

CNV/BAR/38/2022 / 10312  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:- 11 / 10 / 2022

Read:- Application dated 15/03/2022 received u/s 32  
of LRC 1968.

**SANAD  
SCHEDULE-II**

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.]

Whereas an application has been made to the Collector of 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, Daman and Diu 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 Sheraton Infra R/o Shop No.272/2160, Ground Floor, Motilal Nagar no.1, Near Vibgyor School, Link Road, Goregao (West), Mumbai being the occupant of the plot registered under Survey No.41/7-A (Part) Situated at Candolim, Bardez Goa registered under Survey No.41/7-A (Part) (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 of Survey No.41/7-A (Part) admeasuring 111.00 sq.mts. be the same a little more or less for the purpose of Residential.

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 other purpose other than residential purpose, without the previous sanction of the Collector.

4. Liability for rates-The applicant shall pay all taxes, rates and cesses leviable 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. Code provisions applicable- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
7.10 mts.	16.30 mts.	111.00 sq. mts	Survey No.41/7-A (Part)  Village:-Candolim	North:- Survey No.41/1 South:- Survey No.41/10 East :- Survey No.41/7-A West :- Survey No.41/7-A	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/7635/CAN/TCP-2022/3127 dated 18/05/2022.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/Conv/2022/ dated 02/05/2022.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-106/DCFN/TECH/2022-23/102/557 dated 14/06/2022.
10. The conversion fees charge at rate of Rs.120/- per sq. mts of area 111 sq. mts Received conversion fees of Rs.13,320/- (Rupees thirteen thousand three hundred twenty only) Vide Challan No.265/2022 dated 27/09/2022. Which is deposited in S.B.I., Mapusa by applicant M/s Sheraton Infra its Partner Karishma S. Tekchandani its authorized to Basavraj Sanadi.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by M/s Sheraton Infra R/o Shop No.272/2160, Ground Floor, Motilal Nagar no.1, Near Vibgyor School, Link Road, Goregao (West), Mumbai here also hereunto set his hand this 11<sup>th</sup> day of october, 2022.

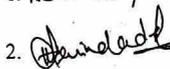


(Signature of the Applicant)  
M/s Sheraton Infra  
Its Partners Karishma S. Tekchandani,  
Devesh Haseja & Laxman Tekchandani  
all authorized to sign the sanad to Basavraj Sanadi

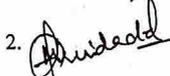


(Gurudas S. T. Desai)  
DY.COLLECTOR & S.D.O.-I  
MAPUSA-GOA

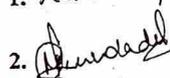
Signature & Designation of Witness

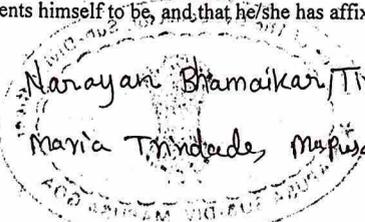
1.  NIKESH Narayan Bhamaikar, Tivim.
2.  Malifa Maria Trindade, mapusa

Signature & Designation of Witness

1.  NIKESH Narayan Bhamaikar, Tivim.
2.  Malifa Maria Trindade, mapusa

We declare M/s Sheraton Infra R/o Shop No.272/2160, Ground Floor, Motilal Nagar no.1, Near Vibgyor School, Link Road, Goregao (West), Mumbai has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  NIKESH Narayan Bhamaikar, Tivim.
2.  Malifa Maria Trindade, mapusa





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



PLAN

(PART)

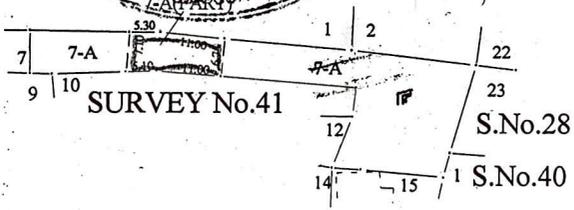
Of the Land bearing Sub. Div. 7-A of Survey No.41,  
 Situated at Candolim village of Bardez Taluka,  
 Applied by M/S Sheraton Infra,  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. CNV/BAR/38/2022/7768 dated 22-06-2022,  
 From the Office of Deputy Collector & SDO Bardez, Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 111 Sq. Mts.



*eeeee*  
**RAJESH R. PAT KUCHELKAR)**  
 INSPECTOR OF SURVEYS & LAND RECORDS  
 CITY SURVEY-MAPUSA



PREPARED BY

**SARVESH S. RAO**  
 Field Surveyor

VERIFIED BY

*(Signature)*  
**PARESH RIVANKAR**  
 Head Surveyor



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

No. 4/172/CNV/AC-III/2019/11453

Date: - 19/11/2019

Read : Application dated 09/05/2019 received from M/s. Sheraton Township LLP, R/o Flat No. 1002, Pali Palms, 16<sup>th</sup> Road, Bandra, West Mumbai-400050, 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 M/S Sheraton Township LLP, R/o Flat No. 1002, Pali Palms, 16<sup>th</sup> Road, Bandra, West Mumbai - 400050, being the occupant of the plot registered under Survey No. 41/1 situated at Candolim 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. 41/1 admeasuring 3085 Sq. mtrs 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 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.



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
27.30 mts	122.00 mts	3085 Sq.mts	Sy No.41 Sub. Div no. 1	ROAD	Sy No.41 Sub. Div No.6,4,7,7-A	S. No. 41 Sub.Div. No.2	S. No. 41, Sub. Div. No. 1-A,3	NIL

Village : Candolim  
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 6,78,700/- (Rupees Six Lakhs Seventy Eight Thousands Seven Hundred Only) vide e-challan No. 201901298104 dated 18/11/2019.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5835/CAN/TCP-19/3868 dated 21/06/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-142/DCFN/TECH/2019-20/432 dated 17/07/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2019/2187 dated 29/05/2019.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkari rights and Mundkari 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 **M/S Sheraton Township LLP, R/o Flat No. 1002, Pali Palms, 16<sup>th</sup> Road, Bandra, West Mumbai-40005**, here also hereunto set his/her hand on this 19<sup>th</sup> day of November, 2019.

*[Signature]*

M/S Sheraton Township LLP  
Through Authorized Signatory

*[Signature]*  
10.11.19  
(Mahadev J. Araundekar)  
Additional Collector III  
North Goa District.



Name and Signature of Witnesses

1. *Mazhar. M. Shaikh*
2. *Rabinetra Patra*

Complete address of Witness

1. H/No 90/8, Pali waddo, Ucasaim, Boudry

2. H/No 9/417/F RTA NAGAR MAPUSA

We declare by **M/S Sheraton Township LLP R/o Flat No. 1002, Pali Palms, 16<sup>th</sup> Road, Bandra, West Mumbai-40005** 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. *Mazhar. M. Shaikh*
2. *Rabinetra Patra*

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 Candolim Bardez -Goa.

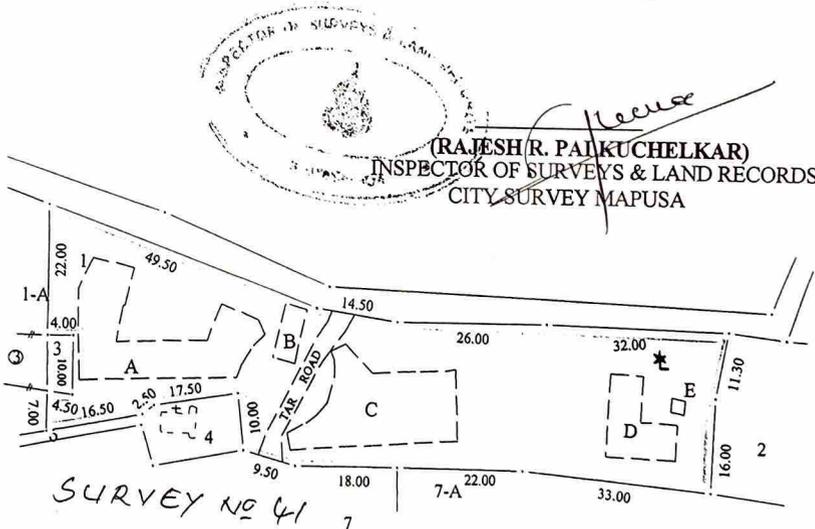
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of The Inspector of Survey and Land Records  
 MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div.No.1 of Survey No.41,  
 Situated at Candolim village of Bardez Taluka,  
 Applied by M/s Sheraton Township L.L.P.,  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. 4/172/CNV/AC-III/2019/1083 dated 02-08-2019,  
 from the Office of the Additional Collector-III, North Goa District,Mapusa-Goa.

SCALE 1:1000

AREA PROPOSED TO BE CONVERTED -----3085 Sq. Mts.



SURVEY NO 41

There exists newly constructed structures admeasuring plinth area of

- 1) Structure A = 323sq. mts (G + 1)
- 2) Structure B = 37 sq. mts
- 3) Structure C = 335 sq. mts
- 4) Structure D = 121 sq. mts
- 6) E (Well) = 6.00 sq.mts
- 7) Tar Road = 85 sq.mts

PREPARED BY

SAMIR A. NAIK  
 Field Surveyor

VERIFIED BY

Additional Collector - III  
 North, Mapusa - Goa

M. MESHIK. KHOLKAR  
 S.M. SUPERVISOR

SURVEYED ON: 11/09/2019

FILE No. 8/CNV/MAP/268/19