



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

No. 4/318/CNV/AC-III/2024 / 1382
CAD31AR05-24-326

Dated: 27/08/2024

Read: Application dated 22/05/2024 received from M/S. Aadhvay Realtors Pvt Ltd, Regd. Office at 101, Sapphire, JN of S.V. Road, 838, 1st Road Khar (W) Khar Delivery, Mumbai-400052 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 M/S. Aadhvay Realtors Pvt Ltd, Regd. Office at 101, Sapphire, JN of S.V. Road, 838, 1st Road Khar (W) Khar Delivery, Mumbai-400052 being the occupant of the plot registered, under Survey No. 147 Sub Div No.5 Situated at Pilerne 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.147/5 admeasuring 2450 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 FAR.

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 held 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 .



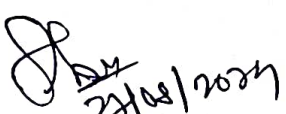
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Illana No.	BOUNDARIES		
North to South	East to West			North	South	East
1	2	3	4			
18.00 Mts.	57.92 Mts.	2450 Sq. Mts.	Survey No. 147 Sub. Div No.5	Survey No. 147 Sub. Div No.4	Survey No. 147 Sub. Div No.7	Survey No. 147 Sub. Div No. 6 & 8

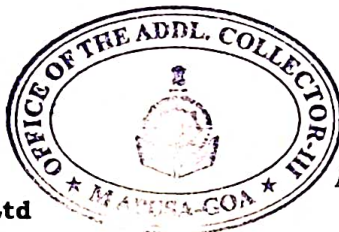
Village : Pilerne
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 588000/- (Rupees Five Lakhs Eighty Eight Thousand Only) vide e-challan No. 202400627116 dated 23/08/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/9862/PIL/TCP-2022/3394 dated 31/05/2022 the plot falls in "Settlement Zone" (VP-1) with permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-516/DCFN/TECH/2024-25/711 dated 29/07/2024.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2024 dated 20/08/2024.
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.
6. Traditional access, passing through the plot, if any shall be maintained.
8. 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 M/S. Aadhvay Realtors Pvt Ltd, Regd. Office at 101, Sapphire, JN of S.V. Road, 838, 1st Road Khar (W) Khar Delivery, Mumbai-400052 here also hereunto set his hand on this 27th day of August, 2024.


Mr. Basavraj A. Sanadi
Authorized Signatory for
M/s. Aadhvay Realtors Pvt Ltd
Applicant




(Rohit Kadam)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

1. ANIL P. VASWANI

2. ANANDA PRECIOSA D'SOUZA

Complete address of Witness

1. Ap#101, A1 XELPHEM, Duler Map
2. H.No. 29A/1 Conchelim Mapusa

We declare that **Mr. Basavraj A. Sanadi** Authorized Signatory for M/S. Aadhvay Realtors Pvt Ltd, Regd. Office at 101, Sapphire, JN of S.V. Road, 838, 1st Road Khar (W) Khar Delivery Mumbai-400052 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.

1. ANIL P. VASWANI

2. ANANDA PRECIOSA D'SOUZA

To,

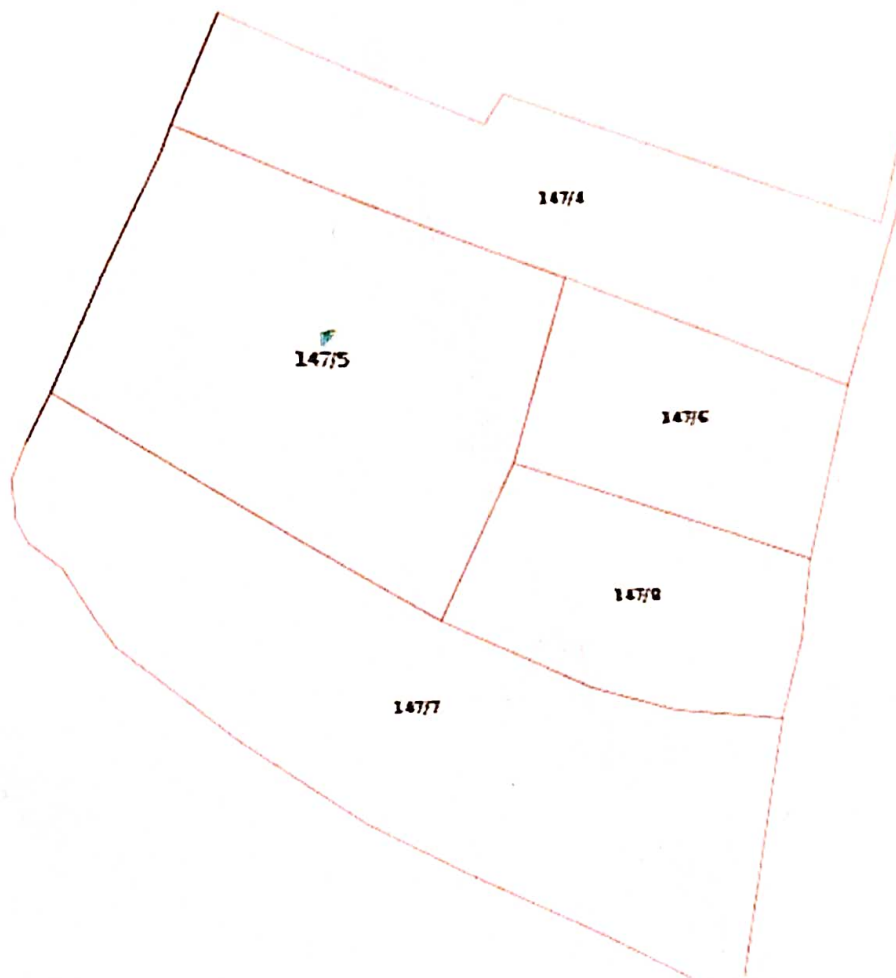
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Pilerne - Bardez -Goa.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Pilerme Village
Survey No.: 147 , Subdivision No.: 5

Scale 1:1000

Reference No.: REV192457645



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NOTE: PLAN TO BE PRINTED ON /