

No.RB/CNV/BAR/288/2007

Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 11 /08/2014

Read: Application dated 30/04/2014, from M/s. Primavera Real Estate Developers and Nikhil Sen, through their P.O.A. holder Shri. Michael Fernandes, r/o. Saipem, Candolim, Bardez -Goa.

SANAD
SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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. Primavera Real Estate Developers and Nikhil Sen,** being the occupants of the plot registered under **Survey No. 81/9** known as **Vhall** Situated at **village Marra of Bardez Taluka** (hereinafter referred to as "the applicants, 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. 81/9, admeasuring 3399.00 Sq. mts.** be the same a little more or less for the purpose of **Residential use.**

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 applicants 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 Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

3. **Use** – The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential use**, without the previous sanction of the Collector.

4. **Liability for rates** – The applicants shall pay, all taxes, rates and cesses leviable on the said land.

5. **Penalty clause** – (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at 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 applicants.

c) The necessary road widening set-back 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.


APPENDIX – I


| Sr. No. | Length and | | Total Superficial Area | Forming (part of Survey No. | BOUNDARIES | | | | Remarks |
|----------------------------------|------------|--------------|------------------------|-------------------------------|-------------------------------|--|-------------------------------|------------------------------------|---------|
| | North to | East to West | | | North | South | East | West | |
| 1 | 2 | 3 | 4 | 5 | 6 | | | | 7 |
| 1. | 90.45 mts. | 60.25 mts. | 3399 m ² | Survey No. / Sub Div No. 81/9 | Survey No. / Sub Div No. 83/0 | Survey No. / Sub Div No. 92/1-A-1 92/2 | Survey No. / Sub Div No. 81/9 | Survey No. / Sub Div No. 81/8 81/9 | NIL |
| Village: Marra Taluka: Bardez | | | | | | | | | |

Remarks:-

1. The applicant has paid conversion fees of Rs. 458865.00/- (Rupees Four Lakh Fifty Eight Thousand Eight Hundred Sixty Five Only) vide Challan No. 13/14-15 dated 08/08/2014.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/826/MARRA/TCP-14/1643 dated 09/06/2014.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

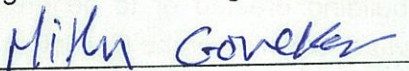

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Shri. Michael Fernandes, Power of Attorney holder of M/s. Primavera Real Estate Developers and Nikhil Sen,** here also hereunto set his hands this 11th day of August, 2014.


(Shri. Michael Fernandes)
P.O.A


(S. P. Masurkar)
Additional Collector-II



Signature and Designation of Witnesses



1.  Milin Govekar
2.  Sajjan G. Natak



Complete address of Witnesses

1. Verem Bardez Goa
2. Parcem Perem Goa

We declare that **Shri. Michael Fernandes**, has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

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.
4. The Sarpanch, Village Panchayat Marra, Bardez - Goa

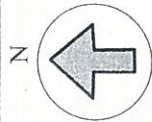
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 9(PART) OF SURVEY No. 81 SITUATED AT MARRA VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. PRIMAVERA REAL ESTATE DEVELOPERS & NIKHIL SEN CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-II/288/2007 DATED 28-07-2014 FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.

SCALE : 1:1000

 AREA APPLIED FOR CONVERSION. 3399 Sq. Mts.

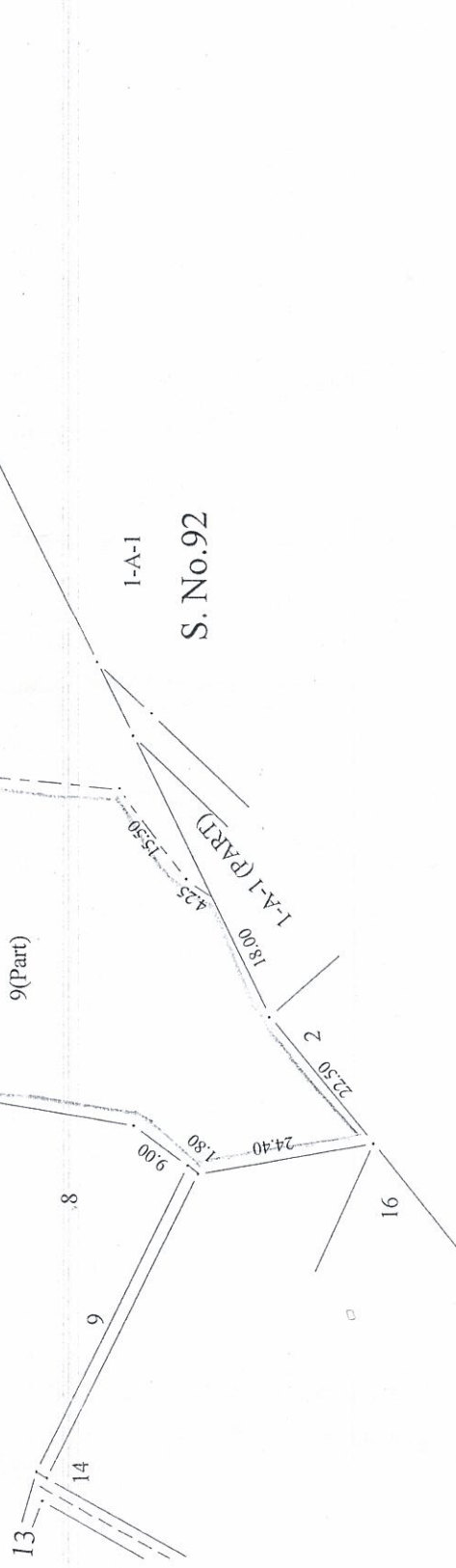


S. No. 83

S. No. 91

SURVEY No. 81

S. No.92



PREPARED BY


VIVEK BUDE
Field Surveyor

VIVEK BUDE
Field Surveyor


VERIFIED BY:


YOGESH B. MASHELKAR.
Head Surveyor

SURVEYED ON: 31/07/2014

FILE NO: 8/CNV/MAP/200/14




K. S. PANGAM
Inspector of Surveys And Land Records
City Survey, Mapusa



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/250/CNV/AC-III/2019 /12 Dated:- 2/1/2020

Read: Application dated 29/03/2019 received from M/s Primavera real Estate Developers and Nikhil Sen Through POA Michael Fernandes r/o Saipem, Candolim Bardez Goa 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 Primavera real Estate Developers and Nikhil Sen Through POA Michael Fernandes r/o Saipem, Candolim Bardez Goa** being the occupant of the plot registered under **Survey No.81/9** Situated at **Marra 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. 81/9 admeasuring 3901 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.

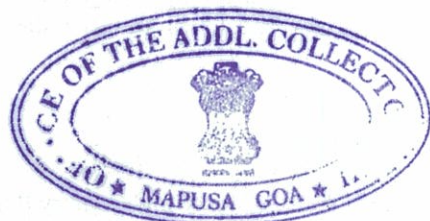
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 thereunder.



-2-
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 |
| 60.00 mts | 117.00 mts | 3901 Sq.mts | Survey No. 81 Sub Div No.9 (Part) | Sy.No.83 Sub Div No.1 | Sy.No.92 Sub Div. No. 1-A-1 & 1-A | Sy.No.91 Sub Div.No.1 | Sy.No.81 Sub Div No.9 | |


Village : Marra
Taluka : Bardez

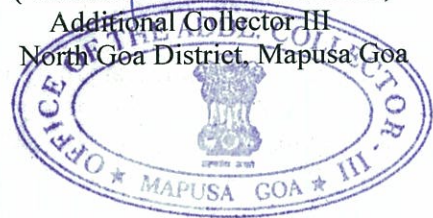
Remarks:-

- The applicant has paid conversion fees of Rs.647566/- (Rupees Six Lakh Forty Seven Thousand Five hundred Sixty Six only) vide e-challan No. 201901433391 dated 18/12/2019.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/826/Marra/TCP-19/4239 dated 13/09/2019 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-424/DCFN/TECH/2019-20/760 dated 16/10/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/3662 dated 09/09/2019
- 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 Primavera Real Estate Developers and Nikhil Sen Through POA Michael Fernandes r/o Saipem, Candolim Bardez Goa here also hereunto set his hand on this 2nd day of January, 2020.

- 
- M/s Primavera real Estate Developers
 - Nikhil Sen
- Applicants**
(Through POA holder Michael Fernandes)


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



Signature and Designation of Witnesses

- Sajjan G Naik
- Aniket A. Bardoikar

Complete address of Witness

- Chansai Parsuram Gou
- 1709 Saipem Candolim Goa.

We declare, M/s Primavera real Estate Developers and Nikhil Sen Through POA Michael Fernandes r/o Saipem, Candolim Bardez Goa and 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.

- Sajjan G Naik
- Aniket A. Bardoikar

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 Marra, Bardez -Goa.

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

PLAN

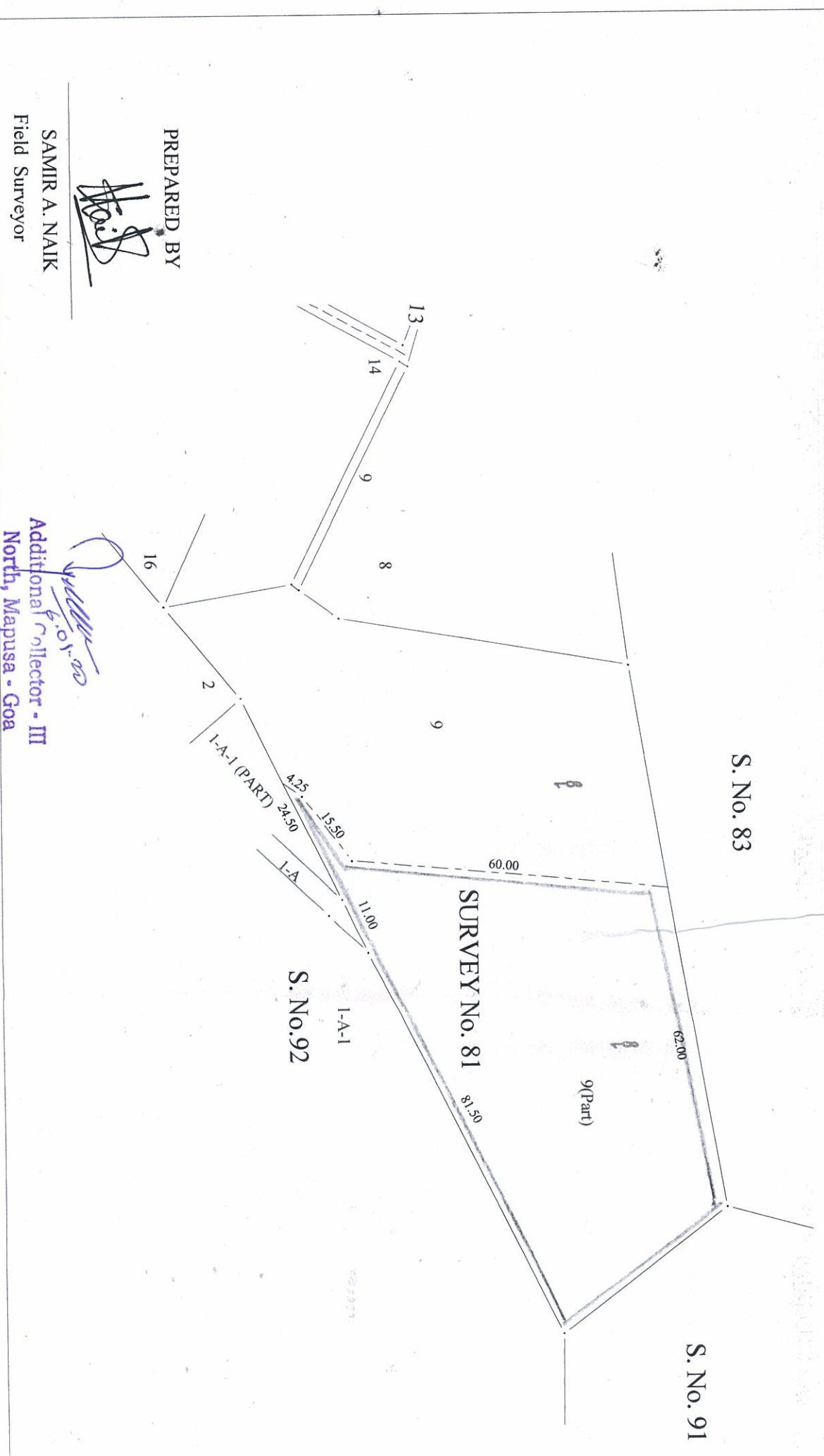


OF THE LAND BEARING SUBDIV. No. 9(PART) OF SURVEY No. 81 SITUATED
AT MARRA VILLAGE OF BARDEZ TALUKA
APPLIED BY M/S. PRIMAVERA REAL ESTATE DEVELOPERS & NIKHIL SEN
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/20/CNV/AC-III/2018/1311 DATED 22-10-2019
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA- GOA.

SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 3901 Sq. Mts.



[Signature]
RAJESH R. PAKUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



VERIFIED BY:

[Signature]

YOGESH B. MASHKELKAR.
Head Surveyor

PREPARED BY
[Signature]
SAMIR A. NAIK
Field Surveyor

[Signature]
Additional Collector - III
North, Mapusa - Goa

SURVEYED ON: 06/11/2019

FILE NO: 8/CNV/MAP/335/19