MARNA 73/3 .
SANAD

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

No.4/273/CNV/ACIII/2024 / 1158
CAD3BAR06-24-381

Dated:- 18/07/2024

Read: Application dated 28/06/2024 received from Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052 received u/s 32 of LRC1968.

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 by from **Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052** being the occupant of the plot registered under **Survey No. 73/3** situated at **Marna 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 under **Survey No. 73/3 admeasuring 1000 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, than the office of the Additional Collector –III Mapusa shall not be held responsible for the same and the applicant shall be solely held 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 grant shall be subject to the provisions of the said Code and rules there under.

OFFICE OF THE ADDL. COLLECTOR-III MAPUSA-GOA

Cont..2/_

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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							
1	2	3	4	5				6
				North	South	East	West	
174.70 Mts.	06.55 Mts.	1000.00	Survey No. 73 Sub. Div. 3	ROAD	Survey No. 73 Sub. Div. 2	Survey No. 73 Sub. Div. 4	Survey No. 73 Sub. Div. 1	NIL

Village : MARNA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only) vide e-challan No. 202400521281 dated 11/07/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 09/07/2024.
3. As per TCP Zoning Certificate No. TPBZ/ZON/16450/MARNA/TCP-2024/4930 Dated 13/06/2024 the plot fall in "Settlement Zone" (VP2) with permissible FAR 60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-422/DCFN/TECH/2024-25/546 dated 09/07/2024.
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 hishand and the seal of this Office on behalf of the Governor of Goa **Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052, here** also hereunto set his / her hand on this 17th day of **July, 2024.**

17/07/24

Mr. Abhijeet Kamble
Authorized Signatory for
Westside Angels LLP
Applicant

OFFICE OF THE ADDL. COLLECTOR III ★ MAPUSA-GOA ★

(Rohit Kadam)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Ramakant Y. Gaonkar
2. Sameer S. Gaude

Complete address of Witnesses

1. H. No. 203, Madala wada Shirgao Goa
2. St. pedro, Ribandar old Goa

We declare that **Mr. Abhijeet Kamble, R/o 777/1, Port Vaddo, Siolim, Bardez Goa, Authorized Signatory for Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052,** 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. Ramakant Y Gaonkar
2. Sameer. S. Gaude

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, Marna, Bardez Goa.

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Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : BARDEZ / Marna

Survey / Subdiv No. : 73/3

Appln Date :18-07-2024 Ref. No : 1405

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MARNA73/4
SANAD

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

No.4/274/CNV/ACIII/2024 / 1159 **Dated: - 18/07/2024**
CAD3BAR06-24-382

Read: Application dated 28/06/2024 received from Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052 received u/s 32 of LRC1968.

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 by from **Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052** being the occupant of the plot registered under **Survey No. 73/4** situated at **Marna 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 under **Survey No. 73/4 admeasuring 1600 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, than the office of the Additional Collector –III Mapusa shall not be held responsible for the same and the applicant shall be solely held 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.

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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 grant shall be subject to the provisions of the said Code and rules there under.

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

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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				6
				North	South	East	West	
1	2	3	4					
174.70 Mts.	12.20 Mts.	1600.00	Survey No. 73 Sub. Div. 4	ROAD	Survey No. 73 Sub. Div. 2	Survey No. 73 Sub. Div. 5	Survey No. 73 Sub. Div. 3	NIL

Village : MARNA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 3,36,000/- (Rupees Three Lakh Thirty Six Thousand Only) vide e-challan No. 202400521269 dated 11/07/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/Cl-I/Conv/2023 dated 09/07/2024.
3. As per TCP Zoning Certificate No. TPBZ/ZON/16451/MARNA/TCP-2024/4947 Dated 14/06/2024 the plot fall in "Settlement Zone" (VP2) with permissible FAR 60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-420/DCFN/TECH/2024-25/544 dated 09/07/2024.
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 hishand and the seal of this Office on behalf of the Governor of Goa **Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052, here** also hereunto set his / her hand on this 17th day of **July, 2024.**

Mr. Abhijeet Kamble
Authorized Signatory for
Westside Angels LLP
Applicant

OFFICE OF THE ADDITIONAL COLLECTOR-III * MAPUSA-GOA *

(Rohit Kadam)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses
1. Ramakant Y. Gaonkar
2. Sameera S. Acarde

Complete address of Witnesses
1. H.No 202, madal wada shiroda Goa.
2. Shiroda, Ribandar old Goa.

We declare that **Mr. Abhijeet Kamble, R/o 777/1, Port Vaddo, Siolim, Bardez Goa, Authorized Signatory for Westside Angels LLP, registered office at C F P No. 26-A, 1301, CTS No. 225, Satra Residency, 14th Road, Khar West, Mumbai Suburban Maharashtra 400052,** 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. Ramakant Y. Gaonkar
2. Sameera S. Acarde

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, Marna, Bardez Goa.

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Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : BARDEZ / Marna

Survey / Subdiv No. : 73/4

Appln Date :18-07-2024

Ref. No.: 14057

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