



NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

FORM AE

Neither Government nor the Sub-Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein.

Certificate No. 21 of 2017

Application No. 19 of 2017

Nihal Mohan Miringdees, Chikangal, Shirwola, Ponda, Goa. having applied to me for a certificate giving particulars of registered ~~and~~ encumbrances, if any, in respect of undementioned property. — (to be stated and described as given in the application).

Description of Property See Overleaf

I hereby certify that a search has been made in Book I and in the indexes relating thereto for 2 years from the 12th day of Jan 20 17 to the 13th day of Jan 20 17 on such search no ~~encumbrances~~ encumbrances affecting the said property has been found.

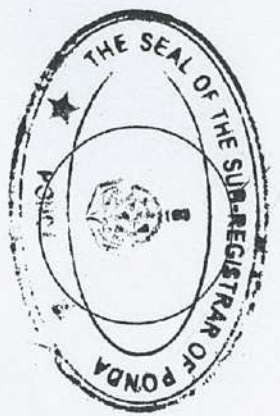
Search made and certificate prepared by [Signature] (Signature) UDC (Designation)

Search, verified and certificate examined by (Signature) [Signature] (Designation) Phupomes

Office Ponda-Goa

Dated 13/01/2017

[Signature]
Signature of Registering Officer
SUB-REGISTRAR
PONDA



- Note — (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

RS. ref

Recd No. — 93/35

Dated: 11/1/17

All that part of the landed property known as "SOTIYAMOT" along with old ancestral house, situated at Borim, within the limits of Village Panchayat of Borim of the Taluka and Sub District of Ponda of the South Goa District of the State of Goa, described in the Land Registration Office under No.6395 and presently surveyed under No. 4/1 of Village Borim and admeasuring 1800 sq.mts and bounded as per recent survey as follows:

On the East: by property bearing Survey No. 4/3

On the West & North: by property bearing Survey No. 5

On the South: by property bearing Survey No. 4/3(part) and Survey No. 4/2, & 4/2-A of Village Borim


**SUB-REGISTRAR
PONDA**

Village Panchayat of BORIM.PONDA - G.O.A.

CONSTRUCTION LICENCE

No. YPB/CONST/2016-17/2384.Date: 11/11/2016.

Licence is hereby granted for carrying out the :-

- * (a) Land-sub-division (Provisional/Final)
- * (b) Construction of Building / Reconstruction/Extension /Alteration) Residential cum Commercial
- * (c) Construction of compound wall.
- * (d) Change-of-use-of (Building/Land) as per the enclosed.
approval plan/Village n /plans in the property zoned as Settlements in the ODP/CDP/Regional Plan and situated at Dewlwada - Borim Village/Town bearing Survey No./ Chalta No. 4/1 of PTS No. --- /Plot No. --- NIL of approved sub-division reference No./Development Permission: Order No ---

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/ Order No. IPP/433/Borim/4/1/2016/1333 Dated 14/10/2016 issued by the Dt. Town Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, PONDA - G.O.A.
 2. The applicant shall notify the Panchayat for giving the alignment of the building.
 3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
 4. All RCC/Structural works Shall be designed and supervised by the Engineer who has signed the Structural liability Certificate submitted to the Panchayat.
 5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
 6. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat .
 7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements there in and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
 8. The applicant soak pit should construct a separate in order to derivate in the sullage water.
 9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
 10. The ventilation pipe of the septic tank should be provided with a mosquito net.
 11. The Applicant should connect the pipelines from their latrines /WC's to the sewerage line at their own cost , when the sewerage line is commissioned.
 12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
 13. All the building material and other rubbish sould be cleared from the construction site before applying for the Occupancy Certificate.
 14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes.
 15. The tanks storage shall be provided with access ladders wherever necessary.
 16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs OF sufficient thickness.
- The applicant should gift the road wide widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.

17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashtlers masonry finish to building will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and with drainage facilities
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Commercial activities will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary sheds / Existing building shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing nature drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction or compound wall should not obstruct any pathway or public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.





Secretary
Sarpanch/Secretary, Borim
Village Panchayat BORIM.

To, Shri/Smt. Vithal Miringkar & Mr. Saclanand Gaude

Copy to BORIM, PONDIA-CRGA Planning and Development Authority
*(a) Member Secretary, _____

*(b) Senior Town Planner TCP _____

* (c) strike out which is not applicable.

Ref. No: PP/433/Borim/41/2016/1335
Town & Country Planning Dept.
Government of Goa
2nd Floor, Govt. Office Bldg.
Opposite Axis Bank

APPENDIX-C2

Office of the Town Planner, Ponda-Goa
Date: - 14/10/2016
Town & Country Planning Department,
Ponda Taluka Office,
Ponda Goa,

TECHNICAL CLEARANCE ORDER

Technical Clearance granted for carrying out the work of proposed construction of **residential cum commercial building and compound wall**. As per the enclosed approved plans in the property zones as Settlement, VP-01, FAR-80 in Regional plan 2001 and 2021 (on hold) situated in plot no. Nil of Survey 4/1 at **Borim** village Ponda Taluka bearing with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plan calculations, documents and other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The Development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developers/applicant should display a sign board of minimum size 1.00mts X 0.50 mts with writing in black color on a white background at the site, as required under the regulations.
5. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
6. The applicant shall obtain valid Conversion Sanad under the Goa Land Revenue Code, 1968.
7. Storm water drain should be constructed along the boundary of the effected plot along the boundary of the effected plot abutting to the road
8. The Septic tank and soak pit should not be located within a distance of 15mts from any existing well in the surrounding area.
9. Completion certificate has to be obtained from this Authority before applying for occupancy certificate from the Licensing Authority.
10. Adequate utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land of filling of low-lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17-A of The Goa Town and Country Planning Act, 1974.

11. The ownership of the property, tenancy as on 02/11/1990 and thereafter and the traditional access, if any, passing through the property shall be verified by the Village Panchayat Office before issue of construction license.
12. All the setbacks shown in the approved site plan has to be strictly maintained.
13. No completion order in appendix-C6 shall be issued if the construction is carried out in violation in the approved plan.
14. Adequate arrangement shall be made for the collection of garbage and it's safe disposal at the satisfaction of the Village Panchayat.
15. The applicant shall provide a mailbox on ground floor for collection of letters, parcels, Mails etc. from Postal Department.
16. Village panchayat should ensure about required availability of power & Water supply & other Infrastructure before issuing construction license.
17. As regards, complaints pertaining to encroachment, Judicial orders /directives and other legal issues, the same may be verified and confirm by the concern village panchayat before issuing licence.
18. The village panchayat shall not issue any trade licence in the stilt floor if any and shall ensure that the same are used for parking of vehicles only.
19. The opening of the gate shall not be towards the road side.
20. The height of the Compound Wall shall not exceed 1.50mts. It should be open type above 0.90 mts height in portion abutting the road.
21. The compound wall shall be constructed as per the plan approved by this office.
22. The shops shall be used for soft commercial purpose only.
23. The parking area shall be strictly maintained for parking of vehicles only.

Applicant has paid the infrastructure tax for an amount of Rs. **5,64,706/-** vide Challan no. **318/16** dated **12/10/2016** towards construction of residential cum commercial building.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/06/2016 INWARD NO.855 DATED 20/06/2016 FROM SHRI VITHAL MIRINGKAR & SADANAND GAUDE.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.

To,
Mr. Vithal Miringkar &
Sadanand Gaudé,
Borim, Ponda - Goa.


S.P. Surlakar
Dy. Town Planner

Copy To: The Sarpanch/Secretary,
Village Panchayat Of Borim, Ponda - Goa.