



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

No. [REDACTED]

Dated : - 31/12/2021

Read: Application dated 16/10/2019 received from M/s Soyuz Industrial Resources LLP, r/o Calangute, 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 there under by M/s Soyuz Industrial Resources LLP, r/o Calangute, Bardez- Goa, being the occupant of the plot registered under Survey Nos. 99/11, 99/12-A , 99/16(P) & 106/12(P) situated at Calangute Village in 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 Nos. 99/11, 99/12-A , 99/16(P) & 106/12(P) admeasuring 3020 Sq. mtrs be the same a little more or less for the purpose of Residential with 100 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 safely 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 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 Local bodies should verify the ownership documents at the time of granting construction licence.

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
61.85 mts	14.15 mts	850 Sq.mts	Survey No 99 Sub Div.No 11	Survey No 99 Sub Div.No 6	Survey No 99 Sub Div.No 16	Survey. No 99 Sub Div. 12-A	Survey. No 106 Sub Div. 7 & 8	NIL
61.35 mts	13.10 mts	820 Sq.mts	Survey No 99 Sub Div.No 12-A	Survey No 99 Sub Div.No 6	Survey No 99 Sub Div.No 17	Survey. No 99 Sub Div. 6, 12, 13, 18	Survey. No 99 Sub Div. 11	NIL
51.65 mts	16.10 mts	625 Sq.mts	Survey No 99 Sub Div.No 16(PART)	Survey No 99 Sub Div.No 11	ROAD	Survey. No 99 Sub Div. 17	Survey. No 106 Sub Div. 12	NIL
61.00 mts	13.30 mts	725 Sq.mts	Survey No 106 Sub Div.No 12(PART)	Survey No 106 Sub Div.No 7	ROAD	Survey. No 99 Sub Div. 11 & 16 17	Survey. No 106 Sub Div. 11	NIL

Village CALANGUTE
Taluka : BARDEZ


Remarks :-

1. The applicant has paid conversion fees of Rs.9,66,400/- (Rupees Nine Lakhs Sixty Six Thousands Four Hundred Only) vide e-challan No.202101287647 dated 24/12/2021.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/4577 dated 07/11/2019.
- 3 The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5627/Calangute/TCP/19/5742 dated 14/11/2019 with conditions which shall be binding on applicant.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-563/DCFN/TECH/2019-20/908 dated 21/11/2019.
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 and **M/s Soyuz Industrial Resources LLP, r/o Calangute, Bardez- Goa**, here also hereunto set his/ her hand on this **31st** day of **December, 2021**.


Shri. Shivraj Vanahalli
Authorised signatory for
M/s Soyuz Industrial Resources LLP
Applicants




(Narayan M Gad)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Sham V. Padalkar
2. Sameer S. Gacelo

Complete address of Witnesses

1. Camla Mapusa Goa
2. St. Pedro, Ribandar old Goa,



We declare that and **Shri. Shivraj Vanahalli** Authorised signatory for **M/s Soyuz Industrial Resources LLP, r/o Calangute, Bardez- 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.

1. Sham V. Padalkar
2. Sameer S. Gacelo

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, Calangute, Bardez- Goa.





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

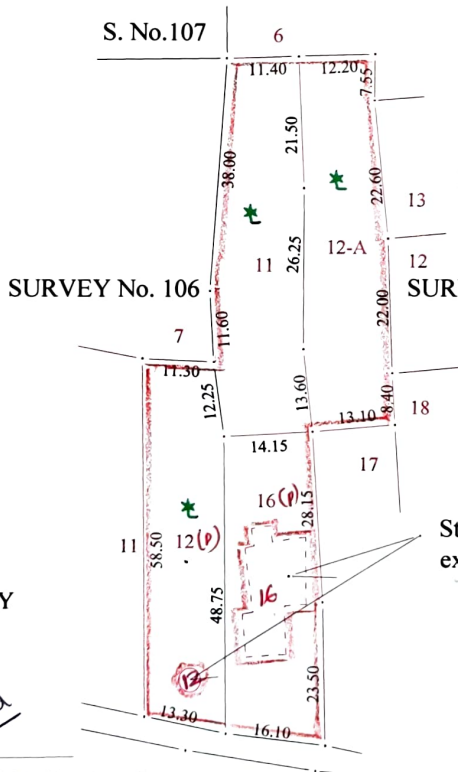


OF THE LAND BEARING SURVEY No. 99/11, 12-A, 16 & 106/12 SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY M/S SOYUZ INDUSTRIAL RESOURCES LLP FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/304/CNV/AC-III/2019/1589 DATED 17-12-2019 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III. MAPUSA - BARDEZ GOA.

SCALE : 1:1000

-  AREA PROPOSED FOR CONVERSION OF S. NO. 99/ 11. 850 Sq. Mts.
-  AREA PROPOSED FOR CONVERSION OF S. NO. 99/ 12-A..... 820 Sq. Mts.
-  AREA PROPOSED FOR CONVERSION OF S. NO. 99/ 16 (part) .. 625 Sq. Mts.
-  AREA PROPOSED FOR CONVERSION OF S. NO. 106/ 12 (part) .. 725 Sq. Mts.

TOTAL AREA = 3020 Sq. Mts.



(RAJESH R. PAI KUCHELKAR)
Inspector of Surveys And Land Records
City Survey, Mapusa



Structure & well as per survey records is
excluded from the area to be converted

PREPARED BY

Chari

CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY:

Yogesh Mashekar

YOGESH MASHEKAR
Head Surveyor

SURVEYED ON: 09/01/2020

FILE NO: 8/CNV/MAP/429/19