



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

No. 4/154/CNV/AC-III/2021/1328

Dated : -2/ /10/2021.

Read: Application dated 06/07/2021 received from M/s Riviera Construtions Pvt Ltd r/o O-104, 2nd floor Gomes Catão Complex, near Cine Alankar, Mapusa, Bardez-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 there under from M/s Riviera Construtions Pvt Ltd r/o O-104, 2nd floor Gomes Catão Complex, near Cine Alankar, Mapusa, Bardez-Goa, being the occupant of the plot registered under Survey No. 17/2 situated at Arpora, 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 under Survey No. 17/2 admeasuring 2600 Sq. mts 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. 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 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.

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

Length and Breadth	Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
			North	South	East	West	
1	2	3	4	5			6
69.60 mts	46.60 mts	2600 Sq.mts	Survey No. 17 Sub Div. No.2	Survey No. 18 Sub Div.1,5 Survey No. 12 Sub Div.5	Survey No. 16 Sub Div. O	ROAD	Survey No. 17 Sub Div. 1 NIL
Village ARPORA Taluka : BARDEZ							

Remarks :-

1. The applicant has paid conversion fees of Rs.5,20,000/- (Rupees Six Lakhs Twenty Thousands Only) vide e-challan No.202100973165 dated 09/10/2021.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/ CI-I/Conv/2021/4097 dated 20/07/2021.
3. As per NGPDA Zoning certificate No. NGPDA/Tech.Gen/Arp/3052/2021 dated 03/03/2021 the plot fall in settlement Zone with FAR-60.
4. The Survey No 17/2 of Arpora Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
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. Mundkari rights and Mundkari 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 M/s Riviera Constructions Pvt Ltd r/o O-104, 2nd floor Gomes Catao Complex, near Cine Alankar, Mapusa , Bardez-Goa, here also hereunto set his/ her hand on this 20th day of October , 2021.

Mr. Agnelo Machado Braganca
Authorised Signatory for
M/s Riviera Constructions Pvt Ltd
Applicant

Name and Signature of Witnesses

1. Swayakant Fatu shetgaonkar
2. Shree V. Pedunkar

Complete address of Witnesses

1. Morjim, Pernem, Goa
2. Caner Mapusa Goa

We declare that Mr. Agnelo Machado Braganca Authorised Signatory for M/s Riviera Constructions Pvt Ltd r/o O-104, 2nd floor Gomes Catao Complex, near Cine Alankar, Mapusa , Bardez-Goa 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.

1. Swayakant Fatu shetgaonkar
2. Shree V. Pedunkar

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 Sarpanch village Panchayat, Arpora, Bardez- Goa.



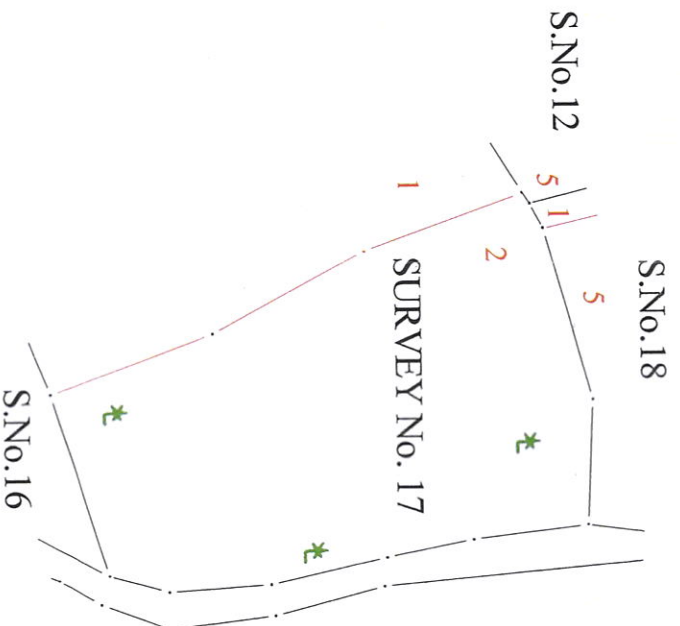


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Inward No: 8985

Plan Showing plots situated at
Village : ARPORA
Taluka : BARDEZ
Survey No./Subdivision No. : 17/ 2
Scale : 1 : 1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

Generated By : Pratap Moulekar (D/Man Gr. II)
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Compared By: