



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/105/CNV/AC-III/2019 /1489 Dated:- 27/11/2019

Read: Application dated 13/3/2019 received from M/s Casa Luxury Realty Five LLP r/o 42 A, 1st Floor, Impression House G. D. Ambekar Marg, Mumbai 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 M/s Casa Luxury Realty Five LLP r/o 42 A, 1st Floor, Impression House G. D. Ambekar Marg, Mumbai being the occupant of the plot registered under Survey No. 97/4 Situated at Assagao 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. 97/4 admeasuring 2200 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 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, 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 thereunder.



-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			North	South	East	West	
1	2	3	4	5				6
43.50 mts	50.50 mts	2200 Sq.mts	Survey No. 97 Sub Div No.4	Sy.No.97 Sub Div.No.1	Sy.No.97 Sub Div.No.2	Sy.No.97 Sub Div. No.2	Sy.No.97 Sub Div. No.3	

Village : Assagao
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of **Rs.396000/-** (Rupees Three Lakh Ninety Six thousand only) vide e-challan No. 201901342430 dated 27/11/2019.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5712/Assagao/TCP-19/5028 dated 6/11/2019 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1232/DCFN/TECH/2018-19/106 dated 22/4/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/1591 dated 03/04/2019
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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. 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 Casa Luxury Realty Five LLP r/o 42 A, 1st Floor, Impression House G. D. Ambekar Marg, Mumbai** here also hereunto set his hand on this **27th day of November, 2019.**

G. Damaji
M/s Casa Luxury Realty Five LLP
(Through Power of Attorney Holder
Govardhan Damaji
Applicant

Mahadev J. Araundekar
(Mahadev J. Araundekar)
Additional Collector III
North Goa District, Mapusa-Goa.

Signature and Designation of Witnesses

1. *Bhadra* Bhikaji Gadekar
2. *B* Sonali Kalchavkar

Complete address of Witness

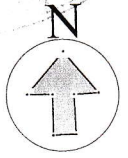
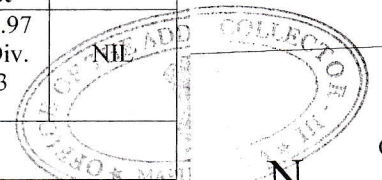
1. Corgao, Pernem, Goa.
2. Redi, Vergarla, Maharashtra.

We declare, **M/s Casa Luxury Realty Five LLP r/o 42 A, 1st Floor, Impression House G. D. Ambekar Marg, Mumbai** and 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.

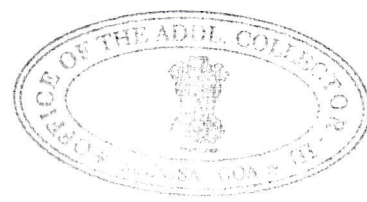
1. *Bhadra* Bhikaji Gadekar
2. *B* Sonali Kalchavkar

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 Assagao, Bardez -Goa.



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FROM



PREPARED

Vivek Bude
VIVEK BUDE
Field Surveyor

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West
Sy.No.97
Sub Div. No.3

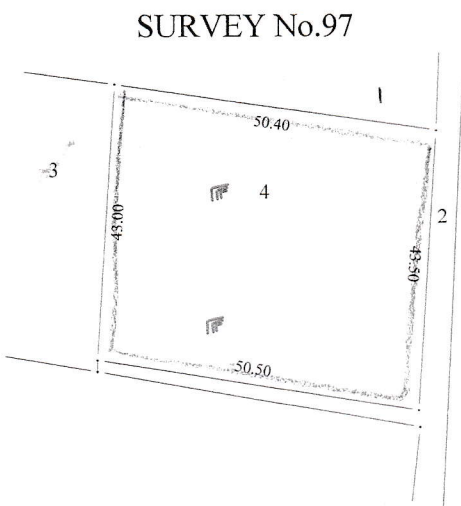
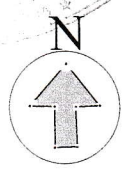
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of surveys & land records.
 MAPUSA - GOA

PLAN

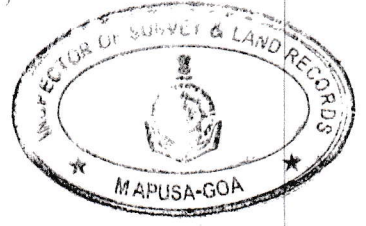
OF THE LAND BEARING SUB-DIV. No. 4 OF SURVEY No. 97 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA APPLIED BY CASA LUXURY REALTY FIVE LLP CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/105/CNV/AC-III/2019/1399 DATED 08-11-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

 AREA PROPOSED TO BE CONVERTED. 2200 Sq. Mts.



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



PREPARED BY

Vivek Bude
VIVEK BUDE
 Field Surveyor

VERIFIED BY:

Yogesh B. Maschelkar
YOGESH B. MASHELKAR.
 Head Surveyor

SURVEYED ON: 19/11/2019

Rajesh R. Pai
 Additional Collector - III
 North, Mapusa - Goa

FILE NO: 8/CNV/MAP/353/19

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 and Country Planning
 dated 6/11/2019 with
 conversion vide report
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 a M/s Casa Luxury
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 Mapusa-Goa.



GOA.
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