

Dated :- 10/03/2017

Read: Application dated 15/09/2014 received in this office on 15/09/2014 from M/s. Ravalnath Builders Represented by its Partner Shri. Rajesh Harmalkar, r/o. F/5, Adwarpalkar Avenue, St. Inez, Panaji - 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) Ravalnath Builders being the occupant of the plot registered under Survey No. 292/1 known as - Situated at Village Taleigao of Tiswadi 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. 292/1, admeasuring 6949.00 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.

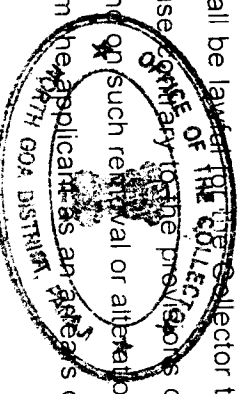
2. Assessment – The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

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) Not with standing 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, or any part thereof, or of this grant within such time as specified in that behalf by the Collector, and of 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.

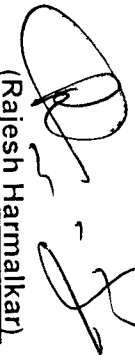
APPENDIX –I

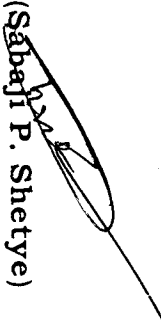
Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES					Remarks
	North to	East to West			6					
1	2	3	4	5	North	South	East	West	7	
1	67.75 Mts.	147.62 Mts.	6949 SQ. MTS.	SURVEY NO. 292/1	ROAD	S. NO. 293/1	S. NO. 294/1 & S No. 1/1	ROAD	NIL	
Village: TALEIGAO Taluka: TISWADI										

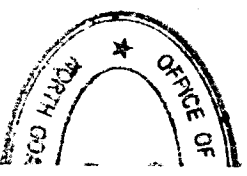
Remarks:-

1. The applicant has paid conversion fees of Rs. 11,53,534/- (Rupees Eleven Lakh Fifty Three Thousand Five Hundred Thirty Four Only) vide Challan No. 141/16-17 dated 28/02/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/8158/TAL/TCP/15/96 dated 21/01/2015.
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.
5. 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. the applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.



In witness whereof the ADDITIONAL COLLECTOR -I North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri. Rajesh Harmalkar, Partner of M/s. Ravalnath Builders also hereunto set his hands this 16th day of March, 2017.


(Rajesh Harmalkar)
(Partner M/s. Ravalnath Builders)


(Sabaji P. Shetye)
Additional Collector-I




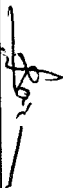
Signature and Designation of Witnesses

1. Abu. Surayaga Kaldarkar 
2. Sukesh Yaluk 

Complete address of Witnesses

1. M/s 380, Salugao, Bandoy Goa
2. M/s 70, Fardulker, Melu, Pisi, Goa

We declare that Shri. Rajesh Harmalkar has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature herein in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Panaji.
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Taleigao, Tiswadi – Goa.

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg, 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/2088/ 1 / 83

/17

Date: 16 SEP 2017

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974).

Whereas an application has been made by Ashvem Spa And Resort Pvt. Ltd. for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for proposed residential cum commercial building & compound wall with respect to his land zoned as partly zoned as Settlement "S-2" Zone (as per change of zone done by T.C.P department finally notified in official gazette dated 13/08/1998) in O.D.P./Zoning Plan/Regional-plan and situated at Taleigao bearing Survey Number 292/1 Plot no. ---- approved sub-division reference number No. ---- dated----.

And whereas, a Development charge affixed at Rs. 1,03,719/- and Infrastructure Tax of Rs. 16,33,322/- vide Challan No. P-32 dated 15/09/2017 has been paid.

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

- 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 , plans calculations, documents and any 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the regulations.
- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licensing Authority.

- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting sloppy land or filling of low lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974
- 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.
- 14) 1) This Development Permission shall not in any way construed to be a document conforming any or all the following;
a) Title or interest of the holder of the permission to the relevant land or building or both.
b) Boundaries of the relevant site for which permission has been obtained; or
c) Any easement thereon or therefrom.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 17) This development permission is granted based on
i. The letter dated 25/11/1998 under ref. no. DE/5695/TCP/98/3229 of C.T.P, approval granted for change of zone from Agricultural "A-1" Zone to Settlement "S-2" Zone
ii. Final notification no. 40/9/98/TCP/1206 published in the official Gazettes Govt. of Goa dated 15/08/1998
iii. The Conversion Sanad submitted dated 10/03/2017 under no. RB/CNV/TIS/AC-1/18/2014 issued by Additional Collector-1.
- 18) The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010

This Development permission is issued with reference to the application dated 04/09/2016 under Section 44 of the Goa Town and Country Planning Act, 1974, from Ashvem Spa And Resort Pvt. Ltd. C/o. Mr. Verner Alexio Velho (Director).

This permission is valid for three years from the date of issue of construction license provided the construction license is issued within the period of three years


(R.K.PANDITA)
MEMBER SECRETARY

To,
~~Ashvem Spa And Resort Pvt. Ltd.~~
Mr. Verner Alexio Velho (Director),
Velho Building, 3rd Floor,
Opp. Garcia De'orta,
Panjim Goa.

Copy to:

* The Secretary of Village Panchayat of Taleigao, Tiswadi Goa.
Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.
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