

Dated :- 8 /01/2013

Read: Application dated NIL, from M/s. K.B. J. Hotel Goa Pvt. Ltd., C/o. Mr. Siddhant Bafla, r/o. 22/24, K.B.J. Mansoon, L-1 Mahim West, Mumbai 4000016.

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) **M/s. K.B.J. Hotel Goa Pvt. Ltd.** being the occupants of the plot registered under **Survey No.325/1** known as **Vagator** Situated at **Anjuna, Bardez 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. 325/1 admeasuring 5600 Sq. mts** be the same a little more or less for the purpose of **Commercial Purpose.**

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 applicants 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 Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Commercial Purpose**, without the previous sanction of the Collector.

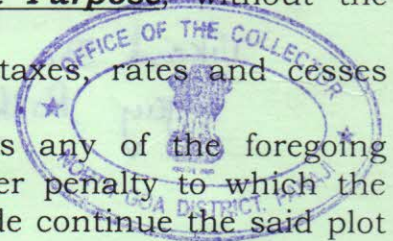
4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause - (a) if the applicants 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.



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
96.60 mts	84.40 mts	5600 sq.mts	S.No. 325/1	S.No. 330/7	S.No. 325/4, 325/3	S.No. 325/2	S.No. 327/4, 327/4-A, 325/1	NIL
Village : Anjuna Taluka : Bardez								

Remarks:

1. The applicant has paid conversion fees of Rs. 8,40,000/- and conversion fine of Rs. 29, 250/- both amounting to Rs. 8,69,250/- (Rupees Eight Lakhs Sixty Nine Thousand Two Hundred Fifty Only) vide receipt No. CN07012013144 dated 07/01/2013.
2. The Conversion has been approved by Dy.Town Planner, Town and Country Planning Department, Mapusa vide No.TPBZ/463/ANJ/11/2181 dated 27/09/2011.
3. The development/construction in the plot shall be governed as per rules in force.
4. The Conversion Sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR OF NORTH GOA** district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Mr. Siddhant Bagla, Director of M/s. K.B.J. Hotel Goa Pvt. Ltd.** here also hereunto set his hands this 30th day of January, 2013.

Siddhant Bagla
(Siddhant Bagla)
DIRECTOR

Mihir Vardhan
(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designature of Witnesses

1. Vikash Jha
2. Vijay Pashwan

Complete address of Witness

1. 802, B Wing Marathon nexgen Innova Lower Parel Mum
2. 95 B Electronic city Bangalore

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

1. *Vikash*
2. *Vijay*

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
4. The Sarpanch, Village Panchayat, Anjuna, Bardez - Goa

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

PLAN

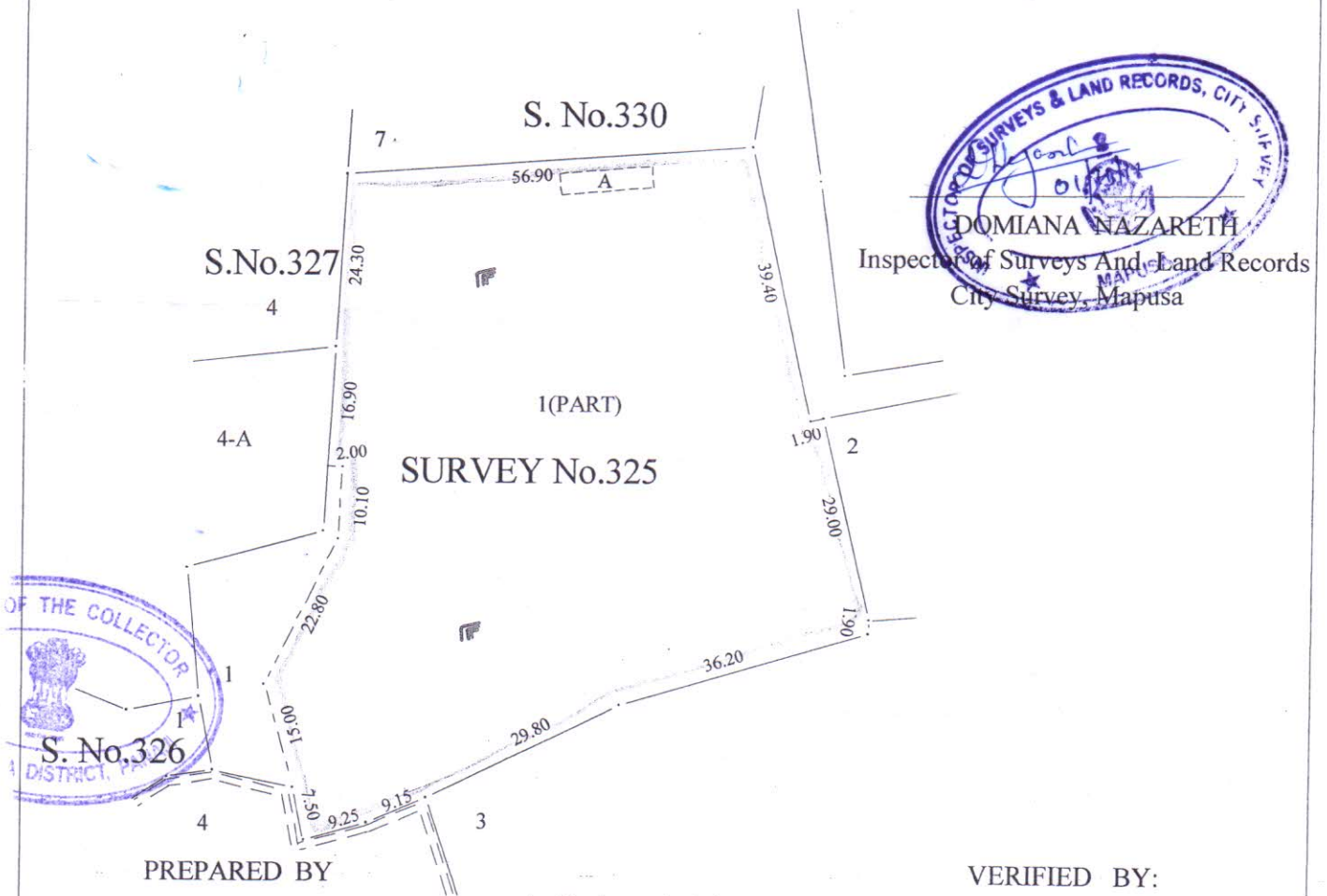


OF THE LAND BEARING SUB-DIV. No. 1(PART) OF SURVEY No. 325 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. K.B.J HOTEL GOA PVT. LTD. CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.RB/CNV/BAR/COLL/57/2011 DATED -09-2012 FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.

SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 5600 Sq. Mts.



SURVEYED ON: 22/10/2012

FILE NO: 8/CNV/MAP/182/12

Government of Goa
Collector - North Goa

Original

Panaji
T. R. 5
(Treasury Rule 83)

Receipt No. CN07012013144

Dated 07-Jan-2013

Received from K.B.. J Hotel Goa Pvt. Ltd.

with reference to letter/file no. RB/CNV/BAr/Coll/57/2C

the sum of Rupees. EIGHT LAC SIXTY-NINE THOUSAND TWO HUNDRED FIFTY ONLY Conversion Fee by Cheque

Taluka -

Village -

Rs 869250.00 /-

Signature

Designation Lower Division Clerk

Note :-

1. Plan to be collected on or after :-

2. Please get court fee stamp of Rs. 5/- for each certified copy at the time of collection of plan.

325/1