phadke, R/o.Ashiana Apartment, Xepem Dhuler, Mapusa-Bardez-Goa authorized signatory for M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 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. Premnand S. Gaurkar P.S.F
2. Rudresh . R. Shettye

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Mapusa- Bardez -Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

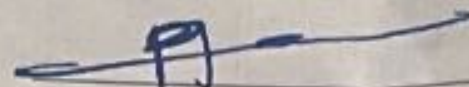


PLAN

OF THE LAND BEARING CHALTA . No. 22-PART OF P.T.SHEET No. 17,
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA APPLIED BY
PLANET INFRAPLAN PVT. LTD.,
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO. CD3BAR12-222-465/77 DATED 11-01-2024,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR III.
MAPUSA, BARDEZ- GOA.

SCALE : 1:500

AREA APPLIED FOR CONVERSION. 2032 Sq. Mts.


PATRICK H. GONSALVES
Inspector of Surveys And Land Records
City Survey, Mapusa



22/17

47.00

77.50

36.75

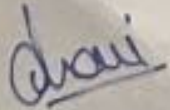
22 (PART)

11.50

45.75

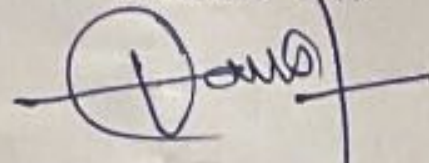
S.No.10

PREPARED BY



CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY:



PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 17-01-2024

FILE NO:8/CNV/MAP/22/2024



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

No. 4/189/CNV/AC-III/2024 **1871**

Dated: - **7**/ 06/2024

Read: Application dated 10/04/2024 received from M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 u/s 32 of LRC 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 M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 being the occupant of the plot registered, under P.T. Sheet No. 17 Chalta No. 22 (Part) 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 part P.T. Sheet No. 17 Chalta No. 22 (Part) admeasuring area 1167 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:-

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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.

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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.

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North to South	East to West						
1	2	3	4	5			
				North	South	East	West
92.30 Mts.	19.25 Mts	1167 Sq. Mts.	P.T. Sheet No. /Chalta No. 17/22 (Part)	ROAD	P.T. Sheet Chalta No. No. 17/10	P.T. Sheet Chalta No. No. 17/22	P.T. Sheet Chalta No. No. 17/22

Village : Mapusa City
Taluka : Bardez

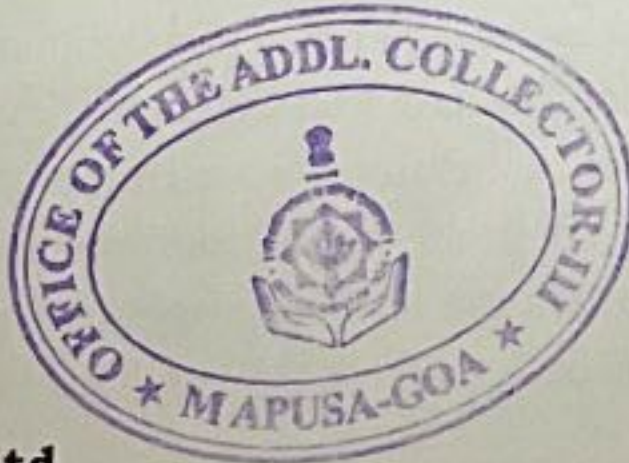
Remarks:-

1. The applicant has paid conversion Fees of Rs. 2147280/- (Rupees Twenty One Lakhs Forty Seven Thousand Two Hundred and Eighty Only) vide e-challan No. 202400425039 dated 05/06/2024.
2. As Per Zonning Certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XXV/2799/2023 dated 22/12/2023 the plot falls in Settlement C-1 Zone Permissible FAR 200.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-221/DCFN/TECH/2024-25/279 dated 24/05/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2024/3330 dated 22/05/2024.
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 Mrs. M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 here also hereunto set his hand on this 07th day of June, 2024.

[Signature]
07/06/24

Vipul Vinod Phadke
Authorized signatory for
M/s. Planet Infraplan Pvt. Ltd
Applicant



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

Signature and Designation of Witnesses

1. Santosh B. Shinde *[Signature]*
2. Devesh A. Kanolkar *[Signature]*

Complete address of Witness

1. Hinzoze Khorlim Mapusa - Goa.
2. Miao 275 Khorlim Mapusa Goa.

We declare that Mrs. Vipul Vinod Phadke, R/o.Ashiana Apartment, Xepem Dhuler, Mapusa-Bardez-Goa authorized signatory for M/s. Planet Infraplan Pvt Ltd, Office at 15, Haridwar II, Evershine Nagar, Malad (W) Mumbai-400064 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. Santosh B. Shinde *[Signature]*
2. Devesh A. Kanolkar *[Signature]*

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



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

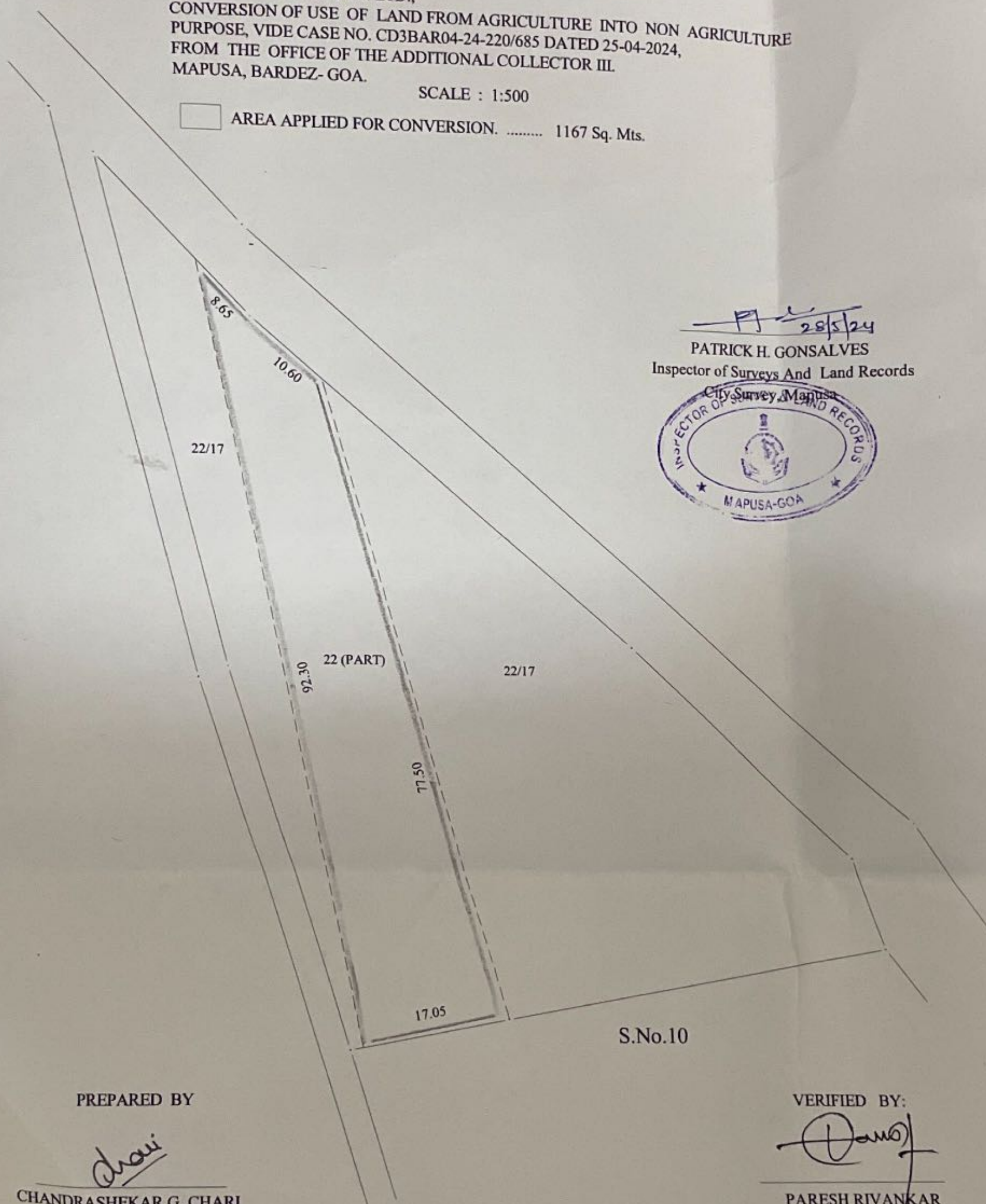


PLAN

OF THE LAND BEARING CHALTA, No. 22-PART OF P.T.SHEET No. 17,
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA APPLIED BY
PLANET INFRAPLAN PVT. LTD.,
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO. CD3BAR04-24-220/685 DATED 25-04-2024,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR III
MAPUSA, BARDEZ- GOA.

SCALE : 1:500

□ AREA APPLIED FOR CONVERSION. 1167 Sq. Mts.



28/5/24
PATRICK H. GONSALVES
Inspector of Surveys And Land Records



PREPARED BY

Chari
CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY:

Parekh
PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 20-05-2024

FILE NO:8/CNV/MAP/148/2024