



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

No. 4/434/CNV/AC-III/2022/723

Date: - 01/07/2022

Read:- Application dated 15/03/2022 received from RIO LUXURY HOMES PVT LTD., r/o Aldeia Serenia, Block C, Bouta Vaddo, Assagao, 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 thereunder by RIO LUXURY HOMES PVT LTD., r/o Aldeia Serenia, Block C, Bouta Vaddo, Assagao, Bardez Goa, being the occupant of the plot registered under Survey No. 6/3(Part)A & 6/3 (Part)B situated at Paliem 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. 6/3(Part)A & 6/3(Part)B of village Paliem admeasuring 9100 Sq. mtrs be the same a little more or less for the purpose of Residential with 50 FAR.

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, Bardez shall not be held responsible for the same and the applicant shall be solely 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.

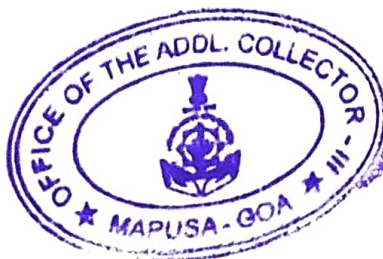
d) Traditional access passing through the plot, if any, shall be maintained.

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 thereunder.

Cont..2/-



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APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				6
1	2	3	4	North	South	East	West	
46.00 mts	90.00 Mts	3700 Sq.mts	Sy No.6 Sub. Div No.3(Part)A	VILLAGE BOUNDARY OF BASTORA VILLAGE	Sy No.6 Sub. Div No.3	Sy No.7 Sub. Div No.1	Sy No.6 Sub. Div No.2, 2-G	NIL
75.50 mts	81.50 Mts	5400 Sq.mts 9100.00 Sq. mts.	Sy No.6 Sub. Div No.3(Part)B	Sy No.6 Sub. Div No.3	ROAD	Sy No.7 Sub. Div No.1	Sy No.6 Sub. Div No.2	NIL

Village : Paliem
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.7,28,000/- (Rupees Seven Lakh Twenty Eight Thousand Only) vide e-challan No. 202200553843 dated 30/06/2022.
2. As per TCP Certificate No. TPBZ/ZON/9207/PAL/TCP-2021/4689 dated 01/11/2021 the plot falls in Partly Settlement Zone (VP-2) with permissible FAR 50
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-106/DCFN/TECH/22-23/101 dated 14/06/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/1673 dated 05/04/2022.
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.
8. Power of Attorney dated 31/08/2018 issued to Sneha Mukund Volvoikar to sign on conversion sanad.

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 that **RIO LUXURY HOMES PVT LTD., r/o Aldeia Serenia, Block C, Bouda Vaddo, Assagao, Bardez Goa**, here also hereunto set his/her hand on this 31 day of July 2022.

Sneha Mukund Volvoikar
P.O.A for
RIO LUXURY HOMES PVT LLP
Applicant



Kedar A. Naik
(Kedar A. Naik)
Additional Collector-III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Ramakant Kholkar
2. Nikesh Bhamaikar

Complete address of Witness

1. Grewant chimbel - Goa
2. VOLVONEM-THIVIM BARDEZ Goa

We declare that **Sneha Mukund Volvoikar, r/o Sesa Colony, Dhadhaba, Bicholim Goa**, who have 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. Ramakant Kholkar
2. Nikesh Bhamaikar

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 Paliem 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. 3(PART)A & 3(PART)B OF SURVEY No. 6 SITUATED
AT PALIEM VILLAGE OF BARDEZ TALUKA
APPLIED BY RIO LUXURY HOMES PVT. LTD.
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/434/CNV/AC-III/2022/685 DATED 21-06-2022,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA - GOA.



SCALE : 1:1000



AREA APPLIED FOR CONVERSION 3(PART)A 3700 Sq. Mts.



AREA APPLIED FOR CONVERSION 3(PART)B 5400 Sq. Mts.

TOTAL AREA 9100 SQ. MTS



RAJESH R. PATKACHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



SURVEY No. 6

PREPARED BY

SAMIR A. NAIK
Field Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

VERIFIED BY:

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 22/06/2022

FILE NO: 8/CNV/MAP/73/2022