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100005841072



25/10/2016

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Taluka BARDEZ
Taluka BARDEZ
Village Aldona

Survey No. 21
सर्वे नंबर
Sub Div. No. 7-A
हिसा नंबर
Tenure
संपत्ति प्रकार

Name of the Field Mainwado
क्षेत्राचे नाव

Cultivable Area (Ha.Ars.Sq.Muss) लागू क्षेत्र (हे. आर. चौ. मी.)

Crop कसप	Garden बागान	Rice रस	Kharan खारन	Ker केर	Morad मोराद	Total Cultivable Area एकूण लागू क्षेत्र
0000.11.02	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.11.02

Cultivable Area (Ha.Ars.Sq.Muss) लागू क्षेत्र (हे. आर. चौ. मी.)

Class (a) (क)	Class (b) (ख)	Total Un-Cultivable Area एकूण लागू नसलेले क्षेत्र	Grand Total एकूण	Remarks क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.14.75	Order no.15/2015/PARTIAL ANDYDO-1 dated 03/10/2015 of the Dy. Coll. And RDD Map. & Gov. and Area Adjustment Statement no.

Assessment : Rs. 0.00 For Rs. 0.00 Predialis Rs. 0.00 Remarks क्षेत्र

S.No.	Name of the Occupant वसोदाराचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks क्षेत्र
1	Line Property Developers Limited		57301	

No.	Name of the Tenant कृषाचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks क्षेत्र
1	Nil			

Other Rights दुसरे हक्क	Mutation No. फेरफार नं.	Remarks क्षेत्र
Name of Person holding rights and nature of rights. हक्क धारक व्यक्तीचे नाव व हक्क स्वरूप		
Nil		

Details of Cropped Area पिकावाडी क्षेत्राचा माहिती

Year वर्ष	Name of the Cultivator वापर करणाराचे नाम	Mode रीत	Season समय	Name of Crop पिकाचे नाव	Imputed वागवर्त Rs. 10000 हे. आर. चौ. मी.	Unimputed निरावर्त Rs. 10000 हे. आर. चौ. मी.	Land not available for cultivation लागू नसलेला क्षेत्र	Source of irrigation सिंचनाचा स्रोत	Remarks क्षेत्र
	Nil								

End of Report

For any further inquiries, please contact the Magistrate of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 - RD (7376)
DATED 22/10/2001
Ethix Infocom Private Limited
Place: Mapusa-Goa

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
73.10 mts	32.30 mts	1475 Sq.mts	Survey No. 21 Sub Div No. 7-A	ROAD and S.No. 21 Sub Div No. 7	ROAD	Sy. No. 21 Sub Div No. 8	Survey No. 21 Sub Div No. 6, 7	NIL

Village : Aldona
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,50,450/- (Rupees One Lakh Fifty thousand Four hundred and fifty only) vide e-challan No. 201700250520 dated 06/04/2017.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/2803/ALD/TCP-16/3662 dated 13/12/2016 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-43/DCFN/TLCH/2016-17/430 dated 04/01/2017.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/C1-H/Couv/2016/15724 dated 30/11/2016.
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. Mundkari rights and Mundkari area should not be disturbed and should be preserved if any.
8. In case it is revealed that applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.

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 **Line Property Developers Limited** here also hereunto set his hand on this **21st** day of April, 2017.

Applicant

Line Property Developers Limited
Through Power of Attorney
Mr. Rajkumar Raju Gadge

Rajkumar Raju Gadge

Signature and Designation of Witnesses

1. *Somagra Tendulkar*
2. *Shubert Vaz*



Surendra Naik
(Surendra Naik)
Additional Collector III
North Goa District

- Complete address of Witness
1. Flat No B-3, Anand Vilas, Beddem Mapusa
 2. Guinim Arradi, Bardez

We declare **Line Property Developers Limited**, 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. *Somagra Tendulkar*
2. *Shubert Vaz*

To
The Town Planner, Town and Country Planning Department Mapusa

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

No. 474/CNV/AC-III/2016 /480

Date: 21/04/2017

Read: Application dated 26/10/2016 received from Line Property Developers Limited R/o Office No.306, 3rd Floor, Commerce Centre Building, Mapusa, 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 thereunder by Line Property Developers Limited R/o Office No.306, 3rd Floor, Commerce Centre Building, Mapusa, Bardez-Goa being the occupant of the plot registered under Survey No.21/7-A situated at Aldona 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. 21/7-A admeasuring 1475 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 thereunder.

Cont..2/-





GOVERNMENT OF GOA
Directorate of Settlements and Land Records
Inspector of surveys & land records,
MAPUSA - GOA

198/c

PLAN



OF THE LAND BEARING SUB-DIV. No. 7-A OF SURVEY No. 21 SITUATED AT ALDONA VILLAGE OF BARDEZ TALUKA APPLIED BY LINC PROPERTY DEVELOPERS LIMITED CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/74/CNV/AC-111/2017/318 DATED 21/02/2017 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR III MAPUSA BARDEZ GOA.

SCALE : 1:1000

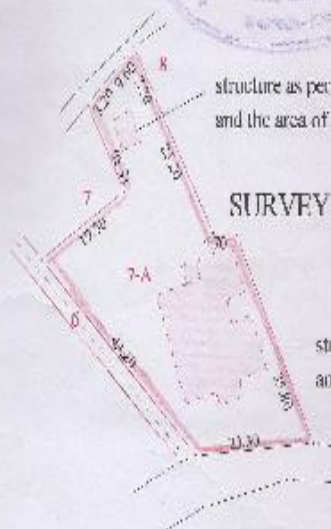


AREA APPLIED FOR CONVERSION. 1475 Sq. Mts.



27/3/17

ANAND. V. VAIGANKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



structure as per survey records is demolished
and the area of same is included in conversion area.

SURVEY No.21

structure and well as per survey records is demolished
and the area of same is included in conversion area.

PREPARED BY

HARISH P. GAWAS
Field Surveyor

VERIFIED BY:

21/3/17

RESHIMA DHARWADKAR,
Head Surveyor

SURVEYED ON: 08/05/2017

FILE NO: 8/CNV/MAP/17/17



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



Plan Showing plots situated at
Village : ALDONA
Taluka : BARJOZ
Survey No./Subdivision No. : 21/ 7-A
Scale : 1 : 1000

21/11/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (17 Man Gr. II)
On : 31-10-2016

Compared By :