



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

No. 4/09/CNV/AC-III/2021/387

Dated : - 19/03/2021.

Read: Application dated 28/12/2020 received from Azara Spaces LLP having office at SX-2, 6<sup>th</sup> Floor Indraprastha Buidling above Dena Bank , Panaji - Goa 403001, 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 Azara Spaces LLP having office at SX-2, 6<sup>th</sup> Floor Indraprastha Buidling above Dena Bank , Panaji - Goa 403001, being the occupant of the plot registered under Survey No. 41/5 & 6 situated at Marna, 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. 41/5 & 6 admeasuring 2130 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 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.



Cont..2/\_

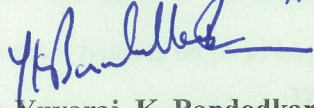
...2...  
APPENDIX - I

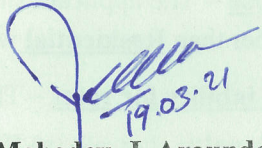
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
55.25 mts	39.00 mts	2050 Sq.mts	S. No. 41/5	S. No. 40/3 to 9 & 41/6	ROAD & 41/6	S. No. 41/7, 16,6	Survey No. 41/1,6 & 40/1, 2	
8.25	10.50	80 Sq Mts	S. No. 41/6	S. No. 41/5	S. No. 41/5	S. No. 41/5	S. No. 41/5	
Total 2130 sq. mts								
Village MARNA Taluka : BARDEZ								

**Remarks :-**

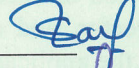
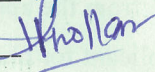
1. The applicant has paid conversion fees of Rs.4,26,000/- (Rupees Fours Lakhs Twenty Six Thousands Only ) vide e-challan No.202100265459 dated 15/03/2021
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6711/Marna/TCP-2021/574 dated 08/02/2021 with conditions which shall be binding on applicant.
3. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2021/602 dated 01/02/2021.
4. 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 by **Azara Spaces LLP** having office at **SX-2, 6<sup>th</sup> Floor Indraprastha Buidling above Dena Bank , Panaji - Goa 403001** here also hereunto set his/ her hand on this **19<sup>th</sup>** day of March , 2021.

  
Mr. Yuvaraj K Bandodkar  
POA holder for Azara Spaces LLP  
Applicant

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

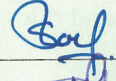
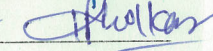
Name and Signature of Witnesses

1. Sagar Gawas 
2. Rameshant Kholkar 

Complete address of Witnesses

1. H.No.51, Keri Sanguelim-Goa.
2. H.No.15, Chimbet-Goa.

We declare that **Mr. Yuvaraj K Bandodkar** POA holder for **Azara Spaces LLP** having office at **SX-2, 6<sup>th</sup> Floor Indraprastha Buidling above Dena Bank , Panaji - Goa 403001**, 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. Sagar Gawas 
2. Rameshant Kholkar 

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, Marna, Bardez- Goa.



GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of surveys & land records.  
 MAPUSA - GOA

**PLAN**

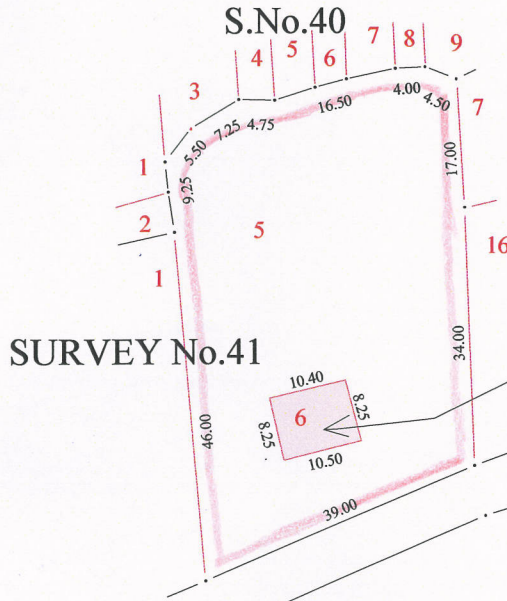
OF THE LAND BEARING SUB-DIV. No. 5 & 6 OF SURVEY No. 41 SITUATED AT MARNA VILLAGE OF BARDEZ TALUKA APPLIED BY AZARA SPACES LLP CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON- AGRICULTURAL PURPOSE, VIDE CASE NO. 4/09/CNV/AC-III/2021/224 DATED 16-02-2021 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - BARDEZ GOA.



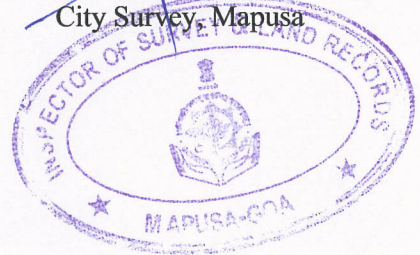
SCALE : 1:1000



AREA PROPOSED FOR CONVERSION. .... 2130 Sq. Mts.



(RAJESH R. PAI KUCHELKAR)  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa



PREPARED BY

*Raju A. Shetye*

RAJU A. SHETYE  
 Field Surveyor

*Rajesh R. Pai Kuchelkar*  
 19.03.21  
 ADDITIONAL COLLECTOR - III  
 North Goa District,  
 Mapusa - Goa

VERIFIED BY:

*Yogesh Mashelkar*

YOGESH MASHELKAR  
 Head Surveyor