



100007447807

## FORM I &amp; XIV

नमुना नं १ व १४

Date: 14/06/2018

Page 1 of 1

Taluka BARDEZ

तालुका

Village Aldona

गांव

Name of the Field Santarshet

शेताचे नांव

Survey No. 383

सर्वे नंबर

Sub Div. No. 1

खंडा नंबर

शुद्ध

क्षेत्रा प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.23.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेर

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.23.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळवेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Suvarna Suresh Naik Bandodkar		50729	
2	Swita Suresh Bandodkar		50729	
3	Nagush Suresh Bandodkar		50729	
4	Sonia Suresh Naik Bandodkar		50729	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेर
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

**CERTIFIED COPY**  
 Copy applied for on 14.6.18  
 Copy ready for delivering on 14.6.18  
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 Copying Fees Rs. 25 (Rupees)  
 Paid vide TR 5 Receipt  
 Dated 14.6.18

Mamlatdar of Bardez  
 Mapusa - 400002



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



Plan Showing plots situated at  
Village : ALDONA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 383/1  
Scale : 1:1000

Inward No:3182



*Rajesh R. Pai*  
(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



*Santosh Chodankar*  
Generated By : Santosh Chodankar ( F.S. )  
On : 13-04-2018

Compared By: *[Signature]*



27

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OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.  
Phone Nos: 2225383, 2225083, 2225383(EPBX)  
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)  
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/AC-1/95/2014

Date: 11/06/2015

Read: Application dated 18/11/2014 from Suvarna Suresh Naik Bandodkar, r/o H.No.109/A, Cuxem, Khorjuvem Aldona, Bardez-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 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 thereunder) **Suvarna Suresh Naik Bandodkar**, being the occupant of the plot registered under **Survey No. 383/1 known as Santarshet** Situated at **Aldona village in 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 **Survey No. 383/1 admeasuring 1950.00 Square Metres** 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 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 payable on the said land.

**5. Penalty clause** - (a) If the applicant contravene 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, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

Contd....2



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
39.10 mts	47.00 mts	1950 Sq. mts	Survey.No./ Sub Div No. 383/1	Survey.No./ Sub Div No. 383/1 Road	Survey. No./ Sub Div No. 383/2	ROAD	ROAD	NIL

Village : Aldona  
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 1,56,000/- (Rupees One Lakh Fifty Thousand only) vide E-challan No.201500281102 dated 10/06/2015.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1292/TCP-15/1702 dated 28/05/2015.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2015-16/142/450 dated 25/05/2015.
- The development/construction in the plot shall be governed as per laws/rules in force.

In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant **Suvarna Suresh Naik Bandodkar self & P.O.A for Nagesh Suresh Bandodkar & Sonia Suresh Naik Bandodkar**, here also hereunto set his hand on this 11<sup>th</sup> day of June, 2015.

*Suvarna S. Bandodkar*

**(Suvarna S. Naik Bandodkar)**  
Applicant & P.O.A

*Swapnil M. Naik*

**(SWAPNIL M. NAIK)**  
Additional Collector - I



Signature and Designature of Witnesses

- Abhijit B. Revadkar*
- Sneha S. Naik*

Complete address of Witness

- Cuddem Siolim*
- Martin mansion Tielgaa*

We declare **Suvarna Suresh Naik Bandodkar**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

- [Signature]*
- [Signature]*

To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Panchayat Aldona, Bardez -Goa.



CERTIFIED TO BE TRUE COPY

*A. S. D'Mello* 13/03/2018  
**ADV. A. S. D'MELLO**  
NOTARY  
REG. NO. 475/18

PLAN

OF THE LAND BEARING SUB-DIV. No. 1(PART) OF SURVEY No. 383 SITUATED AT ALDONA VILLAGE OF BARDEZ TALUKA APPLIED BY SMT. SUVARNA SURESH NAIK BANDODKAR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-I/95/2014 DATED 29-05-2015 FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.



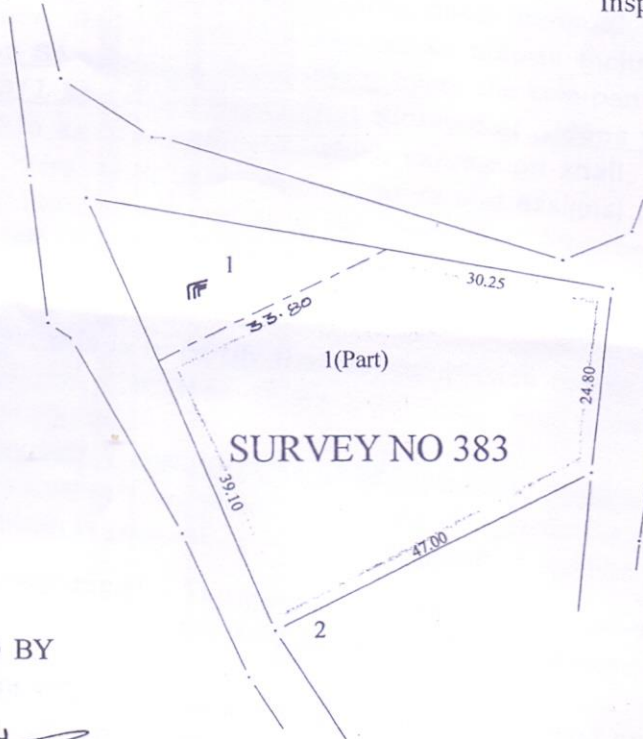
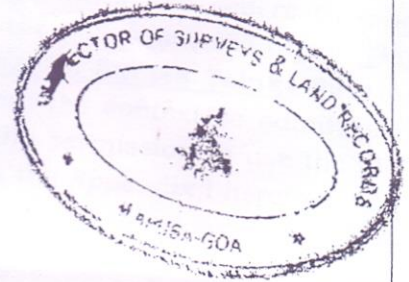
SCALE : 1:1000



AREA APPLIED FOR CONVERSION. .... 1950 Sq. Mts.



*Reshma*  
Inspector of Surveys And Land Records  
City Survey, Mapusa



PREPARED BY

*Vivek Bude*  
03/06/15

VIVEK BUDE  
Field Surveyor

VERIFIED BY:

*Reshma*  
8/6/15

RESHMA DHARGALKAR.  
Head Surveyor

SURVEYED ON: 03/06/2015

FILE NO: 8/CNV/MAP/140/15

# A.K. Phadte

B.A. (Hon.) L.L.B.  
Advocate high Court & Notary

Office : El Capitan Center, 1st Floor, Office No. 17, Near Civil Court, Mapusa - Goa (Ph.: 2254621)  
Pin Code No.: 403 507

Residence: "Leela Sadan" H.No.: 96 - C/5, Alto Mapusa - Goa Ph.: 2263131

Ref. No.:

Date :

Date : 27.08.2018

## THE TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

Having been engaged by Managing Director of Mega Structures Real Estate Limited, having his office at 301, 302, 305 & 306, 3rd Floor, Commerce Centre, Opp. Mapusa Municipality, Mapusa - Goa, for preparing the Title Verification and Search Report and the Title Clearance Certificate in respect of property known as "SANTERSHET or VISSOLAVELY MUDDY", situated at Aldona, Bardez - Goa, admeasuring 2350 sq.mts and bearing survey no.383/1, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1<sup>st</sup> floor, Mapusa, Bardez - Goa, do hereby submit my title report as under :-

### 1. DESCRIPTION OF PROPERTY:

All that property known as "SANTERSHET or VISSOLAVELY MUDDY", situated at Aldona, within the limits of Village Panchayat of Aldona, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, admeasuring 2350 sq.mts, bearing survey no.383/1 and the said property is bounded as under :-

East : by public road;  
West : by public road;  
North : by public road;  
South : by property of Adriano Colaco.

2. That the owners of the property acquired title by virtue of the following documents : -

- a) Sanad dated 11/6/2015 issued by Addl. Collector-I, Panaji.
- b) Deed of Sale & conveyance dated 4/3/1985;
- c) Power of Attorney dated 26/2/2018 of Rajkumar Gadge.



- d) Form I & XIV of survey no. 383/1
- e) Succession deed dated 20/2/2006
- f) Land Zoning Information dated 19/9/2014 issued by Town & Country Planning Dept, Mapusa.
- g) Public Notice dated 13/2/2018
- h) Certificate dated 10/10/2014.
- i) Agreement of sale dated 26/02/2018.
- j) Technical clearance dated 03/12/2015 issued by Town & Country Planning Dept, Mapusa.
- k) License dated 15/7/2015 with approved plan issued by Village Panchayat of Aldona.
- l) Nil Encumbrance Certificate dated 09/12/2016
- m) General Power of Attorney dated 13/10/2014.
- n) Completion order dated 01/2/2017 issued by Town & Country Planning Dept, Mapusa.
- o) Nil Encumbrance Certificate dated 06/07/2018
- p) Renewal of construction License dated 13/7/2018 issued by Village Panchayat of Aldona.
- q) Health NOC dated 16/8/2018 issued by Primary Health Centre, Aldona.
- r) Approved Plan dated 31/7/2018 issued by Town & Country Planning Dept, Mapusa.
- s) Revised License dated 18/8/2018 issued by Village Panchayat of Aldona.
- t) Technical clearance dated 19/4/2018 issued by Town & Country Planning Dept, Mapusa.

3. The Title History of the said property for the last 30 years shows the following chain of transactions :-

The property originally owned by Comunidade of Aldona (Boa Esperanca) registered in the book of Tombo under no.1527 in the name of Joaquim X. Lobo which was confirmed by certificate dated 10/10/2014 Comunidade of Aldona.

Joaquim X. Lobo expired leaving behind his only heir Ana P. D'souza alias Ana Paul Lobo and the property stands in her name which is confirmed by Form no.III by Talathi of Aldona in respect of survey no.383/1.

Form no.9 certifies that Ana P. D'souza alias Ana Paul Lobo is occupant before survey and the same is recorded on 02/11/1971.

By Deed of Sale & conveyance dated 4/3/1985 registered in the office of Sub-Registrar of Bardez under no.53 at pgs. 43 to 47, Book I, vol. 234 dated 29/1/1987 Ana P. D'souza alias Ana Paul Lobo sold the property to Suresh N.Naik Bhandodkar.



On the death of Suresh N.Naik Bandodkar Succession deed dated 20/2/2006 is executed before Notary Ex-officio of Bardez at pgs. 19V to 21 of Book no.810, Swita S. Bandodkar, Naguesh S. Bandodkar and Sonia S. Bandodkar were declared as sole and universal heirs alongwith Suwarna S. Naik Bandodkar as his widow and moiety holder.

In Form I & XIV of survey no. 383/1 the names of Suwarna S. Naik Bandodkar, Swita S. Bandodkar, Naguesh S. Bandodkar and Sonia S. Bandodkar are recorded in occupants column by mutation no.50729.

By letter dated 19/9/2014 issued by Town & Country Planning Dept, Mapusa the said property falls in settlement zone as per Regional Plan of Goa 2001 AD and Regional Plan for Goa 2021.

Town & Country Planning Dept, Mapusa issued Technical clearance dated 3/12/2015 for construction of residential villas and compound wall in the property.

Sanad dated 11/6/2015 is issued by Addl.Collector-I, Panaji for conversion of the property for residential use.

License dated 15/7/2015 with approved plan is issued by Village Panchayat of Aldona for construction of residential villas and compound wall in the property.

Renewal of construction License dated 13/7/2018 is issued by Village Panchayat of Aldona and Revised License dated 18/8/2018 issued by Village Panchayat of Aldona.

Approved Plan dated 31/7/2018 issued by Town & Country Planning Dept, Mapusa and Technical clearance order dated 19/4/2018 is issued by Town & Country Planning Dept, Mapusa.

Health NOC dated 16/8/2018 is issued by Primary Health Centre, Aldona.

The owners of the property entered into Agreement of sale dated 26/2/2018 registered in the office of Sub-Registrar of Bardez with Mega Structures Real Estate Limited to sell the said property and as per the said agreement allowed Mega Structures Real Estate Limited to develop the property as per the approvals of the proposed project.

On payment stipulated in stages in the said agreement the property with the project agreed to transfer by sale deed in favour of Mega Structures Real Estate Limited and by Suwarna S. Naik Bandodkar, Swita S. Bandodkar, Naguesh S. Bandodkar, Harsha Bandodkar, Sonia S. Bandodkar, Mahesh B.Desai and Mahendra Govekar being co-owners of the property executed Power of Attorney dated





26/2/2018 in favour of Rajkumar Ghadge, Managing Director of Mega Structures Real Estate Limited.

Accordingly the title of Suwarna S. Naik Bandodkar, Swita S. Bandodkar, Naguesh S. Bandodkar, Harsha Bandodkar, Sonia S. Bandodkar, Mahesh B.Desai and Mahendra Govekar over the said property is clear and marketable and based on Agreement of sale dated 26/2/2018 and Power of Attorney dated 26/2/2018 executed in favour of Rajkumar Ghadge who is entitled to enter into Agreement of sale with prospective purchasers to sell flats, shops etc. and receive the consideration.

I have also taken necessary searches in the office of Sub-Registrar of Bardez and I had gone through Nil Encumbrance Certificate dated 06/07/2018 for period of 1 year from 15/2/2018 to 06/7/2018 and it is found that the said property is free from all encumbrances, charges and demands.

Accordingly, the link in chain of transactions for the last over 30 years has been properly established till this date.

4. All the necessary parties have been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.

5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me is xerox copy which I have tallied with the copies from the respective offices and the authorities and appear to be in order.

6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferors have right to transfer the same.

7. I have verified and confirmed from the Government and the Public Land Acquisition Authorities that the said property is not subject to any acquisition or requisition from these authorities.

8. In the result, I have to state that I have made necessary searches of the concerned offices till date and as a result of such satisfied that the said property is free from encumbrances and lien.

9. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended till date.




10. I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices.

11. No tenancy laws and no minor's interest is involved in the said property which exclusively belongs to Suwarna S. Naik Bandodkar, Swita S. Bandodkar, Naguesh S. Bandodkar, Harsha Bandodkar, Sonia S. Bandodkar, Mahesh B.Desai and Mahendra Govekar is free from all encumbrances and liens.

CERTIFICATE

Accordingly I certify that the title of Suwarna S. Naik Bandodkar, Swita S. Bandodkar, Naguesh S. Bandodkar, Harsha Bandodkar, Sonia S. Bandodkar, Mahesh B.Desai and Mahendra Govekar over the said property is clear and marketable and based on Agreement of sale dated 26/2/2018 and Power of Attorney dated 26/2/2018 executed in favour of Rajkumar Ghadge who is entitled to enter into Agreement of sale with prospective purchasers to sell flats, shops etc. and receive the consideration.

  
(A. K. PHADTE) 27/08/2018  
ADVOCATE

