

No. RB/CNV/TIS/COLL/01/2017/871

Date: 13/07/2017

**Read: Application dated 08/12/2016 from Mr. Melwyn Anthony Fernandes, Director of M/s Warmside Developers Private Limited, r/o AS-2, 2<sup>nd</sup> Floor Campal Trade Centre, Panaji.**

**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 **M/s Warmside Developers Private Limited** being the occupant of the plot registered under **Survey No. 241/4** known as **Douli** Situated at **Morambi-O-Grande, Tiswadi 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 hereto, forming a part of **Survey No. 241/4 total admeasuring an area 781 Square Metres** be the same a little more or less for the purpose of **Residential with 80 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 of the applicant.



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	
47.00 mts	16.75 mts	781 Sq.mts	Survey No. 241/4	S.No. 239/5	S.No. 243	S.No. 240/1	S.No. 241/3	NIL

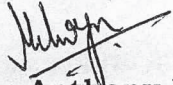
Village : Morambi-o-Grande

Taluka : Tiswadi

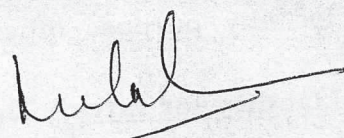
**Remarks:-**

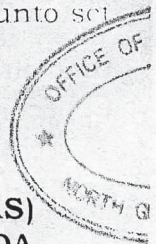
1. The applicant has paid on 29/06/2017 conversion fees of Rs. 97,625/- and a fine of Rs. 21,875/- total amounting to Rs. 1,19,500/- (Rupees One Lakh Nineteen Thousand Five Hundred Only) vide receipt No. 201700454395 dated 23/06/2017.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/8775/MOG/TCP/2017/302 dated 24/03/2017.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. No. 5/CNV/TIS-591/DCFN/TECH/2017-18/17/52 dated 19/04/2017.
4. The development/construction in the plot shall be governed by laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereto set her hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Melwyn Anthony Fernandes, Director of M/s Warmside Developers Private Limited** here also hereto set his hand on this 13<sup>th</sup> day of July, 2017.

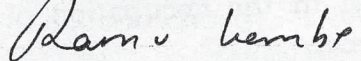
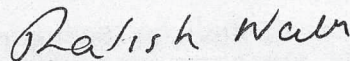
  
(Melwyn Anthony Fernandes)

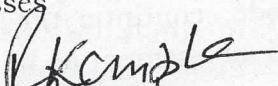
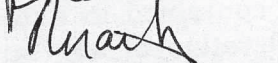
Director of M/s Warmside Developers Pvt. Ltd.

  
(NILA MOHANAN, IAS)  
COLLECTOR NORTH GOA



Signature and Designation of Witnesses

1. 
2. 

Complete address of Witness

1. Santa Nagar mayura
2. 153/E/9 mayura

We declare **Mr. Melwyn Anthony Fernandes** 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. 

2. 

To,

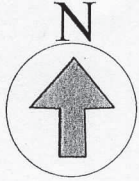
1. The Dy. Town Planner, Town and Country Planning Department Panaji



GOVERNMENT OF GOA  
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS  
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 241/4, SITUATED AT MORAMBI-O-GRANDE VILLAGE  
OF TISWADI TALUKA, APPLIED BY WARMSIDE DEVELOPERS PRIVATE LIMITED  
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL  
PURPOSE VIDE ORDER NO.RB/CNV/TIS/COLL/01/2017/801 DATED 02-05-2017  
FROM THE DEPUTY COLLECTOR (REVENUE)



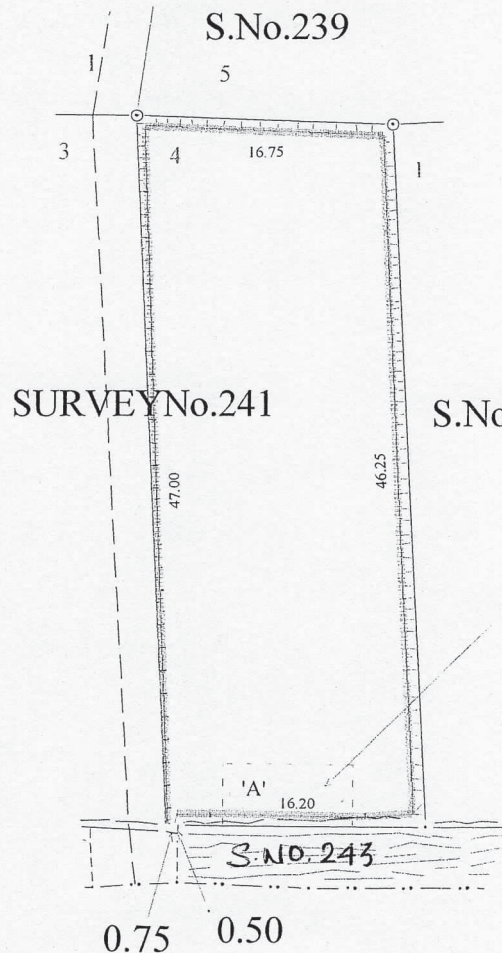
SCALE : 1:500



PROPOSED AREA FOR CONVERSION = 781 Sq. Mts.



NEWLY CONSTRUCTED STRUCTURE 'A' ADMEASURING PLINTH AREA 35.00 SQ.MTS



*Therese*  
A.S. & S.O



NEWLY CONSTRUCTED STRUCTURE



*Swetal V. Narvekar*

SWETAL V. NARVEKAR (F.S.)

PREPARED BY

*Bharati Shiroadkar*

BHARATI SHIRODKAR (H.S.)

VERIFIED BY