



Goa Housing Board
Head Office
Building "A", 2nd floor, New Market Complex,
Opposite Delfino, Porvorim, Goa.

FORM VIII - A

Sale Letter

{ See rule 15(3)}

No:- GHB/ADM/E-Cell/0019/24-25

Date:- 31-12-2024

To,

Mohidin Properties and Holding

O1 1st Flr, Commerece

Centre, Vasco Da Gama

Mormugao Goa-403802

Sir/Madam,

I am to state that Plot No. **E (F.A.R = 150)** admeasuring **3785.000** sq. mts. under Survey No. **89/1** of Village **Sancoale**, situated at **Sancoale Mormugao, Mormugao Taluka** , District of **South Goa** has been allotted to you for the total consideration of **Rs. 4,88,26,500.00** (**Rupees Four Crore Eighty-Eight Lac Twenty-Six Thousand Five Hundred only**) being at the rate of **Rs.12,900.00** per sq.mts to construct, for **commercial** purpose only.

The **Final NOC** has been issued by **Sancoale Village Panchayat** vide No. **VP/S/2016-17/998** dated **14/10/2016**.

The Boundaries of the Plot No.**E (F.A.R = 150)** are shown as follows:-

To the East:- **10.00 M wide road.**

To the West:- **10.00 M Wide Road.**

To the North:- **10.00 M Wide road.**

To the South:- **By National Highway**

The Plot No.**E (F.A.R = 150)** described above is a portion of a larger property situated at **Sancoale Mormugao** under Survey No.**89/1** acquired under Land Acquisition Act, 1894 (Act 1 of 1894) vide Award No. **3/120/84-LAO** dated **18 October 1985**.

The allottee shall adhere and comply with all the terms and conditions as per the Goa Housing Board Act/Rules/Scheme in force.

The order of allotment for all intends and purpose shall be legal documents to enable the allottee to construct for commercial purpose only on the allotted plot till the execution of Conveyance Deed in respect of the said plot. The allottee shall submit the drawing/plan of construction including the compound wall of the allotted plot, in accordance with conditions indicated here below and obtain "No Objection Certificate" from the Goa Housing Board, before submitting the same to the local authorities for approval.

The allotment of plot shall be subject to the following conditions:

- 1) The allottee shall obtain technical clearance from the Town and Country Planning Department and Construction Licence from the Panchayat/Municipality for the proposed project within 3 years from the date of a sale letter, failing which, the property shall be reverted to the Goa Housing Board, unless the period is extended by the Goa Housing Board upon payment of the following amounts :
 - a) After 3rd year but upto 5 years, by payment of 3% on the sale consideration on each year of extension to the Goa Housing Board;
 - b) After 5th year but upto 7 years, by payment of 4% on the sale consideration on each year of extension to the Goa Housing Board;
 - c) After 7th year but upto 8 years, by payment of 5% on the sale consideration on each year of extension to the Goa Housing Board.
- 2) The extension of time beyond 8th year and upto 10th year may be granted by the Government subject to the payment of penalty at the rate of 10% of the total consideration of the plot per year.
- 3) The allottee shall make a representation for an extension with specific reasons before expiry of the period to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained.
- 4) The allottee shall not object for carrying out any development by the Board on the balance area of the sector as per the permissible FAR as and when required.
- 5) The allottee shall not cause any obstruction to an official, duly authorized by the Board so as to create difficulties, in the discharge of his/her duties in connection with the matter rising out of the management of the property.
- 6) If it is found at any stage that the applicant has given false information or has suppressed any material facts or has committed breach or contravened any of the conditions of these rules, the application shall be rejected and the allotment of plot, if already made shall stand cancelled without prejudice to the right of the Board to take any other action under the law in force.

- 7) On breach of any other terms and conditions of allotment, a penalty @5% on the total consideration of plot shall be levied to such allottee.

Yours faithfully,

NEETAL P Digitally signed
AMONKA by NEETAL P
R AMONKAR
Date: 2024.12.31
13:31:38 +05'30'
Managing Director

Copy to:

- 1) South Division
- 2) Accounts Section
- 3) Admn Section(H.O.)



GOA HOUSING BOARD

Building 'A', 2nd Floor, New Market Complex, Pervorim, Goa 403521.

Head Office

Phone No.: Gen. : 2412925

E-mail: goahousingboard@yahoo.in

Website: www.ghb.goa.gov.in

New Market Complex.

Pervorim Bardez Goa.

GHB/ADM/1698/2025

Ref.:

⁵
16 January, 2025

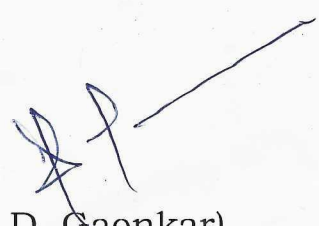
To,

Mohidin Properties and Holdings
01 1st floor, Commerce Centre,
Vasco da Gama,
Mormugao Goa. 403802

Sub: NOC for construction of Commercial Building
and Compound wall on plot No.'E' at Sancoale
Mormugao Goa.

Sir,

With reference to your letter dated 25/11/2024 on the
subject cited above, I am to inform you that Goa Housing
Board has No Objection for Construction of Commercial
Building and compound wall in Plot No. 'E' under Survey No.
89/1 at Sancoale Mormugao Goa as per the plans enclosed.


(S.D. Gaonkar)
Executive Engineer

Encl; as above.