CERTIFIED TRUE COPY OF THE ORIGINAL

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

No.4/254/CNV/ACIII/2024/1204
CAD3BAR06-24-345

Dated: - 24/07/2024

Read: Application dated 10/06/2024 received from M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001 received u/s 32 of LRC1968.

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 from **M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001** being the occupant of the plot registered under **Survey No. 198/4-A** 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 under **Survey No. 198/4-A admeasuring 1415 Sq. Mts.** 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, than the office of the Additional Collector –III Mapusa shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further 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 removed 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.

f) The Competent Authorities / Local Bodies shall verify the ownership documents before issuing the Construction license

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

OFFICE OF THE ADDL. COLLECTOR-III MAPUSA-GOA

Cont..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							
1	2	3	4	5				6
				North	South	East	West	
32.37 Mts.	47.12 Mts.	1415.00	Survey No. 198 Sub. Div. 4-A	Survey No. 198 Sub. Div. 4-B	Survey No. 198 Sub. Div. 5	Survey No. 198 Sub. Div. 4-B	Survey No. 198 Sub. Div. 3	NIL

Village : ANJUNA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 3,96,200/- (Rupees Three Lakh Ninety Six Thousand Two Hundred Only) vide e-challan No. 202400476851 dated 25/06/2024 and conversion fine of Rs. 10,500/- (Rupees Ten Thousand Five Hundred Only) vide e-challan No. 202400476859 dated 25/06/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 20/06/2024.
3. As per TCP Zoning Certificate No. TPBZ/ZON/16427/ANJ/TCP-2024/4898 Dated 12/06/2024 the plot fall in "Settlement Zone" having VP-2 status with permissible FAR 60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-323/DCFN/TECH/2024-25/400 dated 12/06/2024.
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. 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 hishand and the seal of this Office on behalf of the Governor of Goa **M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001,** here also hereunto set his/ her hand on this 23rd day of **July, 2024.**

23/07/24

Mr. Anuj Hasija
Authorized Signatory for
M/s DIWA X KRA HOMES
Applicant

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

(Rohit Kadam)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Lohit Vellapur
2. Sanjana S. Chodankar

Complete address of Witnesses

1. F. No: 302, St. Inez panjim Goa
2. H.No. 58/B, Lagar Quitula, Aldona - Goa.

We declare that **Mr. Anuj Hasija, R/o 34, Sector – 14, Gurgaon, Haryana – 122001, Authorized Signatory for M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001,** 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. Lohit Vellapur
2. Sanjana S. Chodankar

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, Anjuna, Bardez Goa.

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : BARDEZ / Anjuna

Survey / Subdiv No. : 198/4-A

Appln date: 17-05-2024

Ref. No. :124-9974

N

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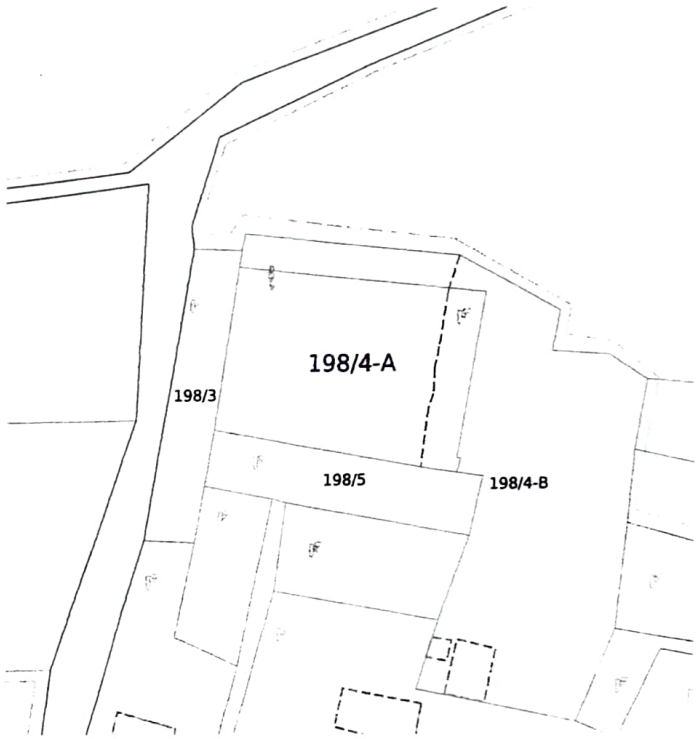

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Reg. No. 4508 DATED. 31/8/24

NOTARY
ADV. MADHU R. REDKAR
Bardez Taluka, Mapusa - Goa.
Reg. No. 165

NOTARIAL NOTARIAL NOTARIAL

NOTARY Adv. MADHU R. KEULAR BARDEZ TALUKA MAPUSA - GOA Reg. No: 165 DATE OF EXPIRY 31/12/2024 GOVT. OF GOA (INDIA)

CERTIFIED TRUE COPY OF THE ORIGINAL

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

No.4/339/CNV/ACIII/2024/1510
CAD3BAR08-24-463

Dated: - 30 / 09 /2024

Read: Application dated 05/08/2024 received from M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001 received u/s 32 of LRC1968.

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) from M/s **DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001** the occupant of the plot registered under **Survey No. 198/4-B** 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 under **Survey No. 198/4-B admeasuring 2385 Sq. Mts.** 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 in such removal or alteration not so 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 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, than the office of the Additional Collector –III Mapusa shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further 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 removed at the cost and risk of the applicant.

c) The necessary road widening set-back shall be maintained prior to any development on 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.

f) The Competent Authorities / Local Bodies shall verify the ownership documents before issuing the Construction license

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

MAPUSA

APPENDIX – I

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	
76.35 Mts	82.40 Mts.	2385.00	Survey No. 198 Sub. Div. 4-B	Survey No. 198 Sub. Div. 2	Survey No. 198 Sub. Div. 4-A, 5 & 10	Survey No. 198 Sub. Div. 2, 23, 24, 25 & 26	Survey No. 198 Sub. Div. 2, 3, 4-A, 5, 9 & 10	NIL
Village : ANJUNA Taluka : BARDEZ								

Remarks :-

1. The applicant has paid conversion fees of Rs. 6,67,800/- (Rupees Six Lakh Sixty Seven Thousand Eight Hundred Only) vide e-challan No. 202400679782 dated 18/09/2024 and conversion fine of Rs. 4,200/- (Rupees Four Thousand Two Hundred Only) vide e-challan No. 202400679810 dated 18/09/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 03/09/2024.
3. As per TCP Zoning Certificate No. TPBZ/ZON/15892/ANJ/TCP-2024/3547 Dated 24/04/2024 the plot falls in "Settlement Zone (VP-2) with permissible FAR 60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-605/DCFN/TECH/2024-25/963 dated 08/08/2024.
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. 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 **M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001**, here also hereunto set his/ her hand on this 30th day **of September, 2024.**

30/9/24

Mr. Anuj Hasija
Authorized Signatory for
M/s DIWA X KRA HOMES
Applicant

OFFICE OF THE ADDL. COLLECTOR-III MAPUSA-GOA

(Rohit Kadam)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Sanjana S. Chodankar
2. Ankita S. Hasuilikar

Complete address of Witnesses

1. H.No. 5/B Logar Chitale Aldona Goa
2. H.No. 207, Mapusa Bardez-Goa

We declare that **Mr. Anuj Hasija, R/o 34, Sector – 14, Gurgaon, Haryana – 122001, Authorized Signatory for M/s DIWA X KRA HOMES, registered office at M-31, old dlf Gurgaon Haryana - 122001,** 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. Sanjana S. Chodankar
2. Ankita S. Hasuilikar

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, Anjuna, Bardez Goa.

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : BARDEZ / Anjuna

Survey / Subdiv No. : 198/4-B

Appln date: 30-09-2024

Ref. No. :18729

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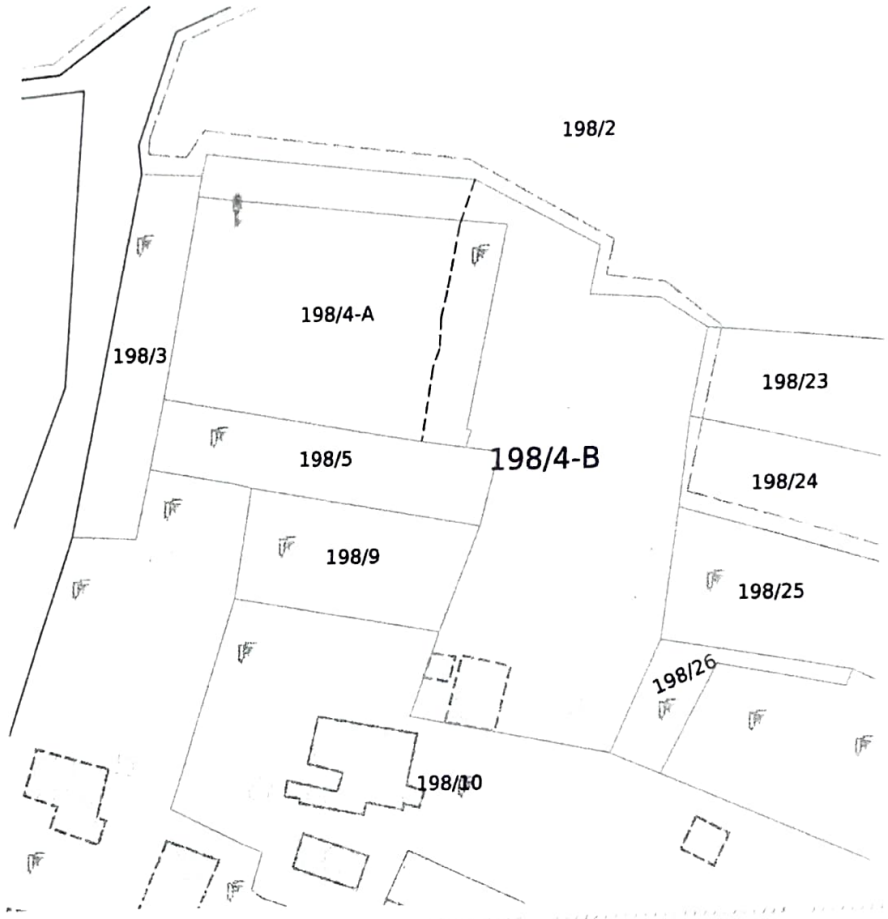

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Reg. No. 5560/22 DATED 14/10/22

NOTARY
ADV. MADHU R. REDKAR
Bardez Taluka, Mapusa - Goa.
Reg. No. 165

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