

No.RB/CNV/BAR/238/2008

Government of Goa,

OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 28/11/2008

Read Application dated Nil from Trend Infrastructure Pvt.Ltd., Assaqqo, Bardez - Goa,

SANAD

SCHEDULE - II

[See Rule 7 of The Goa, Daman and Diu 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, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include rules and orders thereunder) by Trend Infrastructure Pvt.Ltd. being the occupant of the plot registered under Survey No.197/1 (Part) Known as Bhawata Wado situated at Assaqqo Bardez registered under Survey No.197/1 (Part) 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" as stated in the Appendix hereto forming a part of Survey No.197/1 (Part) admeasuring 3026.00 square metres be the same a little more or less for the purpose of Residential.

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 efficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to revert 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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. 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 use 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 to recover the cost of carrying out the same from the applicant as an arrears of land revenue.

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

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 and West	
1	2	3	4	5	6
109.50	48.75	3026 Sq. mts	Survey No. 197/1 (Part)	North/Road S No 197/2 South S No 197/1 East S No 197/1 & 3 West S. No 199/21 21-A & 21-B	
			Village Assagao Taluka Bardez		

Remarks:

The applicant has paid the conversion fees, amounting to Rs 60,420/- (Rupees Sixty thousand four hundred twenty) vide Chalan No 358/08 dated 28/11/2008

The conversion has been approved by the Town Planner, Town and Country Planning Department Mapusa vide rep. of TPB2/1581/ASS/197/1/08/3286 dated 25/11/08

The development / construction in the plot shall be governed as per rules in force

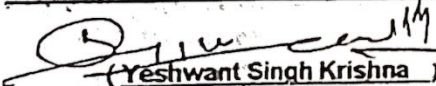
Traditional access passing through the plot, if any, shall be maintained


No trees shall be cut except with prior permission of the competent authority

The information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant

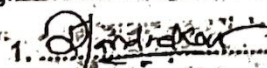

The road abutting the plot is a M.D.R. having a right of way of 25.00 mts. therefore road widening area up to 12.30 mts from the centerline of the road shall be maintained and the set back shall be 12.50 + 3.00 = 15.50 mts from the Center line of the road.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office or half of the Administrator of Goa, Daman and Diu and the applicant Trend Infrastructure Pvt. Ltd., represented by Director Mr. Yeshwant Singh Krishna, here also hereunto set his hand this 28th day of Nov, 2006.


(Yeshwant Singh Krishna)
Director of Trend Infrastructure Pvt. Ltd.


(M. P. Porab)
Additional Collector-II
Collectorate of North Goa

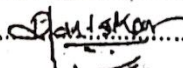

Signature and designation of witnesses

1.  (Deepak D. Mandrekar)
2.  (Rupesh D. Lanjekar)

Signature and designation of Witnesses

1. F. No. XIII, Raywade Mahasabha, Bardez
2. CMEX, SAI, SADAN, FCAT No 41, BARDEZ, MAPUSA - Goa

We declare that Mr. Yeshwant Singh Krishna, who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence

1. 
2. 

1. The Town Planner, Town and Country Planning Department, Mapusa
2. The Mamlatdar of Bardez
3. The Inspector of Surveys and Land Records, City Survey, Mapusa
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




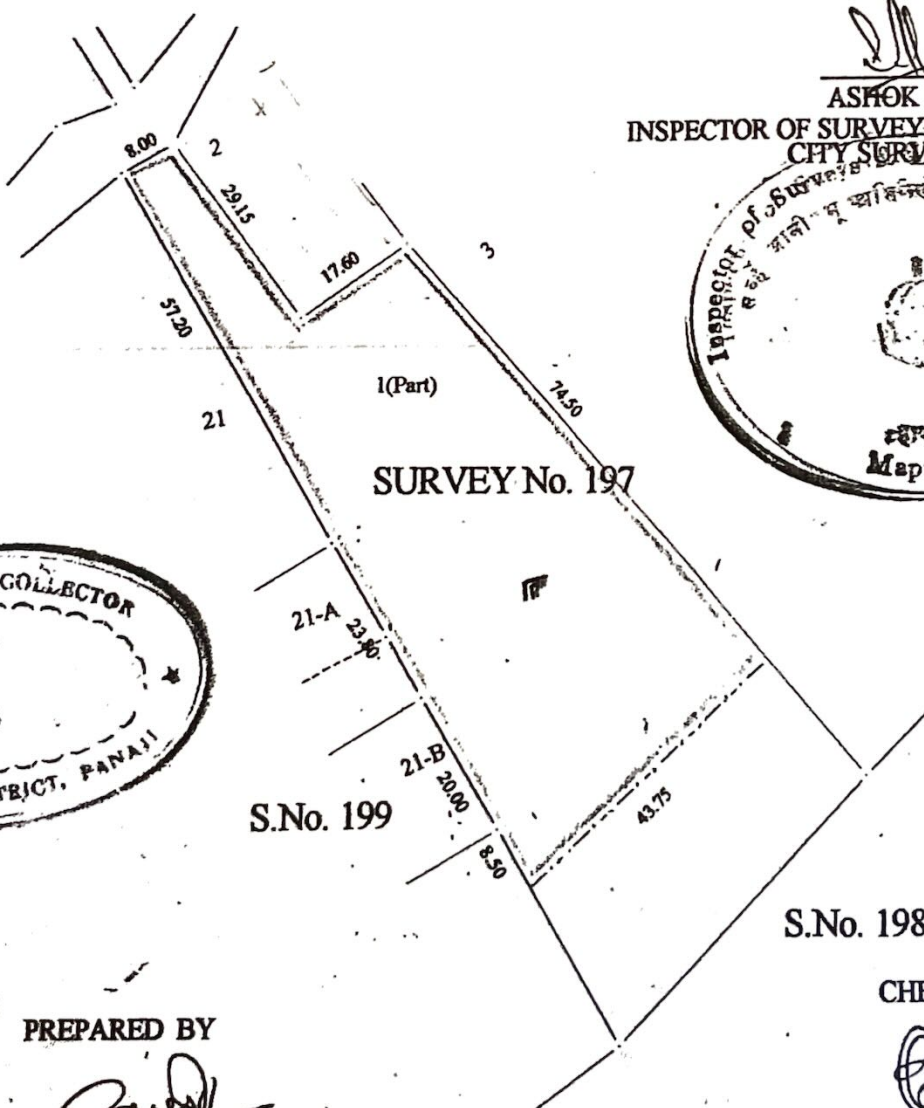
PLAN

Of the Land bearing Sub. Div. No. 1(Part) of Survey No. 197
 Situated at Assagao village of Bardez Taluka,
 Applied by M/S Trend Infrastructure Pvt. Ltd.
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. RB/CNV/BAR/238/2008 dated 26-11-2008
 from the Office of the Addl. Collector, North Goa District, Panaji.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ——— 3026 Sq. Mts.



ASHOK V. NAIK
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



PREPARED BY

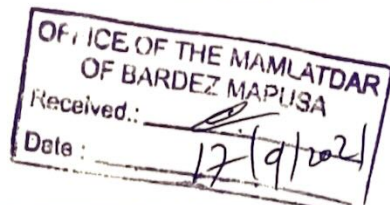

PARESH RIVANKAR
 Field Surveyor

CHECKED BY


A. V. Vaigankar
 Head Surveyor

SURVEYED ON: 26-11-2008

FILE No. 8/CNV/MAP/371/08



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

No. 4/165/CNV/AC-III/2021/1121

Dated : - 3 / 08/2021.

Read: Application dated 12/07/2021 received from Mr. Radvin Media Pvt Ltd r/o A-127, Niti Bagh, New Delhi, 110049, 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 M/s. Radvin Media Pvt Ltd r/o A-127, Niti Bagh, New Delhi, 110049, being the occupant of the plot registered under Survey No. 197/1 situated at Assagao, 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 under Survey No. 197/1 admeasuring 941 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.

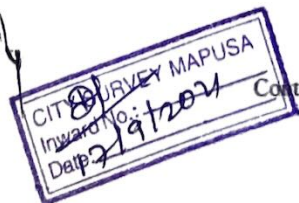
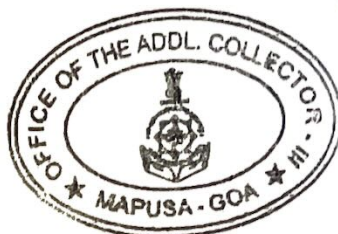
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.

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



Office of the Additional Collector
Town & Country Planning Dept.
Govt. of Goa
Mapusa - Goa

16/09/21

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APPENDIX - I

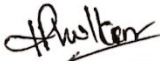
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
23.50 mts	44.00 mts	941 Sq.mts	Survey No. 197 Sub Div. No 1(Part)	Survey No. 197 Sub Div. No 1,3	Survey. No. 199 Sub Div. No 21 & Survey. No. 198 Sub Div. No 1	Survey. No. 197 Sub Div. No 3,1 & Survey. No. 198 Sub Div. No 1	Survey. No. 197 Sub Div. No 1 & Survey. No. 199 Sub Div. No.21	

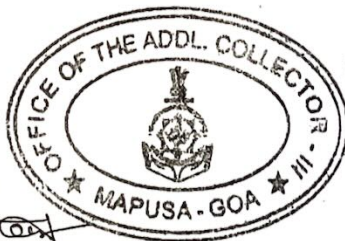
Village ASSAGAO
Taluka : BARDEZ


Remarks :-

- The applicant has paid conversion fees of Rs.1,06,333/- (Rupees One lakh Six Thousand Three Hundred Thirty Three Only) vide e-challan No.202100825269 dated 27/08/2021.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/ CI-I/Conv/2021/3470 dated 28/07/2021.
- As per TCP Zoning certificate No. TPBZ/ZON/8780/ASSG/TCB-2021/3092 dated 02/08/2021 the plot fall in settlement Zone (VP-2) with FAR-60.
- The Survey No 197/1 of Assagao Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
- 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 and by M/s. Radvin Media Pvt Ltd r/o A-127, Niti Bagh ,New Delhi, 110049, here also hereunto set his/ her hand on this 31st day of Aug, 2021.


Mr. Ramakant Kholkar
Authorised Signatory for
M/s. Radvin Media Pvt Ltd
Applicant




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

11
Name and Signature of Witnesses

- Subodh G Samant
- Samer S. Cande

Complete address of Witnesses

- 221, Duler, Mapusa-Goa
- 87, Pedro, Ribander

We declare that Mr. Ramakant Kholkar authorised Signatory for M/s. Radvin Media Pvt Ltd r/o A-127, Niti Bagh ,New Delhi, 110049 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.

- Subodh G Samant
- Samer S. Cande

To

- ✓ The Town Planner, Town and Country Planning Department Mapusa-Goa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch village Panchayat, Assagao, Bardez- Goa.

SURVE



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

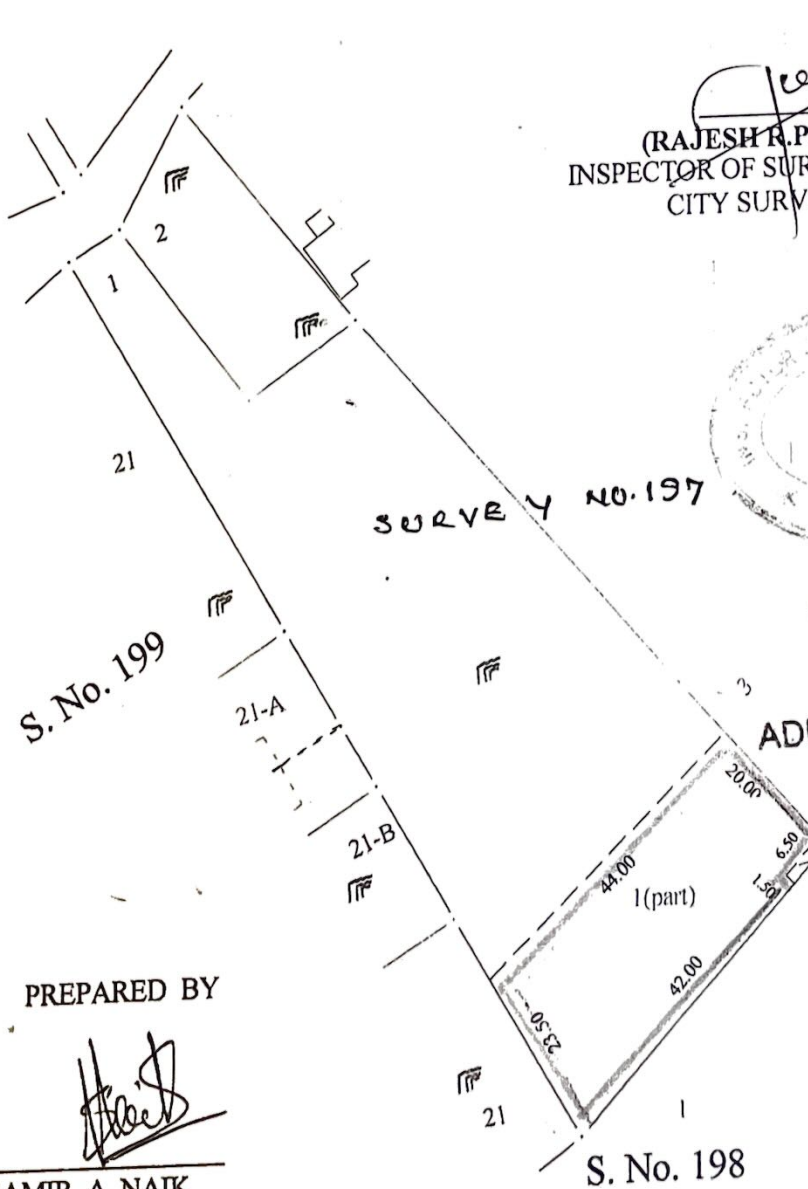
PLAN



Of the Land bearing Sub. Div. No.1 (Part) of Survey No.197,
Situated at Assagao village of Bardez Taluka,
Applied by Radvin Media Pvt. Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/165/CNV/AC-III/2021/974 dated 05-08-2021,
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 941 Sq. Mts.




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




31-08-21
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

PREPARED BY


SAMIR A. NAIK
Field Surveyor

VERIFIED BY


YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 11/08/2021

FILE No. 8/CNV/MAP/242/2021