

Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated:- 17/03/2022

- Read: 1) Application dated 26/04/2018 from Jai Bhuvan Builders Pvt. Ltd., Through its Director Mr. Rajesh Sadanand Sheth, r/o. SM/101, Nova Cidade, Commercial Complex, Alto Porvorim, Bardez, Goa.
- 2) Report No. MAM/TIS/CI-II/Online-CNV/07/2022 dated 08/03/2022 from Mamlatdar of Tiswadi, Panaji Goa.
- 3) Report No. TIS/1/2/ZON/1259/CAR/TCP-2022/136 dated 02/02/2022 from Dy. Town Planner, Town & Country Planning Department, Panaji Goa.
- 4) Report No: 5/CNV/TIS-495/DCFN/TECH/2019-20/1001 dated 08/03/2022 of O/o. Dy. Conservator of Forests, North Division, Ponda Goa.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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) **Jai Bhuvan Builders Pvt. Ltd.**, being the occupant of the plot registered under **Survey No. 291/1-A** Situated at **Carambolim village of Tiswadi Taluka** (hereinafter referred to as "the applicants, 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. 291/1-A admeasuring an area of 93,650.00 sq. mts.** be the same a little more or less for the purpose of **Residential use**.

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 there under 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 use**, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable 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 applicants 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6.a) The Information, if any, 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, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back 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.

APPENDIX – I

Sr. No.	Length and Breadth		Total Superficial	Forming (part of)	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
	----	----	93650 Sq. Mts.	Survey No. 291/1-A	Sy. No. 291/1 & 291/1-C	Sy. No. 289/1	Sy. No. 290/1 & 2	Sy. No. 289 & ROAD	NIL
			Village: CARAMBOLIM Taluka: TISWADI						

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,40,47,500/- (Rupees One Crore Forty Lakh Forty Seven Thousand Five Hundred Only) vide Challan No. 202200184149 dated 11/03/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Zoning Certificate issued by the Dy. Town Planner, Town and Country Planning Department, Panaji vide his report **No. TIS/1/2/ZON/1259/CAR/TCP-2022/136 dated 02/02/2022.**
4. The Conversion has been recommended by the Mamlatdar of Tiswadi vide his report **No. MAM/TIS/CI-II/Online-CNV/07/2022 dated 08/03/2022.**
5. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report **No. 5/CNV/TIS-495/DCFN/TECH/2019-20/1001 dated 08/03/2022.**
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Jai Bhuvan Builders Pvt. Ltd., Through its Director Mr. Rajesh Sadanand Sheth**, also hereunto set his hand on this 17th day of MARCH, 2022.

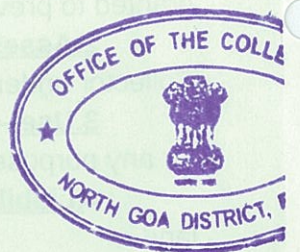
(Rajesh Sadanand Sheth)
Director Jai Bhuvan Builders Pvt. Ltd.



(Gopal A. Parsekar)
Additional Collector-I

Signature and Designation of Witnesses

1. Joseph C.G. Azavedo
2. Joseph D'Souza



Complete address of Witnesses

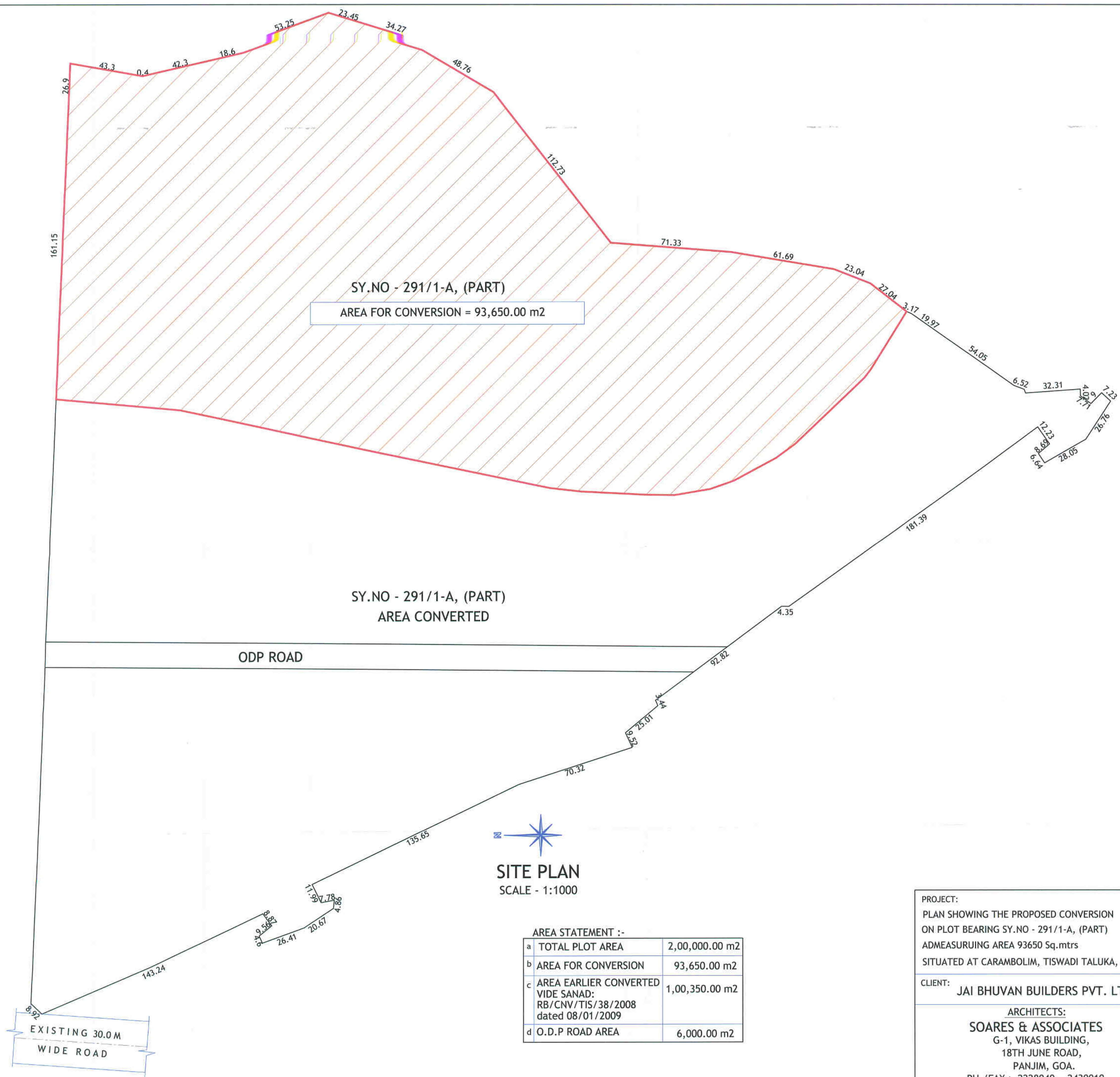
1. H.No:- 831, St. Agostinho, Moorad, Sauti Goa
2. H.No 280, Betim Barden

We declare that **Jai Bhuvan Builders Pvt. Ltd., Through its Director Mr. Rajesh Sadanand Sheth** has signed this Sanad is, to my personal knowledge, the person he represent his-self to be, and that he has affixed his signature hereto in my presence.

1. Joseph C.G. Azavedo
2. Joseph D'Souza

To,

1. The Dy. Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka, Panaji.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Carambolim, Tiswadi Goa.



PROJECT:
PLAN SHOWING THE PROPOSED CONVERSION
ON PLOT BEARING SY.NO - 291/1-A, (PART)
ADMEASURING AREA 93650 Sq.mtrs
SITUATED AT CARAMBOLIM, TISWADI TALUKA, GOA.

CLIENT: **JAI BHUVAN BUILDERS PVT. LTD.**

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
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