

No. RB/CNV/PER/ AC-I/02/2022 /5521

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

Dated: - 21/09/2022

- Read**
1. Application dated 16/05/2022 of M/s Perfectio Panacea LLP & Ors r/o, Villa No. A-3, Heritage Florist, Siolim, Bardez Goa.
 2. Report No. MAM/PER/AK/CNV/2022/6883 dated 29/08/2022 of the Mamlatdar of Pernem.
 3. Report No. 5/CNV/PER-487/DCFN/TECH/2022-23/562 dated 29/08/2022 of the Dy. Conservator of Forests, North Goa Division, Ponda Goa.
 4. Zoning Certificate No. 23/ZI/TCP/PER/103/2021/857 dated 20/08/2021 of the Dy. Town Planner, Town and Country Planning Department, Pernem - Goa.
 5. Report No. 8/CNV/PER/15/2022/615 dated 16/09/2022 of the ISLR, Pernem 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 **PERFECTIO PANACEA LLP, PREETI JAIN, ARUN MALHOTRA, ANKUR PRUTHI & DEEPAK DHAWAN** being the occupants of the plot registered under **Survey No. 18/5** Situated at **Mandrem village in Pernem 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 under **Survey No. 18/5** admeasuring **6501 sq. mts.**, be the same a little more or less for the purpose of **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 there under, 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 there under 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 **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 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) Not with standing 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.

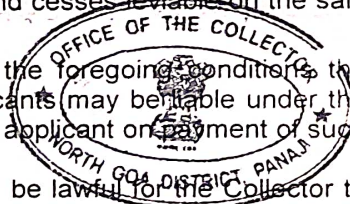
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

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.

Contd.....



7. Code provisions applicable - Save as herein provided the grant shall be subject to the prov. the said Code and rules thereunder.

APPENDIX - I

the said

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Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P.T.S No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1.	156.50 Mts	68.10 Mts	6501 Sq. Mts	S. No. 18/5 (Part)	S. No. 18/2, 3, 4	S. No. 18/5	S. No. 18/6, 7 and S. No. 19/0 and Nallah	S. No. 18/5	-
Village MANDREM Taluka: PERNEM									

Remarks:-

1. The applicant has paid conversion fees of Rs. 13, 34, 200/- (Rupees Thirteen Lakhs Thirty Four Thousand and Two Hundred only) vide Challan No. 202200743201 dated 20/09/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. 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.
6. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **PERFECTIO PANACEA LLP, PREETI JAIN, ARUN MALHOTRA, ANKUR PRUTHI & DEEPAK DHAWAN THROUGH PARTNER & POA HOLDER MR. HEMANT SAHNI** here also hereunto set his hands on this 21st day of September, 2022.

(HEMANT SAHNI)
PARTNER & POA HOLDER

(SANJEEV C. GAUNS DESSAI)
Additional Collector

Signature and Designation of Witnesses

1. AYUSH D. KARGAONKAR
2. GAURAV SANKAR

Complete address of Witnesses

1. NR KAMLESHWAR GARAGE KHORIM M
2. 54, ASKAWADA, MANDREM

We declare that **HEMANT SAHNI** has signed this Sanad is, to our personal knowledge, the persons whom represent themselves to be, and that they have affixed their signature hereto in our presence.

1. _____
2. _____

To,

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