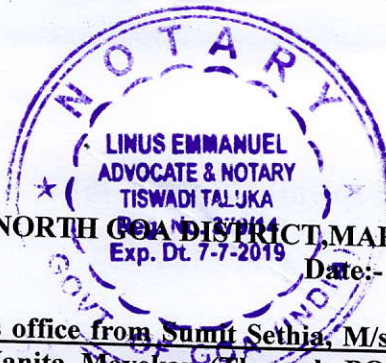


CERTIFIED TRUE COPY



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OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/210/CNV/AC-III/2017/248

Date:- 15/03/2018

Read: Application dated 11/10/2017 received in this office from Sumit Sethia, M/s Ashray Real Estate Developers, Shivshankar Mayekar, Vanita Mayekar (Through POA Mr Girish Ragha) r/o Office No. 2, 2<sup>nd</sup> floor, landscape Shire Caranzalem Goa received 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 there under by Sumit Sethia, M/s Ashray Real Estate Developers, Shivshankar Mayekar, Vanita Mayekar (Through POA Mr Girish Ragha) r/o Office No. 2, 2<sup>nd</sup> floor, landscape Shire Caranzalem Goa being the occupant of the plot registered under survey No 520/2 Situated at Anjuna 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 520/2 of Anjuna Village admeasuring 7750 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 there under 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.

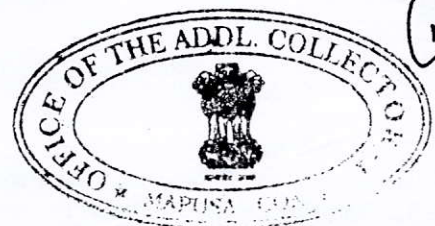
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 there under.





# 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				
86.60 Mts	104.50 Mts	7750 Sq.mts	Survey No.520 Sub Div No. 2	Survey No.521 Sub Div No. 1	Survey No.520 Sub Div No. 1 & Survey No.519 Sub Div No. 6	Survey No.520 Sub Div No. 3 & Survey No.519 Sub Div No. 6	Survey No.520 Sub Div No. 1	NIL

Village : Anjuna  
Taluka : Bardez

## Remarks:-

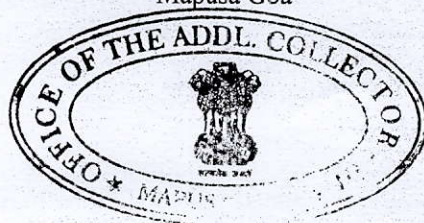
1. The applicant has paid conversion fees of **Rs. 13,95,000/-** (Rupees Thirteen Lakh Ninety Five Thousand only) vide e-challan No. 201800189315 dated 05/03/2018.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/3978/ANJ/TCP-18/626 dated 14/02/2018 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-580/DCFN/TECH/2017-18/909 dated 15/02/2018.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2017/6299 dated 28/12/2017.
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 **Sumit Sethia, M/s Ashray Real Estate Developers, Shivshankar Mayekar, Vanita Mayekar (Through POA Mr Girish Ragha) r/o Office No. 2, 2<sup>nd</sup> floor, landscape Shire Caranzalem Goa** here also hereunto set his hand on this 15<sup>th</sup> day of March 2018.

**Sumit Sethia, M/s Ashray Real Estate Developers, Shivshankar Mayekar, Vanita Mayekar**

Through POA  
(Girish Ragha)

(Dasharath M Redkar)  
Additional Collector III  
Mapusa Goa



Signature and Designation of Witnesses

1. Ganesh R. Ganeshkar
2. Sanjiv U. Talken

Complete address of Witness

1. Karol Road, Mapusa, Bardez - Goa
2. Paora Borden Goa

We declare that Mr **Girish Ragha r/o Office No. 2, 2<sup>nd</sup> floor, landscape Shire Caranzalem Goa**, 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. Ganesh R. Ganeshkar
2. Sanjiv U. Talken

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 Anjuna, Bardez - Goa.



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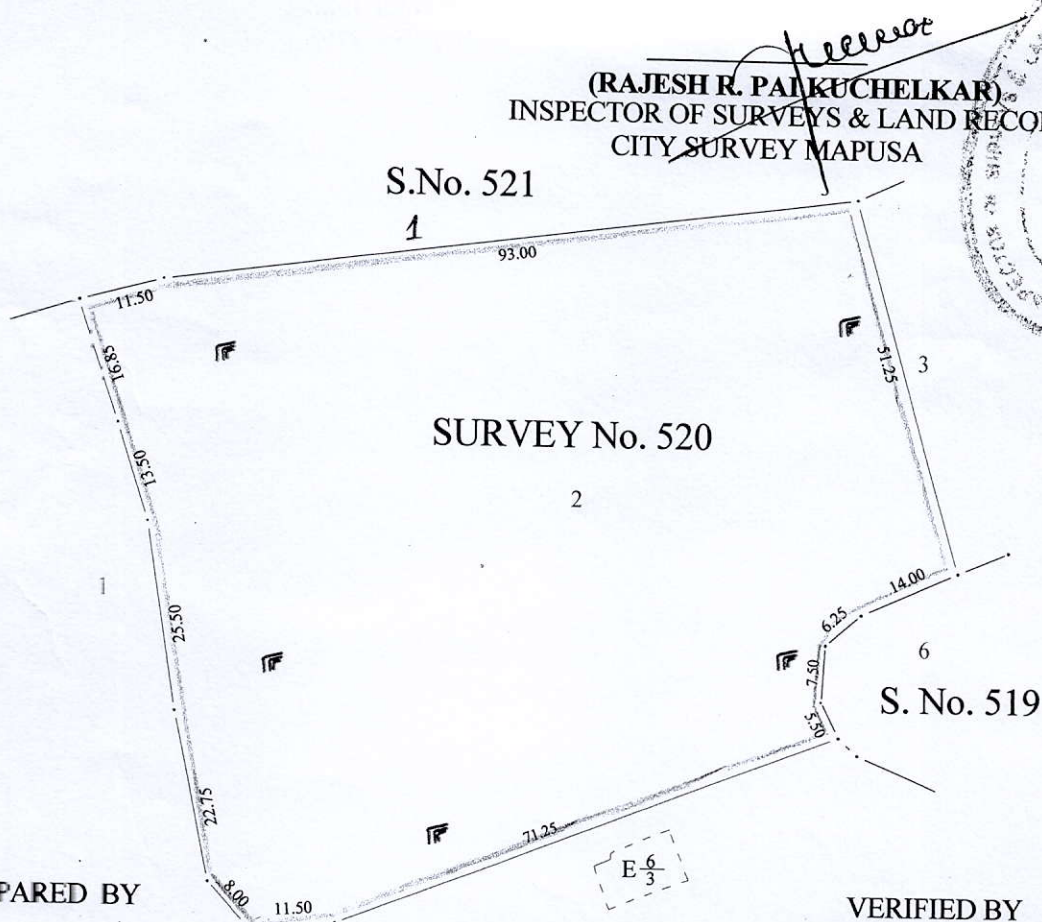
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div.No.2 of Survey No.520  
Situated at Anjuna village of Bardez Taluka,  
Applied by Sumit Sethia, M/s. Ashray Real Estate Developers, Shivshankar Anant Mayekar  
and Vanita Shivshankar Mayekar Conversion of use of land from agricultural into  
non-agricultural purpose, vide Case No. 4/210/CNV/AC-III/2017/153 dated 19-02-2018  
from the Office of the Additional Collector-III, North Goa District, Mapusa-Goa.

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED -----7750 Sq. Mts.



PREPARED BY

NILESH L. PASTE  
Field Surveyor

VERIFIED BY

RESHMA DHARGALKAR  
Head Surveyor

Additional Collector - III  
North, Mapusa - Goa

SURVEYED ON 22/02/2018

FILE No. 8/CNV/MAP/60/18