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

No.4/267/CNV/ACIII/2024 11094 **Dated: -** 09 / 07 **/2024**
CAD3BAR06-24-350

Read: Application dated 14/06/2024 received from Sea Breeze Villas Private Limited, registered address at B20, Sector 30, Noida Uttar Pradesh - 201301 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 from **Sea Breeze Villas Private Limited, registered address at B20, Sector 30, Noida Uttar Pradesh - 201301** being the occupant of the plot registered under **Survey No. 254/1-A-1** situated at **Siolim 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 under **Survey No. 254/1-A-1 admeasuring 3545 Sq. Mts.** 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,than the office of the Additional Collector –III Mapusa 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.

OFFICE OF THE ADDL. COLLECTOR ★ 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							
1	2	3	4	5				6
				North	South	East	West	
46.00 Mts.	80.30 Mts.	3545.00	Survey No. 254 Sub. Div. 1-A-1	Survey No. 249 Sub. Div. 7 & 8	Survey No. 254 Sub. Div. 1-A	Survey No. 254 Sub. Div. 1-A	Survey No. 254 Sub. Div. 1-D	NIL

Village : SIOLIM
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 7,44,450/- (Rupees Seven Lakh Forty Four Thousand Four Hundred Fifty Only) vide e-challan No. 202400499645 dated 03/07/2024 and conversion fine of Rs. 1,575/- (Rupees One Thousand Five Hundred Seventy Five Only) vide e-challan No. 202400499665 dated 03/07/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 26/06/2024.
3. As per TCP Zoning Certificate No. TPBZ/ZON/16475/SIO/TCP-2024/5047 Dated 19/06/2024 the plot fall in "Settlement Zone" having VP-2 status with permissible **FAR – 60**. Proposed road (10mt) is passing through the plot towards the Northern Side, therefore necessary NOC may be obtain from the concerned authority prior to any development activity / construction and Improvement is carried out in said plot by the applicant.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-368/DCFN/TECH/2024-25/484 dated 28/06/2024.
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.
7. 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 **Sea Breeze Villas Private Limited, registered address at B20, Sector 30, Noida Uttar Pradesh - 201301,** here also hereunto set his/ her hand on this 08th day of **July, 2024.**

Chandelkar 8/7/24

Mr. Prashant Yeshwant Chandelkar
Authorized Signatory for
Sea Breeze Villas Private Limited
Applicant

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

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

Name and Signature of Witnesses

1. Sanjana S. Chodankar Schodankar.
2. Ankita Sudesh Harmalkar

Complete address of Witnesses

1. H.No. 58/B, Lojar Quitala Aldona Goa
2. H.No. 207, Mapusa Bardez-Goa

We declare that **Mr. Prashant Yeshwant Chandelkar, Authorized Signatory for Sea Breeze Villas Private Limited, registered address at B20, Sector 30, Noida Uttar Pradesh - 201301,** 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. Sanjana S. Chodankar Schodankar.
2. Ankita Sudesh Harmalkar

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

Government of Goa

Directorate of Settlement and Land Records

Survey Plan

Bardez Taluka, Siolim Village

Survey No.: 254 , Subdivision No.: 1-A-1

Scale 1:1000 Reference No.: CBAR124-12129-1401088

This record is computer generated on 18-06-2024 03:22:11. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE