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

No. 4/252 /CNV/AC-III/2018 /1223 **Date:- 05/11/2018**

Read: Application dated 17/06/2018 received in this office from M/s Zephyr Holdings o/o 2nd floor A Modelina Road Pune (Through POA Mr Pierre Antonio Lobo r/o Rahul Apartments Alto Betim Porvorim Bardez 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 **M/s Zephyr Holdings 2nd floor A Modelina Road Pune (Through POA Mr Pierre Antonio Lobo r/o Rahul Apartments Alto Betim Porvorim Bardez Goa** being the occupant of the plot registered under survey No 519/6 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 519/6 (P) of Anjuna Village admeasuring 4845 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.

OFFICE OF THE ADDL. COLLECTOR - III ★ MAPUSA GOA ★

Cont..2/-

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				6
1	2	3	4	North	South	East	West	
107.50 Mts	85.00 Mts	4845 Sq.mts	Survey No 519 Sub Div No. 6(Part)	S.No 519 Sub Div. 6 & 7	S.No 518 Sub Div. 1 & NALLA	S.No 519 Sub Div. 7. S.No 517 Sub Div. I	S.No 520 Sub Div. 1,2,3	

Village : ANJUNA
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of **Rs. 6,54,075/-** (Rupees Six Lakh Fifty Four Thousand Seventy Five only) vide e-challan No. 201800915209 dated 24/10/2018. Fine of **Rs 56,025** (Fifty Six Thousand Twenty only) vide Challan No. 201800915361 dated 24/10/2018
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4670/ANJ/TCP-18/3571 dated 29/08/2018 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/ 449/DCFN/TECH/2018-19/655 dated 19/09/2018.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BA CI-I/Conv/2018/3694 dated 10/09/2018.
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 **M/s Zephyr Holdings o/o 2nd floor A Modelina Road Pune (Through POA Mr Pierre Antonio Lobo r/o Rahul Apartments Alto Betim Porvorim Bardez Goa** here also hereunto set his hand on this 05th day of November 2018.

M/s Zephyr Holdings
(Through POA Mr Pierre Antonio Lobo)

OFFICE OF THE ADDL. COLLECTOR III * MAPUSA GOA *

05/11/18
(Dasharath M Redkar)
Additional Collector III
Mapusa Goa

Name and Signature of Witnesses

1. Gopal Kashinath Gaonkar
2. Sanjiv Uttam Talkar

Complete address of Witness

1. Valpoi Bhironda Goa
2. parra Bardez Goa

We declare that **Mr Pierre Antonio Lobo r/o Rahul Apartments Alto Betim Porvorim Bardez 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. Gopal Kashinath Gaonkar
2. Sanjiv Uttam Talkar

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

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

N

ADDL. COLLECTOR - III GOA

PLAN

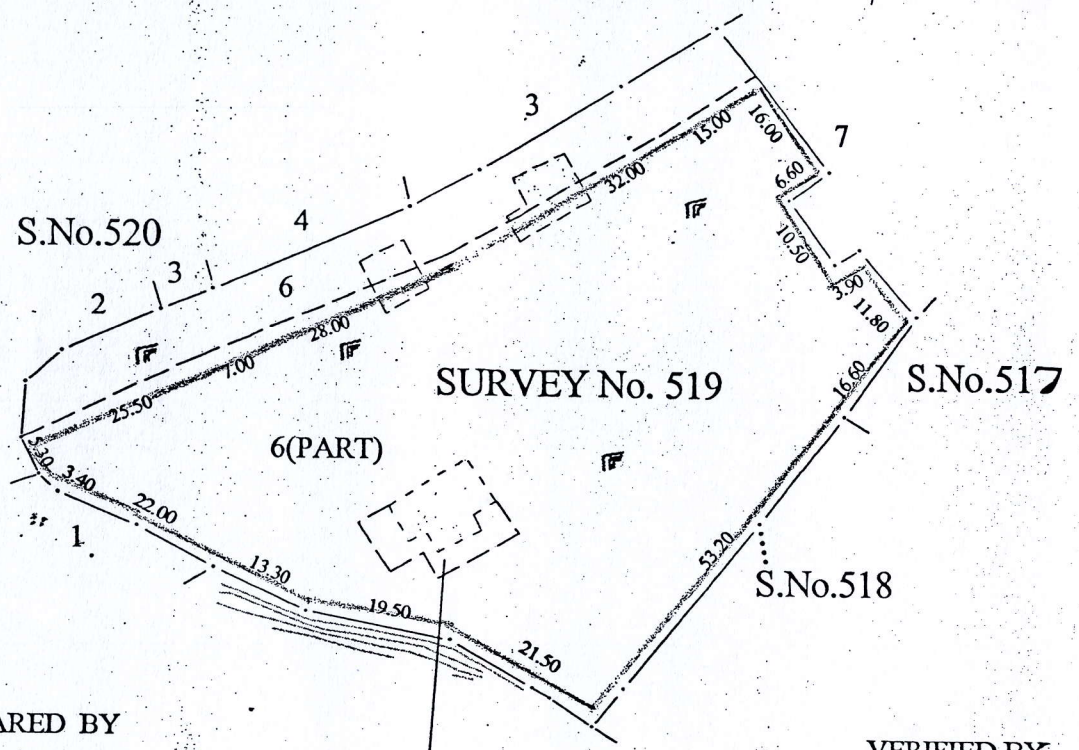
Of the Land bearing Sub. Div.No.6 of Survey No.519
Situated at Anjuna village Bardez Taluka,
Applied by M/s Zephyr Holdings,
Conversion of use of land from agricultural into non-agricultural purpose, vide Case No. 4/252/CNV/AC-III/2018/1084 dated 01-10-2018, from the Office of the Additional Collector-III, North Goa District,Mapusa-Goa.

SCALE 1:1000

AREA PROPOSED TO BE CONVERTED ----------4845 Sq. Mts.

INSPECTOR OF SURVEYS & LAND RECORDS

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



Newly constructed structure admeasuring plinth area of 83.00 sq.mts in the area proposed for conversion.

PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

8/10/18

RESHMA R. DHARGALKAR
Head Surveyor

SURVEYED ON: 03/10/2018

Additional Collector - III
North, Mapusa - Goa

FILE No. 8/CNV/MAP/291/18