

No.RB/CNV/PER/02/2007  
Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.  
Dated :- 10/02/2010.

ORIGINAL

Read: Application dated 09/04/2007 Maha Seer Hotels and Resort Pvt.Ltd., New Delhi.

**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) by **Maha Seer Hotels and Resort Pvt.Ltd.,** being the occupant of the plot registered under **S.No.210/1(Part), 211/2(Part) and 212/0(Part)** known as **Sacri Borod** Situated at **Mandrem of Pernem Taluka** registered under **S.No.210/1(Part), 211/2(Part) and 212/0(Part)** (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 of **S.No.210/1(Part), 211/2(Part) and 212/0(Part) admeasuring 103000 Square Metres** be the same a little more or less for the purpose of **Settlement/Residential**.

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/Industrial/Any other non-agricultural purpose, without the previous sanction of the Collector.

**4. Liability for rates** - The applicant 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 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 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 applicant.

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

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
122.00	483.50	52325 Sq.mts	S.No.210/1 (Part)	<u>S.No.206</u> <u>S.No.208</u> <u>S.No.209</u> <u>&amp; S.No.201</u>	<u>S.No.211/2</u>	<u>S.No.210/1(Part)</u>	<u>S.No.210/1 (Part)</u>	There are following trees
87.00	483.50	35525 Sq.mts	S.No.211/2 (Part)	S.No.210/1	S.No.212/0.	S.No.211/2(Part) & Nallah	<u>S.No.211/2 (Part)</u>	05-Mango trees 01-Oval tree 03-Surangi 01-Vod 400-Cashew trees approximately.
116.0	250.0	15150 Sq.mts	S.No.212/0 (Part) Village Mandrem Taluka Pernem	S.No.211/2	S.No.213/0	S.No.213/0	S.No.212/0 (Part)	

Remarks:-

- 1.The applicant has paid the conversion fees amounting Rs.25,75,000/-(Rupees Twentyfive lakh seventyfive thousand only)vide Receipt No.2210/33 dated 09/02/2010.
- 2.The Conversion has been approved by the Town Planner,Town and Country Planning Department,Pernem vide his report No.DA/1257/PER/TCP/-07/323 dated 04/09/2007.
- 3.The development/construction in the plot shall be governed as per rules in force.
- 4.This N.O.C is liable to revoked at any stage if it is based on false information/wrong plans/calculation.
- 5.Any development in the said plot shall be carried out as per prevailing rules and regulation and also subject to Government approval.
- 6.The applicant applied Conversion for Residential and Commercial purpose .If the applicant uses the area for Commercial purpose he shall be liable to pay Commercial fees failing which this Sanad is liable to revoked.

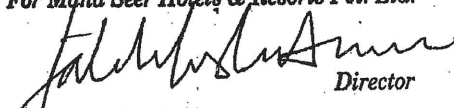
*[Signature]*

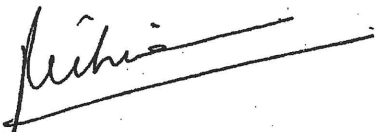
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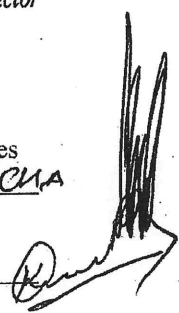
In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant by Maha Seer Hotels and Resort Pvt. Ltd., through its Director Mr. Fateh Singh Akoi. here also hereunto set his hand this 10th day of Feb, 2010.


For Maha Seer Hotels & Resorts Pvt. Ltd.

  
(Fateh Singh Akoi)  
Signature of the Director


  
(R. Mihir Vardhan)  
Collector of North

Signature and Designature of Witnesses


1. NATNARLAC. N. KOTACHA 

2. KAMAL KISHORE 

Complete address of Witness

1. DR. Singadkar, Panch, Panaji 

2. H.No-948, Baram Nagar, Najafgarh

We declare that Mr. Fateh Singh Akoi. who has signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed his/her signature hereto in our presence. 

1. 

2. 

To,

1. The Town Planner, Town and Country Planning Department Pernem.
2. The Mamlatdar of Pernem
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat, Mandrem, Pernem.