



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

No. 4/175/CNV/AC-III/2021/1094

Dated: 26/08/2021

Read: Application dated 02/08/2021 received from M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorum-Goa 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 M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorum-Goa being the occupant of the plot registered under Survey No. 38 Sub Div No. 2-A (Part-1&2) Situated at Reis-Magos 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. 38/2-A (Part-1&2) admeasuring 3215 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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.

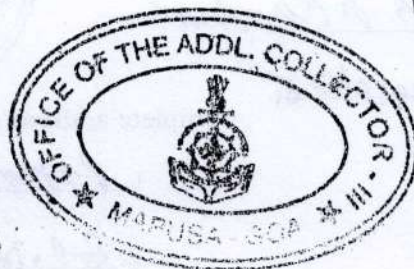
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 there under.



2 MAY 2023



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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			North	South	East	West	
1	2	3	4	5				6
62.00 Mts	64.00 Mts	2485	Survey No. 38 Sub Div No. 2-A(Part 1)	Survey No. 38 Sub Div. No. 2 & ROAD	Survey No. 38 Sub Div No. 2-A & NALLA	Survey No. 38 Sub. Div No. 2	NALLA	
60.Mts	18.00 Mts	730	Survey No. 38 Sub Div No. 2-A(Part 2)	ROAD	Survey No. 38 Sub Div No. 2-A& NALLA	Survey No.38 Sub Div No. 2-A (Part1) NALLA	ROAD	
	Total Area	3215 Sq. mts						

Village : Reis-Magos.
Taluka : Bardez



Remarks:-

1. The applicant has paid conversion Fees of Rs. 578700/- (Rupees Five Lakhs Seventy Eight Thousand Seven Hundred Only) vide e-challan No. 202100813097 dated 25/08/2021.
2. As per TCP Certificate No. TPBZ/ZON/8787/RM/TCP-2021/3113 dated 03/08/2021 the plot falls in Settlement Zone with permissible FAR 80.
3. The Survey No. 38/2-A of Reis-Magos Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2021/3706 dated 10/08/2021.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained..
7. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

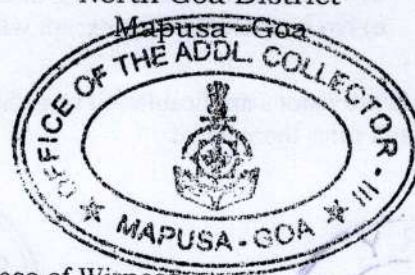
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa by M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorum-Goa here also hereunto set his hand on this 26th day of August, 2021.

Anuj Ajmera

(Anuj Ajmera)
Authorized Signatory for
Ajcon Infra Projects Pvt Ltd
Applicant

Mahadev J. Araundekar
26-08-21

(Mahadev J. Araundekar)
Additional Collector III
North Goa District



Signature and Designation of Witnesses

Shodhan S. V. & Chodan

2. *Suman & Chodan*

Complete address of Witness

1. *Pravin Aldina Barde - Goa*
2. *Sripadma Ribunder oio Goa*



We declare that by Anuj Ajmera authorized signatory for Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Pervorim-Goa 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. *Shudhanu Sanjay A Chodmker*

2. *Sammir S. Claude E*

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 Reis-Magos, Bardez -Goa.



2 MAY 2023

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

208/c

PLAN



Of the Land bearing Sub. Div. No.2-A (Part 1) & 2-A (Part 2) of Survey No.38,
 Situated at Reis-Magos village of Bardez Taluka,
 Applied by M/s Ajcon Infra Projects Pvt. Ltd.,
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. 4/175/CNV/AC-III/2021/1005 dated 11-08-2021,
 From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

- AREA APPLIED TO BE CONVERTED 2-A(PART 1) ----- 2485 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED 2-A(PART 2) ----- 730 Sq. Mts.
-
- TOTAL AREA TO BE CONVERTED -----3215 Sq. Mts.

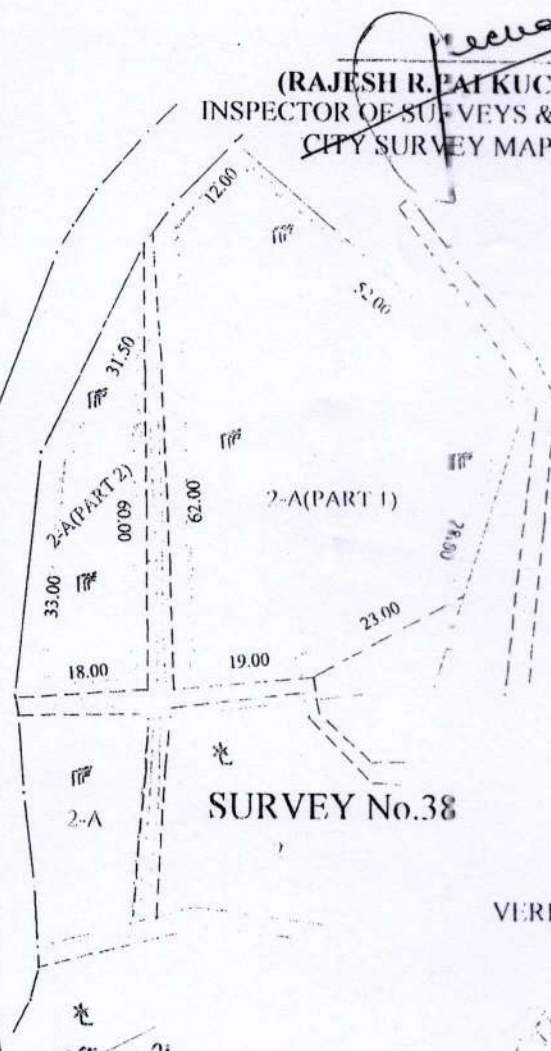


(RAJESH R. PATKUCHELKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA

TRUE COPY

21/5/2023

Adv. S. N. Dhanage
 Notary Govt. Of India
 Regd. No. 15376 MUMBAI (MS)
 404-405, 4th Floor, Dhanu House,
 197/199, Near Central Cinema Bldg,
 D.N. Road, Fort, Mumbai - 400004.



PREPARED BY

[Signature]

SAMIR A. NAIK
 Field Surveyor

VERIFIED BY

[Signature]

YOGESH B. MASHELKAR
 Head Surveyor

[Signature]
 26-08-21
ADDITIONAL COLLECTOR - III
 North Goa District,
 Mapusa - Goa

SURVEYED ON: 12/08/2021

FILE No. 8/CNV/MAP/244/2021

FORMAL LETTERS ONLY (15x24 CM)

MEMBERSHIP - GOV

MEMBER CODE NUMBER

VOLUNTARY CONTRIBUTION - R

ISSUE NUMBER

ISSUE DATE - MONTH/YEAR

ISSUE NUMBER

ISSUE DATE - MONTH/YEAR

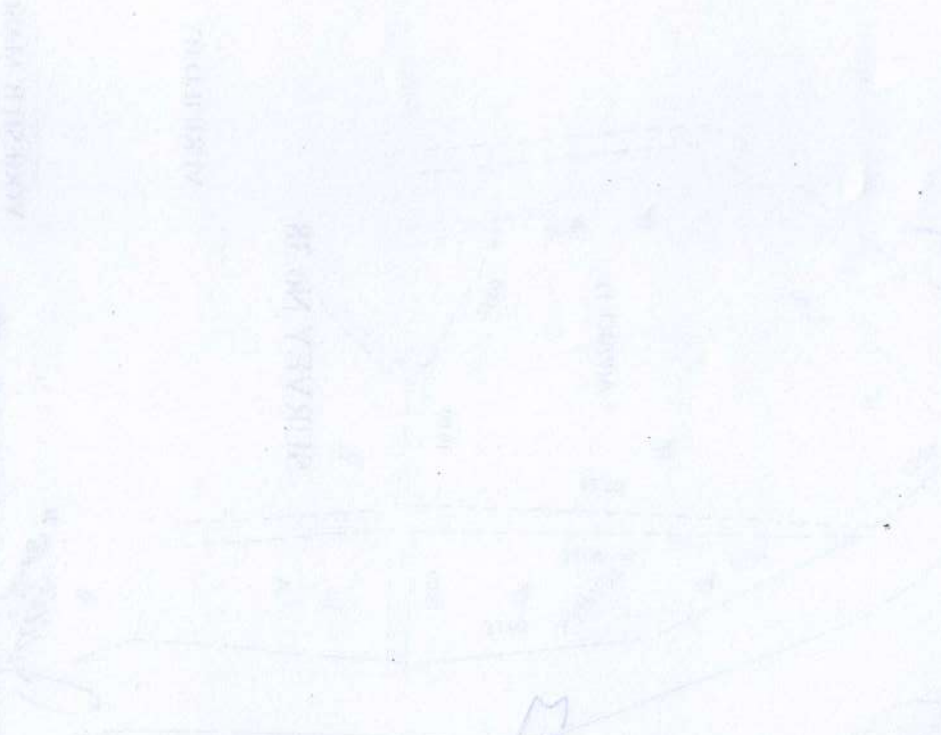
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