



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA

No. 4/16/CNV/AC-III/2023/275
CAD3BAR01-23-01

Dated: -/ 5/02/2023

Read: Application dated 09/01/2023 received from Jaglax Homes LLP, Office at T-16, Ward 8, Near Masjid Gadaipur, New Delhi, South West Delhi, Delhi 110030 u/s 32 of LRC 1968.

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 by Jaglax Homes LLP, Office at T-16, Ward 8, Near Masjid Gadaipur, New Delhi, South West Delhi, Delhi 110030 being the occupant of the plot registered under Survey No. 193 Sub Div No. 1-C Situated at Arpora Village, 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. 193/1-C admeasuring 7813 Sq. Mtrs 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 or to be 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 liable on the said land.

5. Penalty clause – (a) If the applicant contravenes 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, 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 removed 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.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under .



APPENDIX - 1

Remarks

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				6
North to South	East to West			5				
1	2	3	4	North	South	East	West	
169.90 Mts.	149.20 Mts	7813 Sq. mts	Survey No. 193 Sub Div No.1-C	Survey No. 147 Sub Div No.3 & 2, Survey No. 192 Sub Div No.2 & 1 & Survey No. 193, Sub Div No. 10.	Survey No.193 Sub Div No.5, 1-A, 7, 8 & 9	Survey No.193 Sub Div No10	Survey No.145 Sub Div No 5 & 7	

Village : Arpora

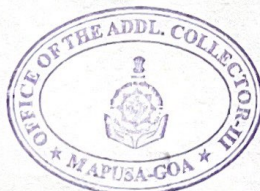
Village : Arpora
Taluka : Bardez

Remarks:-

- The applicant has paid conversion Fees of Rs.1562600/- (Rupees Fifteen Lakhs Sixty Two Thousand and Six Hundred Only) vide e-challan No.202300124077 dated 14/02/2023.
- As per NGPDA Certificate No.NGPDA/Tech.Gen/ARP/2107 dated 25/11/2022 the plot falls in Settlement Zone (S-3) with 60 FAR.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No.5/CNV/BAR-1067/DCFN/TECH/2022-23/1347 dated 23/01/2023.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/451 dated 23/01/2023.
- This Sanad is issued for conversion of an area for Residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained..
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa Jaglax Homes LLP, Office at T-16, Ward 8, Near Masjid Gadaipur, New Delhi, South West Delhi, Delhi 110030 here also hereunto set his hand on this 15th day of February, 2023.

(Gaurav Chhabara)
Authorized Signatory for
Jaglax Homes LLP,
Applicant



(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa-Goa

Signature and Designation of Witnesses

- Mandakini Harmalkar
- ABHISHEK SHIRODKAR

Complete address of Witness

- H.NO.730, Sodiem, Siolim, Bardez-Goa
- H.NO 214, ZOR WADDO CHAPORA BARDEZ
Goa

We declare that **Mr. Gaurav Chhabara, R/o. 274, Sector A Pocket C, Vasant Kunj, New Delhi 110070** authorised signatory Jaglax Homes LLP, Office at T-16, Ward 8, Near Masjid Gadaipur, New Delhi, South West Delhi, Delhi 110030, 403521 who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

- Mandakini Harmalkar
- ABHISHEK SHIRODKAR

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 Arpora Bardez -Goa.

BOUNDARIES

	5	6
	South	West
	Survey No. 193 Sub Div 1-A, & 9	Survey No. 145 Sub Div No 10 & 7

rupees Fifteen Lakhs Sixty Two
077 dated 14/02/2023.

077 dated 14/02/2023.

11/25/11/2022 the plot falls in

given NOC for conversion vide 01/2023.

ez Taluka vide his report

development

ted if any

A District, has
Noa Jaglax Homes
hi, Delhi 110030



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Arpora Village
Survey No.: 193, Subdivision No.: 1-C

Reference No.: REV192219284

Scale 1:2000



Subdivision No 1-C admeasuring area 7813 sq. mts.

Survey No 115
[area Seven Eight one Three Sq. Mils.] of Arizona Village Boudes Goa.

ADDITIONAL COLLECTOR-III

North Goa District,

This record is computer generated on 08-09-2022 11:06:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>

NOTE: PLAN TO BE PRINTED ON A4 SIZE