

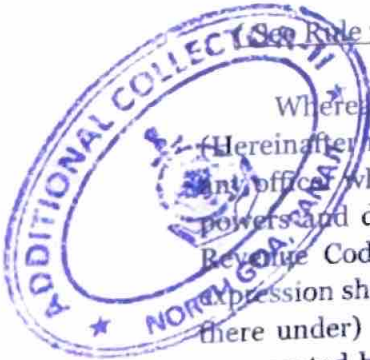
No. CCPER06-24-75/194)
Government of Goa,
Office of the Collector,
North Goa, at Panaji - Goa.
Dated 8th July, 2024

**IN THE COURT OF ADDITIONAL COLLECTOR-II, NORTH
GOA, AT PANAJI**

- Read 1. Application dated 19th June, 2024 of M/s Primevista Realty Developers LLP, Corgao, Pernem Goa.
2. Report No. MAM/PER/AK/CNV/2024/1302 dated 3rd July, 2024 of the Mamlatdar, Pernem
3. Report No. 5/CNV/PER-381/DCFN/TECH/2024-25/490 dated 28th June, 2024 of the Dy. Conservator of Forests, North Goa Division, at Ponda.
4. Report No. PER/25/ZONING/COR/TCP/2024 dated 7th June, 2024 of the Dy. Town Planner, Town and Country Planning Department, at Pernem - Goa.

**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, 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 **M/s PRIMEVISTA REALTY DEVELOPERS LLP,** represented by its authorised representative Mr Maninder Singh, son of Mr Varinder Singh Sachdeva, age 32 years, married, Businessman, Indian National, Resident of H.No. 550, Lane No.W-23, Sainik Farm, Deoli, South Delhi, 110062 being the occupant/tenant of land under **Survey No. 116/6-L, Village Corgao, Taluka and Sub District Pernem** (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, and indicated by the letterson the site plan annexed hereto, forming part of land under **Survey No. 116/6-L, Village Corgao, Taluka and Sub District Pernem** admeasuring **3582 square meters.**, 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 there under, 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.

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 Breath		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				7
					North	South	East	West	
1.	-	-	3582 Square meters	S. No. 116/6-L	Survey No. 108/1 and 108/2	Survey No. 106/1 and 116/6-G	Survey No. 106/1	Survey No. 116/6, 116/6-I and 116/6-J	-

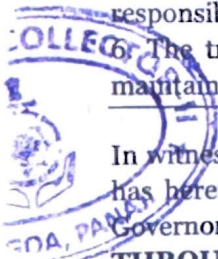
Village : CORGAO
Taluka: PERNEM

1. It is expressly agreed and understood that in the event this court finds that this Land Conversion Sanad is obtained by committing some kind of offence against public justice, the Land Conversion Sanad will be withdrawn without further or notice to the applicant and action which may be available under the law will be taken.

2. In the event any dispute arises in respect of the rights over the land under land conversion, the Land Conversion Sanad shall stand revoked.
3. The applicant shall maintain necessary road widening set-back.
4. The applicant shall maintain traditional access or right of way existing in the land.
5. The applicant shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984.

Remarks:-

1. The applicant has paid conversion fees of Rs. 7, 52, 220/- (Rupees Seven Lakhs Fifty Two Thousand Two Hundred and Twenty only) vide Challan No. 202400510738 dated 8th July, 2024.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
6. The traditional access if any passing through the property shall be maintained.



In witness whereof the **ADDITIONAL COLLECTOR – II, North Goa** has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **PRIMEVISTA REALTY DEVELOPERS LLP** **THROUGH AUTHORIZED SIGNATORY MANINDER SINGH** here also hereunto set his hand on this 8th day of July, 2024.

Maninder Singh
(MANINDER SINGH)
AUTHORIZED SIGNATORY

PRAVIN
HIRE PARAB
Digitally signed by
PRAVIN HIRE PARAB
Date: 2024.07.08
17:38:28 +05'30'

(PRAVIN HIRE PARAB)
ADDITIONAL COLLECTOR – II,
NORTH GOA

Name and Designation of Witnesses

1. Santosh S Kandolkar
2. SAMEER R. JADHAV.

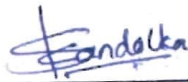
Santosh S Kandolkar
Sameer R. Jadhav

Complete address of Witnesses

1. H.NO. 162/3, Muddi wada chodan - Goa,

2. H.NO. 623, MURMUSE - TUEM, PERNEM - GOA.

We declare that Mr **MANINDER SINGH** has signed this Sanad is, to our personal knowledge, the persons whom represent himself to be, and that he has affixed his signature hereto in our presence.

1. 

2. 

To

1. The Dy. Town Planner, Town and Country Planning Department, at Pernem.

2. The Mamlatdar, Pernem

3. The Inspector of Survey and Land Records, at Pernem.

4. The Sarpanch, Village Panchayat Corgao





Government of Goa
Directorate of Settlement and Land records

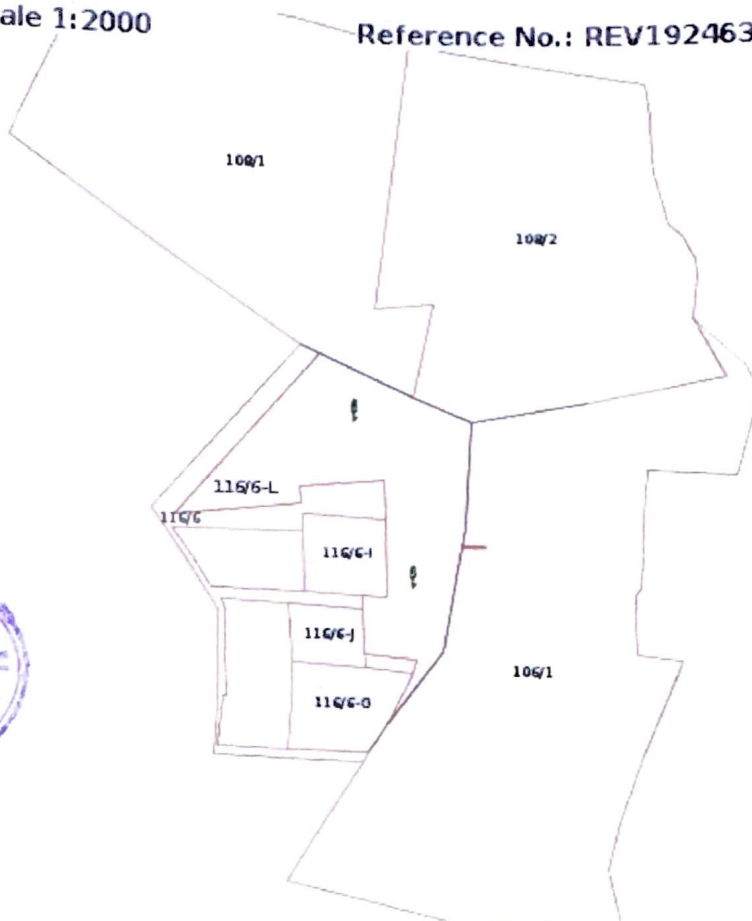
Survey Plan

Pernem Taluka, Corgao Village

Survey No.: 116, Subdivision No.: 6-L

Scale 1:2000

Reference No.: REV192463700



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NOTE: PLAN TO BE PRINTED ON A4 SIZE