

Dated :- 6/09/2011

Read: Application dated NIL, from Raojee Construction, r/o. 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) Raojee Construction being the occupants of the plot registered under Survey No. 405/10-A known as Ambirna Situated at Socorro, Bardez Taluka registered under Survey No. 405/10-A (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. 405/10-A, admeasuring 900 Square Metres be the same a little more or less for the purpose of Residential Use.

THIS IS COLOUR XEROX

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 thereunder 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.

Contd...

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

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
49.00 Sq.mts	44.85 Sq.mts	900 Sq.mts	S.No./Sub. No. 405/10-A	S.No. 405/10-A	S.No. 405/14 405/14-A	S.No. 405/12	S.No. 405/10	NIL
Village: Socorro Taluka: Bardez								

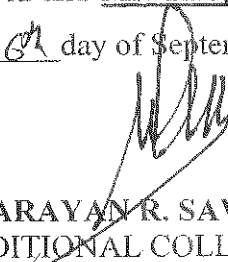
Remarks:-

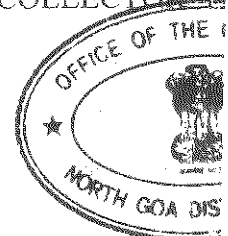
1. The applicant has paid conversion fees of Rs. 36,000/- (Rupees Thirty Six Thousand Only) vide receipt No. 6804 dated 05/09/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Bardez vide his report No. TPBZ/96/Soc/2011/1112 dated 01/07/2011.
3. The development/construction in the plot shall be governed as per rules in force.
4. No development should be allowed within the Orchard Zone.



In witness whereof the Additional Collector-I of 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 Mr. Raojee S. Rane, Proprietor for Raojee Construction here also hereunto set his hands this 08 day of September, 2011.


(Raojee S. Rane)
Proprietor

THIS IS COLOUR XEROX


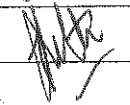

(NARAYAN R. SAWANT)
ADDITIONAL COLLECTOR



Signature and Designature of Witnesses
1. Shantendra K. Parulekar 
2. Jayesh R. Shetty 

Complete address of Witness
1. opp- Education Dept, Diamond chambers - Panaji.
2. F-3, Advaitkar homes, Shankarwadi Talegaon

We declare that Mr. Raojee S. Rane, who has signed this Sanad is, to our personal knowledge, the person he/She represents herself to be, and that he/She has affixed his/her 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, Socorro, Bardez Goa

Government of Goa
Collector - North Goa
Panaji
T. R. 5
(Treasury Rule 83)

Original

Receipt No. CN050920116804

Dated 05-Sep-2011

Received from Rajee S Rane with reference to letter/file no. RB/CNV/BAR/AC-1/03/
the sum of Rupees thirty-six thousand Only towards Conversion Fee by Cheque

Taluka - _____ Village - _____

Rs 36,000.00 /-

THIS IS COLOUR XEROX

Signature _____
Designation Lower Division Clerk

- Note :-
1. Plan to be collected on or after :-
2. Please get court fee stamp of Rs. 5/- for each certified copy at the time of collection of plan.

Certified to be true copy
of the original

No.RB/CNV/BAR/AC-II/02/2012

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

Dated 27/08/2012

Read: Application dated 06/10/2010 from Sun Hospitality and Service Apartments Pvt. Ltd., represented by its P.O.A. holder Shri. Nirmal R. Pandya, Office at No. 5, Mahavir Krupa, Opp Sakhi Fitness Centre Dahanu Jarwadi Kandivali (West) Mumbai-400067.

**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) **Sun Hospitality and Service Apartments Pvt. Ltd., represented by its P.O.A. holder Shri. Nirmal R. Pandya, Office at No. 5, Mahavir Krupa, Opp Sakhi Fitness Centre Dahanu Jarwadi Kandivali (West) Mumbai-400067** being the occupants of the plot registered under **Survey No. 405/10, 10A & 11** known as **Ambirna** Situated at **Socorro, Bardez Taluka** registered under **Survey No. 405/10, 10A & 11** (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. 405/10, 10A & 11, admeasuring 10508 Square Metres** 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 thereunder 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 or 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.

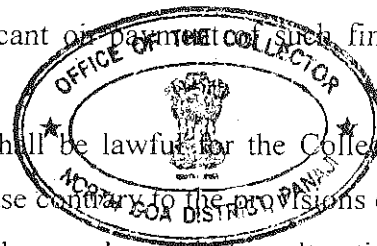
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.

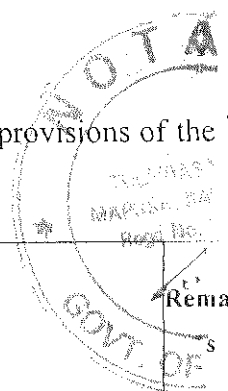
e) No trees shall be cut down on the plot.



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

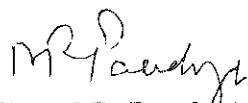
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	
101.55 Sq.mts	119.30 Sq.mts	S. No./Sub Div (Part) 405/10 = 5220 m ² 405/10A = 2095 m ² 405/11 = 3193 m ² Total area = 10508 m ²	S. No./ Sub Div 405/10 405/10-A 405/11	S. No./ Sub Div 405/10 405/10-A 405/7 405/8	S. No./ Sub Div 405/13 405/14 405/10-A 405/12	S. No./ Sub Div 405/11 405/12 405/14	S. No./ Sub Div 405/10-A 405/9	NIL
Village: Socorro Taluka: Bardez								




Remarks:-

1. The applicant has paid conversion fees of Rs.426600/- (Rupees Four Lakh Twenty Six Thousand Six Hundred Only) vide receipt No.CN270820126142 dated 27/08/2012.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/177/SOC/12/442 dated 03/02/2012.
3. The development/construction in the plot shall be governed as per rules in force.


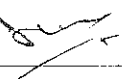
In witness whereof the underdigned Additional Collector of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and Shri. Nirmal R. Pandya P.O.A. holder for Sun Hospitality and Service Apartments Pvt. Ltd., here also hereunto set his hands this 27th day of August, 2012.


(Nirmal R. Pandya)
P.O.A


(Dipak S. Desai)
Additional Collector -II




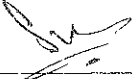
Signature and Designature of Witnesses

1. 
2. 

Name & address of Witness

1. Sanjiv Talkar, Parra Bardez Goa
2. Shyam pednekar, Canca Bardez Goa

We declare that Shri. Nirmal R. Pandya, who have signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed his/her 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, Socorro, Bardez - Goa

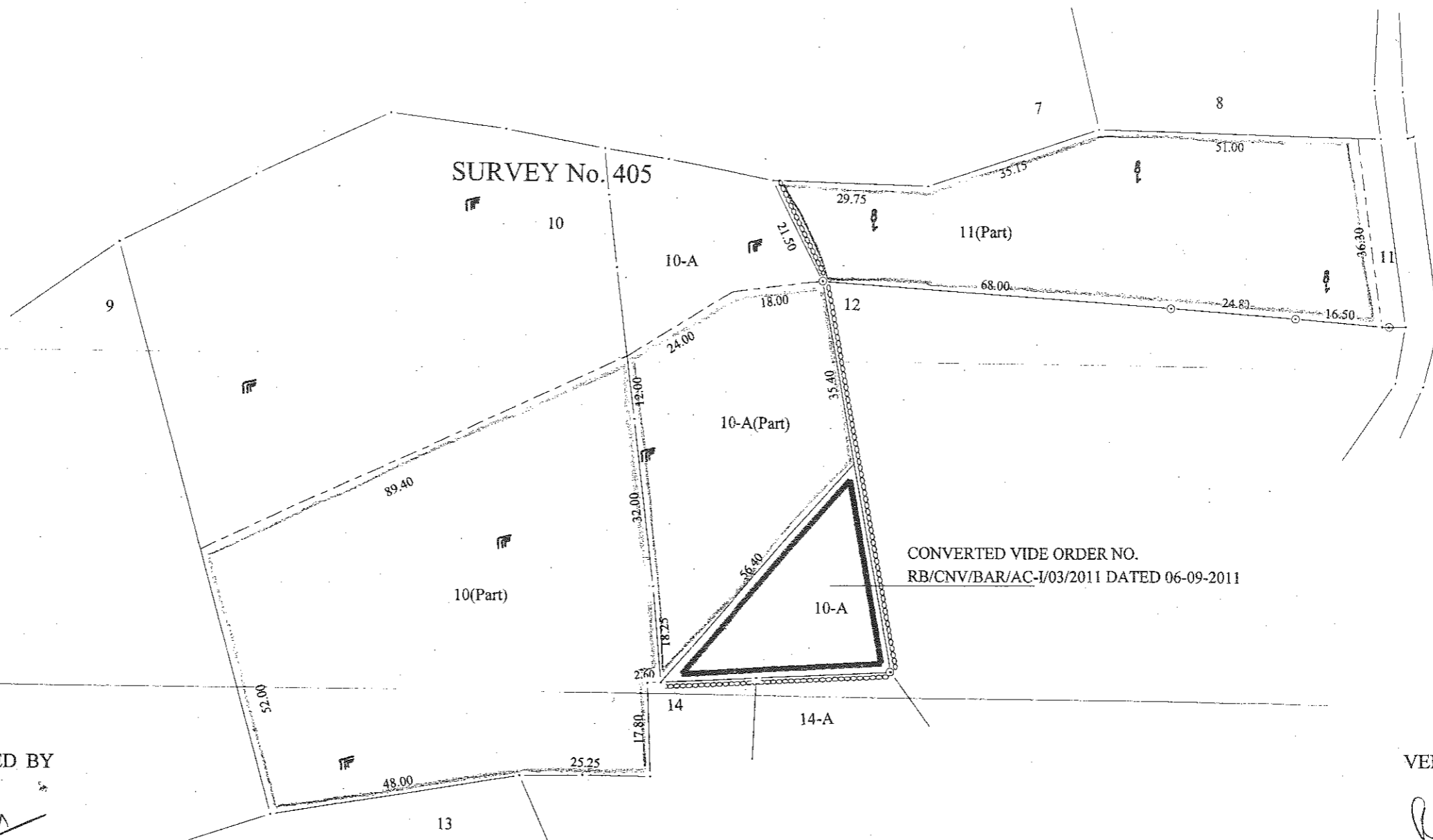
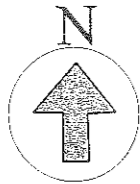
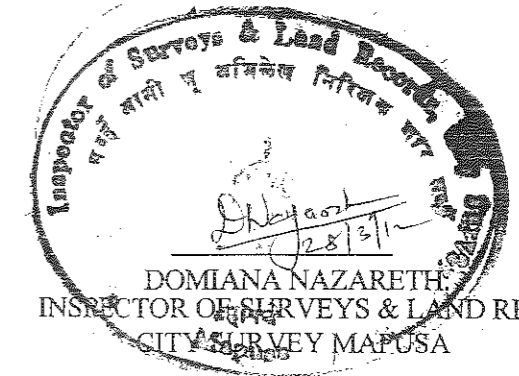
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div. No. 10(Part), 10-A(Part), 11 (Part) of Survey No. 405
Situated at Socorro village of Bardez Taluka,
Applied by M/s. Sun Hospitality and Service Apartment Pvt. Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No RB/CNV/BAR/AC-II/02/2012 dated 26-03-2012
from the Office of The Collector, North Goa District Panaji-G oa.

SCALE 1:1000

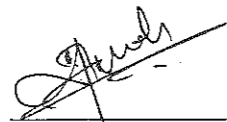
 AREA APPLIED TO BE CONVERTED ----- 10508 Sq. Mts.



CONVERTED VIDE ORDER NO.
RB/CNV/BAR/AC-I/03/2011 DATED 06-09-2011



PREPARED BY



VIVEK BUDE.
Field Surveyor

VERIFIED BY



BHARATI SHIRODKAR.
Head Surveyor

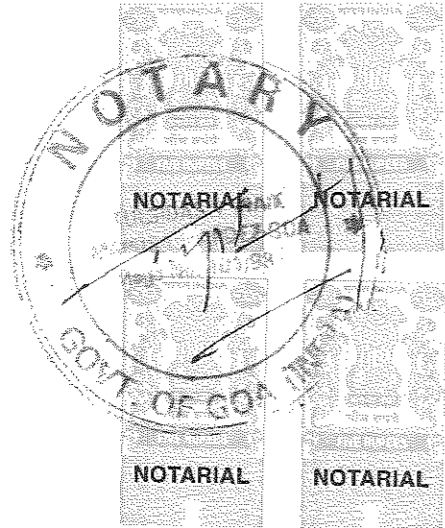
SURVEYED ON: 27/03/2012

FILE No. 8/CNV/MAP/42/12

Certified to be true copy of the original

Reg. No. 1163/12 Date 28/08/2012

T.V.
TULSIDAS V. NAIK
NOTARY AT MAHUSA BAROER GOA
STATE OF GOA - INDIA



Government of Goa
Collector - North Goa

Original

Panaji
T. R. 5
Treasury Rule 83

Receipt No. CN270820126142

Dated 27-Aug-2012

Received from Sun Hospitality & Services Apartment Pvt. Ltd. with reference to letter/file no. /

the sum of Rupees. FOUR LAC TWENTY-SIX THOUSAND SIX HUNDRED ONLY Conversion Fee by Cheque

Taluka - Vilage -

Rs 426600.00 /-

Signature
Designation Lower Division Clerk

Note :-

Plan to be collected on or after :-

Please get court fee stamp of Rs. 5/- for each certified copy at the time of collection of plan.

This Payment Done for Balance Amount of
Plot NO 405/11, Plot 405/10A and Plot NO 405/11