



TRUE COPY



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Paraji - Goa - 403001.
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No. RB/CNV/BAR/COLL/13/2016/193

Date: 03/05/2016

Read: Application dated Nil from Shri Krishna Ganapayya Balgi, Power of Attorney holder for Sir Biotech India Limited and Uday Ganashyam Naik, r/o Plot No. N-50, Phase IV, Verna Industrial Estate, Verna, Salcete-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 by Sir Biotech India Limited and Uday Ganashyam Naik being the occupants of the plot registered under Survey No. 31/1-A-1 known as Wando Shodo Situated at Pilerne Village, Bardez 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 hereto, forming a part of Survey No. 31/1-A-1 total admeasuring an area 50,000 Square Metres be the same a little more or less for the purpose of Residential with 80 F.A.R.

Now, this is to certify that the permission to use for the said plot 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 use 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 the Sanad.

3. **Use** - The applicants shall not use the said land and building thereon or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

4 **Liability for rates** - The applicants shall pay all taxes, rates and cesses liable on the said land.

5. **Penalty clause** - (a) If the applicants contravene 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 applicants 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 applicants 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 applicants.

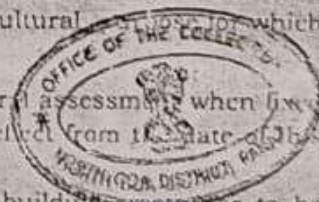
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back 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

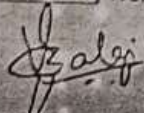
| Length and Breadth | | Total Superficial Area | Forming part of Survey No. or Missa No. | BOUNDARIES | | | |
|--------------------|--------------|------------------------|---|-------------------|--------------------------------|--------------------------------|-------------------------------|
| North to South | East to West | | | North | South | East | West |
| 1 | 2 | 3 | 4 | 5 | | | |
| 408.50 mts | 217.15 Mts | 50000 Sq. mts | Survey No. 31 Sub Div. No. 1 A-1 | Existing Tar Road | Survey No. 31 Sub Div. No. 1-A | Survey No. 31 Sub Div. No. 1-A | Survey No. 210 Sub Div. No. 1 |

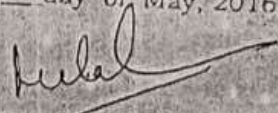
Village: Pilerne
Taluka: Bardez

Remarks:-

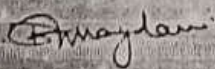

1. The applicant has paid on 28/04/2016 conversion fees of Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only) vide e-challan No. 201600305112 dated 22/04/2016.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TP32/60/PII/TCP/16/925 dated 21/03/2016 with a condition that at the time of secondary development in the said property necessary 15% open space and proposed road as shown on the submitted site plan shall be maintained.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/IBAR/DCFN/TECH/2015-16/902/2760, dated 26/02/2016 by referring to their earlier report No. 5/CNV/IBAR/DCFN/TECH/2013-14/252 dated 21/06/2013 and No. 5/CNV/IBAR/DCFN/TECH/2016-17/05/23 dated 04/04/2016.
4. The development/construction in the plot shall be governed by laws/rules in force.

In witness whereof the COLLECTOR OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Shri Krishna Ganapayya Balgi, Power of Attorney holder for Sir Biotech India Limited and Uday Ganashyam Naik, here also hereunto set his hand on this 03rd day of May, 2016.


(Krishna Ganapayya Balgi)
Power of Attorney holder


(NILA MOHANAN, IAS)
COLLECTOR NORTH GOA

Signature and Designation of Witnesses

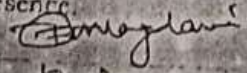
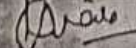
1. Bhuvnesh A. Mangdani 
2. Damodar R. Naik 

Complete address of Witness

1. 140C, Posthomesh Pooja, CHS, T.P.S. III
(Borivli CW) Mumbai

2. H. No 165 Shimpal wada, Conicala

We declare Shri Krishna Ganapayya Balgi who has 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 herein 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 - Goa.
4. The Sarpanch, Village Panchayat Pilerne, Bardez - Goa.