



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/203/CNV/AC-III/2018 / 248 Date:- 10/07/2018

Read: Application dated 12/06/2018 received in this office from M/s Redstone Spaces (Through POA Yuvaraj K Bandodkar o/o 1st Floor EL Capitan Centre Feira Alto Mapusa 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 there under by M/s Redstone Spaces (Through POA Yuvaraj K Bandodkar o/o 1st Floor EL Capitan Centre Feira Alto Mapusa Goa) being the occupant of the plot registered under survey No 540/13 (P) Situated at Anjuna 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 540/13 of Anjuna Village admeasuring an area 2364 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 there under 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.

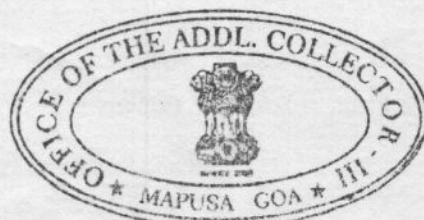
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.



(Handwritten mark)

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
75.00 Mts	35.75 Mts	2364 Sq.mts	Survey No.540 Sub Div No. 13 (PART)	Survey No.540 Sub Div No. 2,3	ROAD Survey.No.540 Sub Div No. 13	Survey No.540 Sub Div No. 14	Survey No.540 Sub Div No. 2	NIL

Village : ANJUNA
Taluka : Bardez



Remarks:-

- The applicant has paid conversion fees and Fine of **Rs. 3,42,765/-** (Rupees Three Lakh Forty Two Thousand Seven Hundred Sixty Five only) vide e-challan No. 201800583981 dated 09/07/2018.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4459/ANJ/TCP-18/2373 dated 22/06/2018 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-264/DCFN/TECH/2018-19/284/570 dated 21/06/2018
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2018/2381 dated 15/06/2018.
- 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..
- 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 **M/s Redstone Spaces (Through POA Yuvaraj K Bandodkar o/o 1st Floor EL Capitan Centre Feira Alto Mapusa Goa)** here also hereunto set his hand on this 09th day of July 2018.

(Signature of Yuvaraj K Bandodkar)

**M/s RedStone Spaces
(Through POA Yuvaraj K Bandodkar)**

(Signature of Dasharath M Redkar)
**(Dasharath M Redkar)
Additional Collector III
Mapusa Goa**



Signature and Designation of Witnesses

- Sagar Gawas *(Signature)*
- Tushar Bandodkar *(Signature)*

Complete address of Witness

- H.No. 51, Keri Sanguelim
- H.No. 21/2G, Teliwada, Bastora Bardez Goa

We declare that Mr **Yuvaraj K Bandodkar o/o 1st Floor EL Capitan Centre Feira Alto Mapusa Goa** 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.

- Sagar Gawas *(Signature)*
- Tushar Bandodkar *(Signature)*

To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Anjuna, 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. 13(PART) OF SURVEY No. 540 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. REDSTONE SPACES CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/203/CNV/AC-III/2018/683 DATED 25-06-2018 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

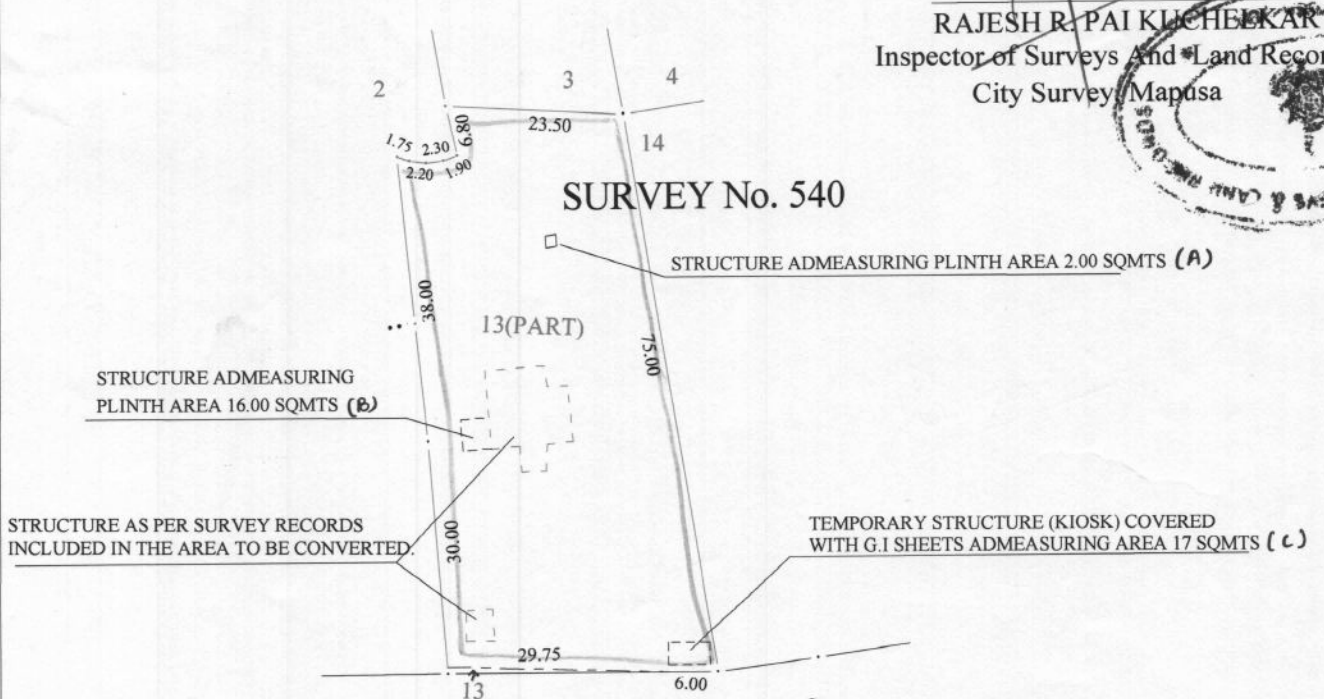
SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 2364 Sq. Mts.



Rajesh R. Pai
RAJESH R. PAI KICHEBKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

Vivek Bude
27/06/18
VIVEK BUDE
Field Surveyor

VERIFIED BY:

Reshma Dhargalkar
27/7/18
RESHMA DHARGALKAR.
Head Surveyor

mlp

SURVEYED ON: 27/06/2018

Additional Collector - III
North, Mapusa - Goa

FILE NO: 8/CNV/MAP/199/18