OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT,MAPUSA GOA.
No. 4/182/CNV/AC-III/2019/1227 **Dated:- 4/ 10/2019**

Read: Application dated NIL received from Casa Luxury Realty Seven LLP office at 42 A 1st Floor, Impression House, G.D. Ambekar Marg, Wadala (W), Mumbai 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 **Casa Luxury Realty Seven LLP office at 42 A 1st Floor, Impression House, G.D. Ambekar Marg, Wadala (W), Mumbai** being the occupant of the plot registered under **Survey No.137/16** Situated at **Assagao 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. 137/16 admeasuring 2550 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, 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.

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

.....Cont.2/-

OFFICE OF THE ADDL. COLLECTOR-III MAPUSA GOA

APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
60.20 mts	43.50 mts	2550 Sq.mts	Survey No. 137 Sub Div No.16	Sy.No.137 Sub Div. No.14,15	ROAD	Sy.No.139 Sub Div.No.2,4,5 & Road	Sy.No.137 Sub. Div.No.17, 19	NIL

Village : Assagao
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of **Rs.459000 /-**(Rupees Four Lakh Fifty Nine Thousand only) and fine Rs.39600/- (Rupees Thirty Nine Thousand six Hundred only) vide e-challan No. 201901064255 and 201901064280 dated 19/09/2019.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/5287/ASSG/TCP-19/3701 dated 13/08/2019 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-159/DCFN/TECH/2019-20/388 dated 5/7/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/2475 dated 19/6/2019.
5. 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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. 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 and **Casa Luxury Realty Seven LLP office at 42 A 1st Floor, Impression House, G.D. Ambekar Marg, Wadala (W), Mumbai** here also hereunto set his hand on this 4th **day of October, 2019.**

Casa Luxury Realty Seven LLP
(Through Representative of the LLP
Govardhan Damaji)

4.10.19
(Mahadev J. Araundekar)
Additional Collector- III
North Goa District, Mapusa Goa.

Signature and Designation of Witnesses
1. Sonali Balirao Kalchyarkar
2. Saroj Anand Agarwadekar

Complete address of Witness
1. Redi, Vengurla, Maharashtra.
2. Agarwada Pernem Goa

We declare **Casa Luxury Realty Seven LLP office at 42 A 1st Floor, Impression House, G.D. Ambekar Marg, Wadala (W), Mumbai** 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 hereto in our presence.

1. Sonali Balirao Kalchyarkar
2. Saroj Anand Agarwadekar

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 Assagao, Bardez –Goa.

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

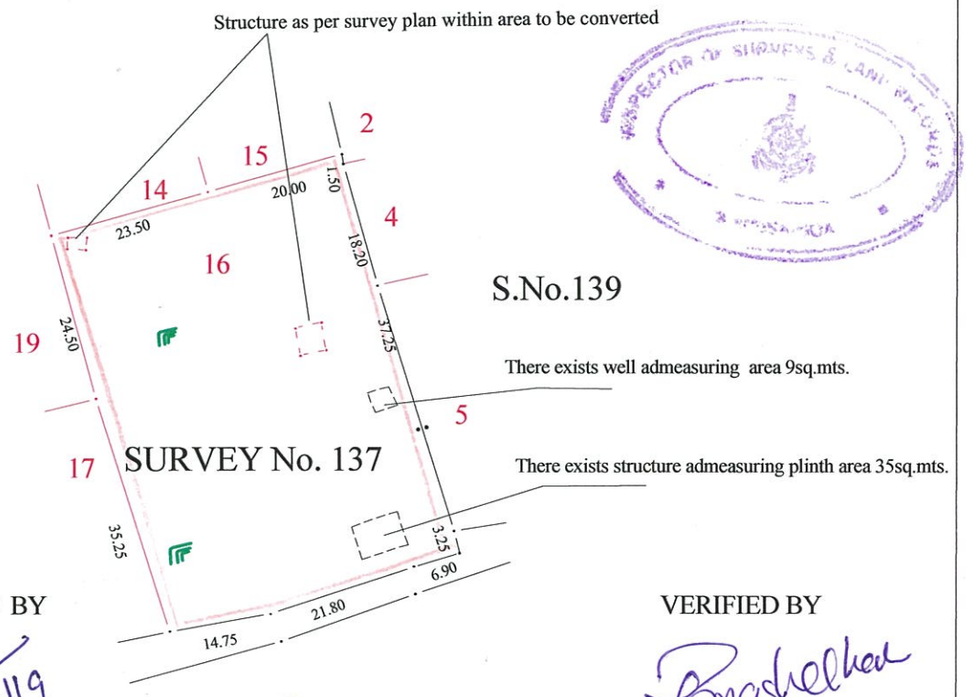
PLAN

Of the Land bearing Sub. Div. No.16 of Survey No.137
Situated at Assagao village of Bardez Taluka,
Applied by Casa Luxury Realty Seven LLP
Conversion of use of land from agricultural into non-agricultural purpose, vide Case No. 4/182/CNV/AC-III/2019/1101 dated 16-08-2019
From the Office of the Additional Collector-III,Mapusa-Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ----------2550 Sq. Mts.

(RAJESH R.PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

28/8/19

SANTOSH CHODANKAR
Field Surveyor

Additional Collector - III
North, Mapusa - Goa

VERIFIED BY

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 26/08/2019

FILE No. 8/CNV/MAP/269/19