



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/18/CNV/AC-III/2017 / 867 Date:- 27/7/2017

Read: Application dated nil received from Property Bucket Pvt. Ltd. r/o H.No.905, Sundew, Raheja Vihar, Chandivali Andheri East Mumbai received 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 Property Bucket Pvt. Ltd. r/o H.No.905, Sundew, Raheja Vihar, Chandivali Andheri East Mumbai being the occupant of the plot registered under Survey No.28/1 Situated at Anjuna 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. 28/1 admeasuring 1950 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 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. Leveling 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, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

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

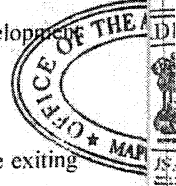
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APPENDIX - I

| Length and Breadth | | Total Superficial Area | Forming (part of Survey No. or Hissa No. | BOUNDARIES | | | | Remarks |
|--------------------|--------------|------------------------|--|-----------------------|-----------------------|-----------------------|-------|---------|
| North to South | East to West | | | 5 | | | | |
| 1 | 2 | 3 | 4 | North | South | East | West | |
| 38.55 mts | 64.45 mts | 1950 Sq.mts | Survey No. 28 Sub Div No.1 | Sy.No.27 Sub Div.No.7 | Sy.No.28 Sub Div.No.3 | Sy.No.12 Sub Div.No.1 | NALLA | NIL |

Village : Anjuna
Taluka : Bardez

- Remarks:-
- The applicant has paid conversion fees and fine of Rs. 297000/- (Rupees Two Lakh Ninety Seven thousand only) vide e-challan No. 201700527946 dated 20/07/2017.
 - The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/3059/TCP-17/1650 dated 8/6/2017 with conditions which shall be binding on applicant.
 - The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-73/DCFN/TECH/2017-18/149 dated 1/6/2017.
 - The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2017/1434 dated 03/05/2017.
 - 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..
 - This conversion is issued for single dwelling unit only.
 - Proposed construction should be 3.00 mts + 3.00 mtrs = 6.00 mts from the center line of the exiting road towards northern side.



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 Property Bucket Pvt. Ltd. r/o H.No.905, Sundew, Raheja Vihar, Chandivali Andheri East Mumbai here also hereunto set his hand on this 27th day of July, 2017.

Atul Sharma
Property Bucket Pvt. Ltd
Through its Director
Shri Atul Sharma
Applicant

Surendra F. Naik
(Surendra F. Naik)
Additional Collector III

Signature and Designation of Witnesses

- Udesh Sawal*
- SUKHMANJIB ACDONKAR*

Complete address of Witness

- Pawna, Bardez - Goa
- STRAIM, BARDEZ - CON.

We declare Property Bucket Pvt. Ltd. r/o H.No.905, Sundew, Raheja Vihar, Chandivali Andheri East Mumbai, who has 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.

- Udesh Sawal*
- SUKHMANJIB ACDONKAR*

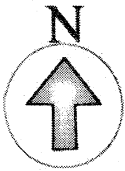
To,

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

For Property Bucket Pvt. Ltd.

Atul Sharma

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



PLAN

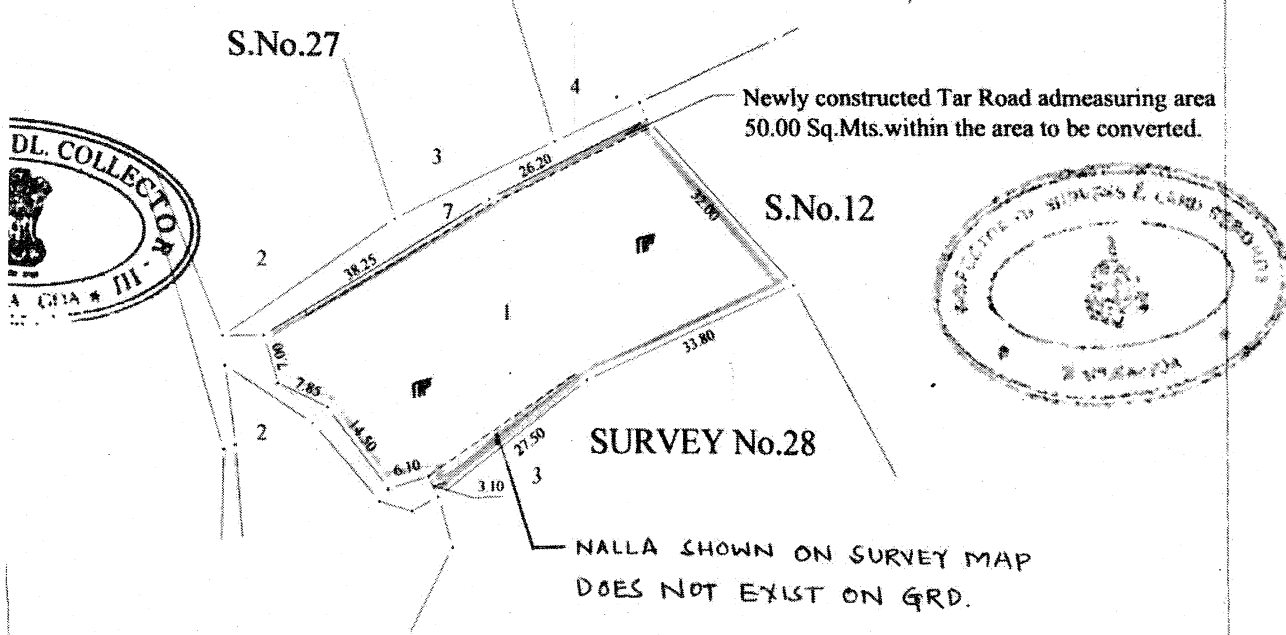
Of the Land bearing Sub. Div.No.1 of Survey No.28
Situated at Anjuna village of Bardez Taluka,
Applied by Property Bucket Pvt.Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/18/CNV/AC-II/2017/691 dated 16-06-2017
from the Office of the Additional Collector-III, North Goa District,Mapusa-Goa.

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED -----1950 Sq. Mts.

For Property Bucket Pvt. Ltd.
D. Sharma

Rajesh R. Pai Kuchelkar
(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

NILESH L. PASTE
Field Surveyor

VERIFIED BY

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 27/06/2017

FILE No. 8/CNV/MAP/126/17