



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

No. 4/04/CNV/AC-III/2025 / 173
CAD3BAR12-24-658

Dated: - 07/02/2025

Read: Application dated 13/11/2024 received from MVR Seaview Homes Pvt Ltd, Office at 10-1-39/B, MVR Plaza, Waltair Uplands, CBM Compound, Vishakapatnam 530003 and Office at Goa H.No. 15/153/A-2, 1st Floor, Above Audi Showroom, Opposite Harley Davidson Showroom, Caranzalem, Panaji-Goa, 403002 Goa 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 MVR Seaview Homes Pvt Ltd, Office at 10-1-39/B, MVR Plaza, Waltair Uplands, CBM Compound, Vishakapatnam 530003 and Office at Goa H.No. 15/153/A-2, 1st Floor, Above Audi Showroom, Opposite Harley Davidson Showroom, Caranzalem, Panaji-Goa, 403002 Goa being the occupant of the plot registered, under Survey No. 278 Sub Div No. 1, 2, 3, 4 & 5 Situated at Tivim 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.278 /1,2,3,4 & 5 admeasuring 11177 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.



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			North	South	East	West
1	2	3	4	5			
116.94 Mts.	84.10 Mts	4550 Sq. Mts.	Survey No. 278 Sub. Div No.1	Road & Survey No. 276 Sub. Div No.15	Survey No. 278 Sub. Div No.5 & 1-A	Survey No.278 Sub. Div No.2 & 3	Survey No.278 Sub. Div No.4 & 8
72.64 Mts.	66.59 Mts	3900 Sq. Mts.	Survey No. 278 Sub. Div No.2	Survey No. 276 Sub. Div No.15 & Survey No. 276 Sub. Div No.9	Survey No. 278 Sub. Div No.1	Survey No.278 Sub. Div No.3	Survey No.278 Sub. Div No.1
56.78 Mts.	66.07 Mts	857 Sq. Mts.	Survey No. 278 Sub. Div No.3	Survey No. 276 Sub. Div No.9	Survey No. 278 Sub. Div No.2	Survey No.278 Sub. Div No.3-B & 3-A	Survey No.278 Sub. Div No.1 & 2
49.60 Mts.	53.37 Mts	1325 Sq. Mts.	Survey No. 278 Sub. Div No.4	ROAD	Survey No. 278 Sub. Div No.1	Survey No.278 Sub. Div No.1	Survey No.278 Sub. Div No.8
31.94 Mts.	62.44 Mts	545 Sq. Mts.	Survey No. 278 Sub. Div No.5	Survey No. 278 Sub. Div No.1	Survey No. 278 Sub. Div No.6 & 7	Survey No.278 Sub. Div No.5-A	Survey No.278 Sub. Div No.8
Total area proposed for conversion		11177 Sq. mts					

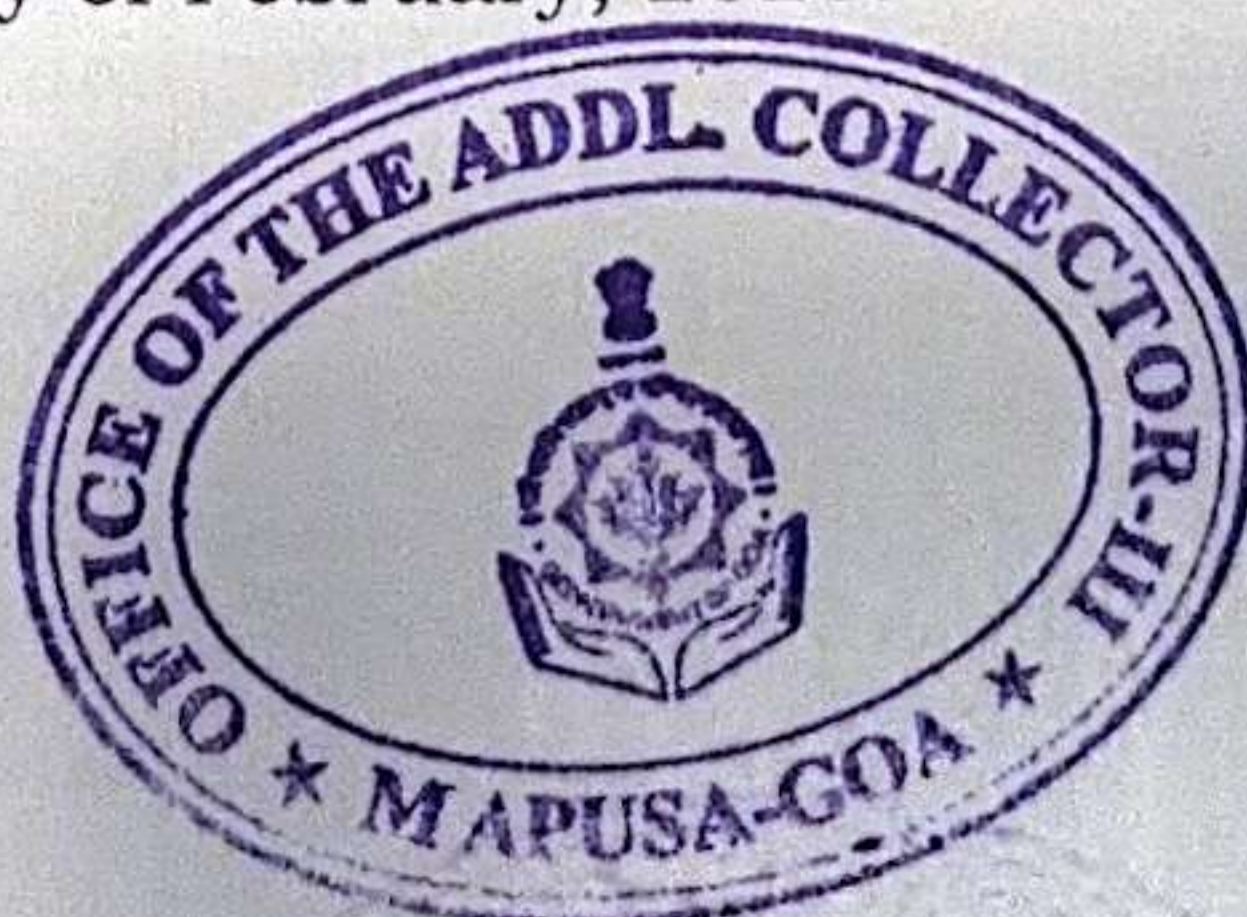
Village : Tivim
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 2682480/- (Rupees Twenty Six Lakhs Only) vide e-challan No. 202500078609 dated 30/01/2025.
2. As Per Zonning Certificate No. TPBZ/ZON/17803/TIV/TCP-2024/8759 dated 21/10/2024 the plot falls in "Settlement Zone" (VP-1) with permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1270/DCFN/TECH/2024-25/1729 dated 07/01/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025 dated 10/01/2025.
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.
8. 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 **MVR Seaview Homes Pvt Ltd, Office at 10-1-39/B, MVR Plaza, Waltair Uplands, CBM Compound, Vishakapatnam 530003 and Office at Goa H.No. 15/153/A-2, 1st Floor, Above Audi Showroom, Opposite Harley Davidson Showroom, Caranzalem, Panaji-Goa, 403002 Goa** here also hereunto set his hand on this 07th day of February, 2025.

G. Salgaonkar
07/02/2025
Mr. Gaurish Salgaonkar
Authorized Signatory for
MVR Seaview Homes Pvt Ltd



Pundalik V. Khodjuvekar
07/02/25
(Pundalik V. Khodjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa



Name and Address of Witnesses

1. Rupesh Vday Bhandari

Rupesh

2. Abdul Kadar huddar

Abdul Kadar

Complete address of Witness

1. T. 248 Tamdhi Mati Tiswadi Taleigao Goa

2. H.No 351 Sheteywado MAPUSA Goa.

We declare that **Mr. Gaurish Salgaonkar, R/o. H.No. 389, Near Real Soda Factory, Tonca-Caranzalem-Goa** authorized signatory for MVR Seaview Homes Pvt Ltd, Office at 10-1-39/B, MVR Plaza, Waltair Uplands, CBM Compound, Vishakapatnam 530003 and Office at Goa H.No. 15/153/A-2, 1st Floor, Above Audi Showroom, Opposite Harley Davidson Showroom, Caranzalem, Panaji-Goa, 403002 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. Rupesh Vday Bhandari

Rupesh

2. Abdul Kadar huddar

Abdul Kadar

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 Tivim - Bardez -Goa.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 278 , Subdivision No.: 1

Scale 1:2000

Reference No.: REV192474857



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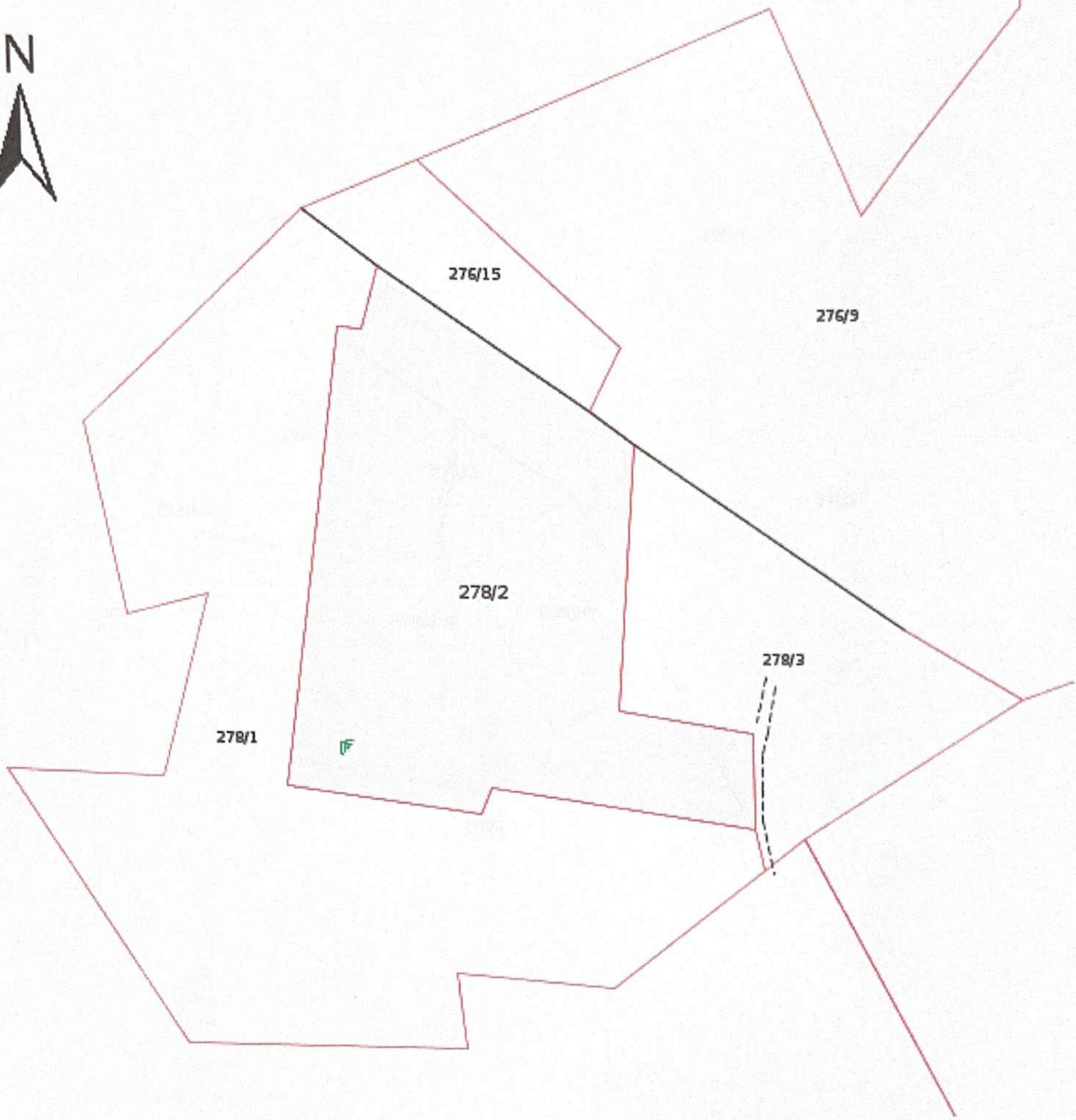
NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 278 , Subdivision No.: 2

Scale 1:1000

Reference No.: REV192474858



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NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 278 , Subdivision No.: 3

Scale 1:2000 ✓

Reference No.: REV192474859



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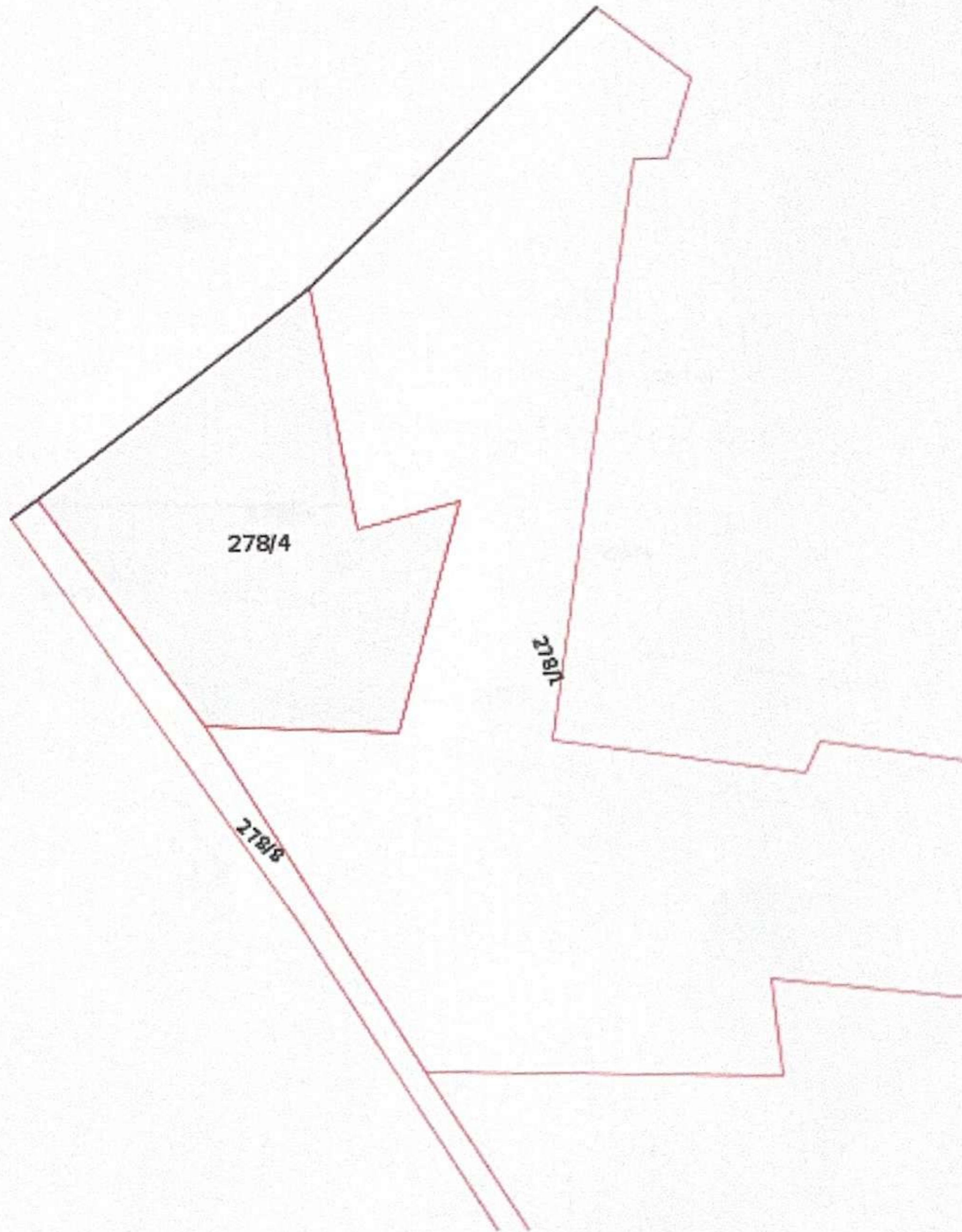
NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 278 , Subdivision No.: 4

Scale 1:1000

Reference No.: REV192474860



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NOTE: PLAN TO BE PRINTED ON A4 SIZE

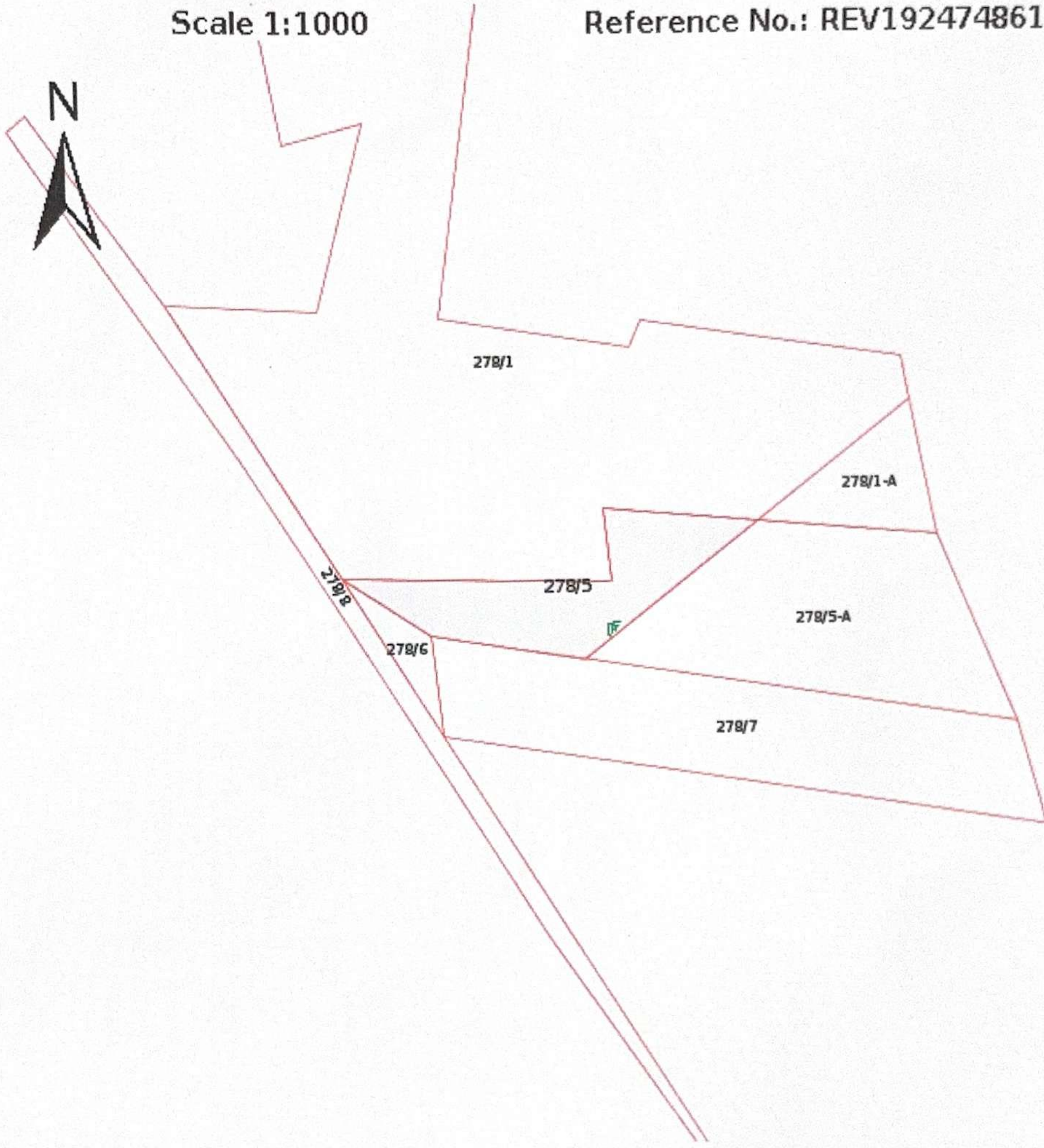


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 278 , Subdivision No.: 5

Scale 1:1000

Reference No.: REV192474861



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NOTE: PLAN TO BE PRINTED ON A4 SIZE