



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

No. 4/113/CNV/AC-III/2025 / 639
CAD3BAR02-25-53

Dated: - 29/05/2025

Read: Application dated 07/02/2025 received from Corniche Land Private Limited, Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai-400132 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 **Corniche Land Private Limited, Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai-400132** being the occupant of the plot registered, under **Survey No. 95 Sub Div No.1-C-2(Part)** Situated at **Reis-Magos 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.95/1-C-2 (Part) admeasuring 7435 Sq. Mtrs** be the same a little more or less for the purpose of **Residential with 80 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 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 .



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
112.50 Mts.	92.90 Mts	7435 Sq. Mts.	Survey No. 95 Sub. Div No.1-C-2 (PART)	Survey No. 95 Sub. Div No.1-C	Survey No. 95 Sub. Div No.1	Survey No.95 Sub. Div No.1-C-2	Survey No.95 Sub. Div No.1-D	

Village : Reis-Magos
Taluka : Bardez

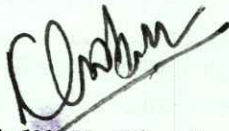
Remarks:-

1. The applicant has paid conversion Fees of Rs. 1784400/- (Rupees Seventeen Lakhs Eighty Four Thousand Four Hundred Only) vide e-challan No. 202500367426 dated 27/05/2025.
2. As Per Zonning Certificate No. TPBZ/ZON/18959/RM/TCP-2025/1348 dated 07/02/2025 the plot falls in "Settlement Zone" having (VP-1) status with permissible FAR 80. Existing road 6.00 mts wide is passing through the property. in this regard, the applicant has submitted Letter No.6-8(1)/PWD/WD-XIII(R)/ASW/24-25/2519 Dated 18/03/2025 wherein it is mentioned that the Assistant Engineer Sub Div. IV of this works div. the site was inspected alongwith representative of applicant along with Technical Assistant of this Sub.Div. As per the Site inspection report the said road is within the compounded property and it is a private road. As per the available record in sub-division office of this work div. the said road in Sy, No. 95/1-C-2 of Village Reis-Magos is not constructed by this office nor is any land acquisition done in said Sy. No. therefore necessary NOC may be obtain from the concerned authority prior to any developmental activity/ construction and improvement is carried out in said Plot by the applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-74/DCFN/TECH/2025-26/171 dated 05/05/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2025 dated 25/05/2025.
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 **Corniche Land Private Limited, Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai-400132** here also hereunto set his hand on this 28th day of May, 2025.


28/5/25
Mr. Premanand Vasant Gawas
Authorized Signatory for
Corniche Land Private Limited
Applicant




(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa

Name and Signature of Witnesses


1. Craugadhar Chavan  (ID.No-695567848075)
2. Girish Naik  (ID.No No. 497215459325)


Complete address of Witnesses

1. H.No.1411/68, Anadi, Candolim
2. H.No 7813 Galvato do povoane Bardez Goa

We declare that **Mr. Premanand Vasant Gawas, R/o. 24/19, Durigwada, Navelim, North Goa** authorized signatory for **Corniche Land Private Limited, Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai-400132** 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. Cangachar Chovan 

2. Amis deane 

To,

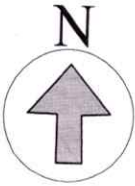
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Reis-Magos - Bardez -Goa.



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

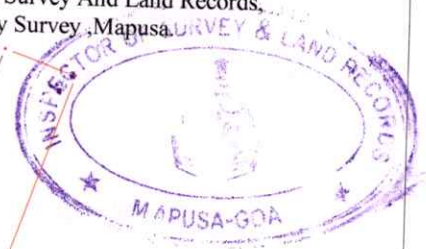
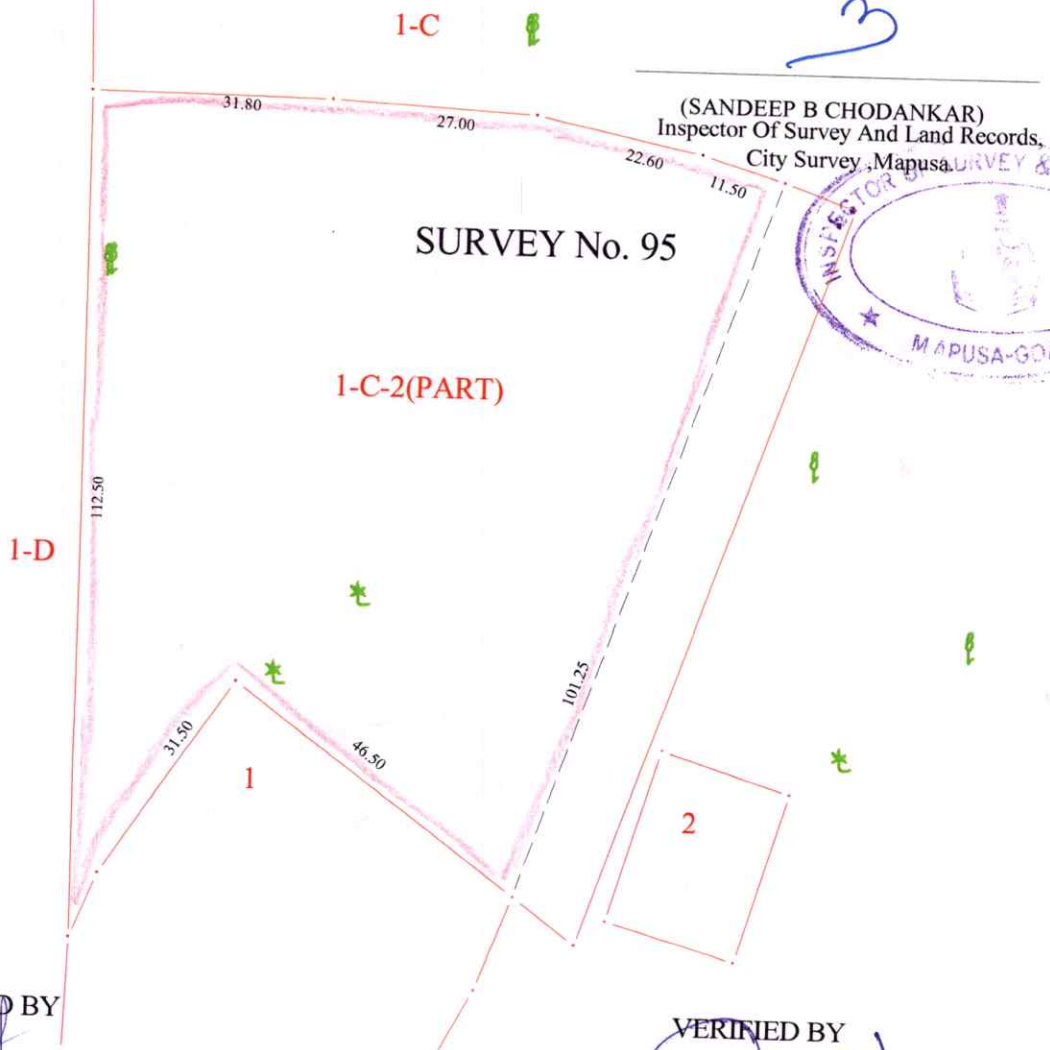
PLAN

Of the Land bearing Sub. Div. No.1-C-2 of Survey No.95
 Situated at Reis magos village of Bardez Taluka,
 Applied by CORNICHE LAND PRIVATE LIMITED
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No.CAD3BAR02-25-53/503 dated 21-03-2025
 From the Office of the Additional Collector III & Nort Goa District,Mapusa-Goa.



SCALE 1:1000

AREA PROPOSED TO BE CONVERTED -----7435 Sq. Mts.



PREPARED BY

SURAJ S. LOTLIKAR
 Field Surveyor

VERIFIED BY

PARESH RIVANKAR
 Head Surveyor

SURVEYED ON: 06/05/2025

FILE No. 8/CNV/MAP/105/2025