



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

No. 4/183/CNV/AC-III/2023

11094

Dated: - 21/07/2023

Read: Application dated 19/05/2023 received from M/s. Nihchal Properties and Developers Private Limited Company, Office at 11th Floor, Samarth Prasad, Lokhandwala Circle, Andheri (West), Mumbai, Maharashtra 400053 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. Nihchal Properties and Developers Private Limited Company, Office at 11th Floor, Samarth Prasad, Lokhandwala Circle, Andheri (West), Mumbai, Maharashtra 400053 being the occupant of the plot registered, under Survey No. 3 Sub Div No. 5 & 16 Situated at Calangute Village, 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 Survey No. 3 / 5 & 16 admeasuring 1792 Sq. Mtrs be the same a little more or less for the purpose of **Residential with 100 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 **Residential** 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 applicant shall be subject to the provisions of the said Code and rules there under .



Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
26.25 Mts	24.00 Mts	625	Survey No. 3 Sub Div No. 5	Survey No. 4 Sub Div No. 15	Survey No. 3 Sub Div No. 16	Survey No. 3 Sub Div No. 6, 7 8-B-1	NALLA	
68.00 Mts	24.00 Mts	1167	Survey No. 3 Sub Div No. 16 (PART)	Survey No. 3 Sub Div No. 5	NALLA	Survey No. 3 Sub Div No. 8-B, 8-A, 8-B-1	Survey No. 3 Sub Div 3, 4	

Village : Calangute
Taluka : Bardez

Remarks:-

- The applicant has paid conversion Fees of Rs. 430080/- (Rupees Four Lakh Thirty Thousand Eighty Only) vide e-challan No. 202300532675 dated 14/07/2023 and Fine of Rs. 208800/- (Rupees Two Lakhs Eighty Eight Thousand) vide E-Challan No. 202300533531 dated 14/07/2023.
- As per Zonning Certificate No. TPBZ/ZON/10800/CAL/TCP-2022/18 dated 30/12/2022 the plot falls in "Residential Zone (S2) with permissible 100 FAR.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-394/DCFN/TECH/2023-24/497 dated 22/06/2023.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 27/06/2023.
- This Sanad is issued for conversion of an area for Residential purpose only. The development /Construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained.
- 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 M/s. Nihchal Properties and Developers Private Limited Company, Office at 11th Floor, Samarth Prasad, Lokhandwala Circle, Andheri (West), Mumbai, Maharashtra 4000053 here also hereunto set his hand on this 20th day of July, 2023.

(Bharat Nihal Das Pariani)
POA holder for
M/s. Nihchal Properties and Developers Pvt. Ltd
Applicant

(Pundarik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

- JOHN D'SOUZA
- JOAO D'SOUZA



Complete address of Witness

- H.No: 180, PILERNE VOLVADDO, BARNEZ GOA
- H.No: 14, PILERNE VOLVADDO, BARNEZ GOA

We declare that M/s. Nihchal Properties and Developers Private Limited Company, Office at 11th Floor, Samarth Prasad, Lokhandwala Circle, Andheri (West), Mumbai, Maharashtra 4000053 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.

- JOHN D'SOUZA
- JOAO D'SOUZA

To,

- The Town Planner, Town and Country Planning Department Mapusa.
- The Mamiardar of Bardez Taluka.





GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of surveys & land records.
 MAPUSA - GOA

PLAN

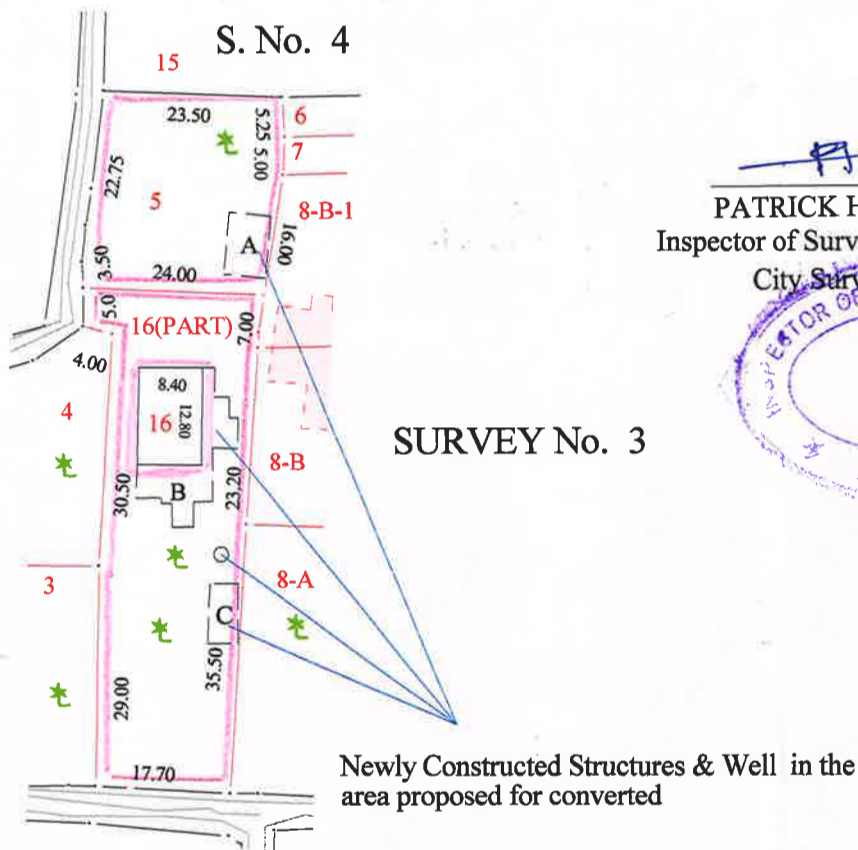


OF THE LAND BEARING SUB-DIV. No. 5 & 16(PART) OF SURVEY No. 3 SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY NIHCHAL PROPERTIES DEVELOPERS P. LTD. CO., FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. CAD3BAR05/23/287/832 DATED 12-06-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR III, MAPUSA - BARDEZ GOA.

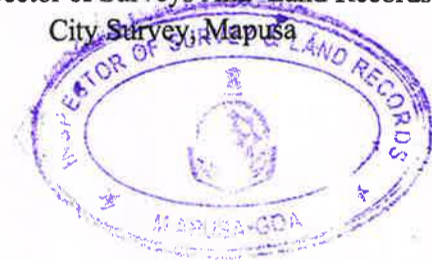
SCALE : 1:1000

-  AREA PROPOSED FOR CONVERSION OF S.NO./SUB DIV.NO. 3/5 625 Sq. Mts.
-  AREA PROPOSED FOR CONVERSION OF S.NO./SUB DIV.NO. 3/16(PART)1167 Sq. Mts.

TOTAL AREA PROPOSED FOR CONVERSION OF S.NO./SUB DIV.NO. 3/16(PART) & 3/51792 Sq. Mts.



PH 4/7/23
 PATRICK H. GONSALVES
 Inspector of Surveys And Land Records
 City Survey, Mapusa



LEGEND

- Newly Constructed structure 'A' admeasuring plinth area = 45 sq.mts.
- Newly Constructed structure 'B' admeasuring plinth area = 96 sq.mts.
- Newly Constructed structure 'C' admeasuring plinth area = 31 sq.mts.
- Newly Constructed well 2.00 mts dia

Naik 26/6/23
 ADDITIONAL COLLECTOR-III
 North Goa District,
 Mapusa-Goa

PREPARED BY

Naik

SAMIR A. NAIK
 Field Surveyor

VERIFIED BY:

Naik

PARESH RIVANKAR
 Head Surveyor

SURVEYED ON: 26/06/2023

FILE NO: 8/CNV/MAP/177/2023