

Received on: 01/04/2023
 Inward No: 04



Directorate of Health Services
 GOVERNMENT OF GOA
 Primary Health Centre
 Candolim Goa

Signature
 P. 12/2/23

No: DHS/2023/DHS0901/O0013/445

Date: 27-Mar-2023

Ref No: DHS092304561

NOC FROM SANITARY POINT OF VIEW FOR PROPOSED CONSTRUCTION OF PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL

No objection from sanitary point of view only is hereby granted for the proposed construction of the proposed construction of residential villas, swimming pools & compound wall at Survey number/PT sheet number. 38 and Sub division number/Chalta number. 2-A respectively, Plot No. 0, of village Reis-Magos of Bardez, with reference to the Technical Clearance Order issued by the Office of Town and Country Planning, Bardez, Goa vide Order No. TPB/8053/RM/TCP-23/1749 dt 17-Mar-2023 on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises and further subject to the conditions as under:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site.
3. The soak pit and septic tank should be at least 15 meters away from any drinking water source.
4. The capacity of each of the 1 septic tanks should correspond with dimensions shown in the chart submitted to this office for 100 persons respectively.
5. There should be a separate soak pit for sewage and sullage for each block.
6. No health hazard or any other environmental pollution is to be created in the surrounding area.
7. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3) and further amendments thereof.
9. There should be proper sanitary facilities for the labour force at the site as recommended. Bed nets should be provided to each of the families. Health Card register to be maintained in the prescribed format. The Advisory/guidelines enclosed should be strictly adhered to.
10. Health cards should be available at the site and should be produced to the Health Authorities on demand.
11. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
12. This office is to be informed at the commencement of the construction.
13. NOC/License for the proposed construction should be obtained from competent authority.
14. A construction Board with details should be displayed at the construction site.
15. This NOC is subject to the verification of the legality of the premises/property by the License issuing authority and this office is not responsible for any legality that could arise out of the same in any court of law.
16. This NOC shall stand withdrawn if the documents submitted to this office are found to be invalid /incorrect/false/forged and also if the conditions stipulated above are not complied with.

[Handwritten Signature]

Health Officer
 Primary Health Centre Candolim



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

No. 4/175/CNV/AC-III/2021/1094

Dated: 26/08/2021

Read: Application dated 02/08/2021 received from M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorim-Goa received 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 M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorim-Goa being the occupant of the plot registered under Survey No. 38 Sub Div No. 2-A (Part-1&2) Situated at Reis-Magos 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. 38/2-A (Part-1&2) admeasuring 3215 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 F.A.R.

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.

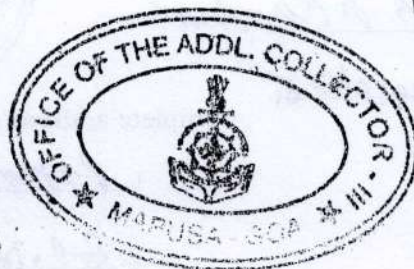
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back 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.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



2 MAY 2023



- 2 -
APPENDIX - I

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
62.00 Mts	64.00 Mts	2485	Survey No. 38 Sub Div No. 2-A(Part 1)	Survey No. 38 Sub Div. No. 2 & ROAD	Survey No. 38 Sub Div No. 2-A & NALLA	Survey No. 38 Sub. Div No. 2	NALLA	
60.Mts	18.00 Mts	730	Survey No. 38 Sub Div No. 2-A(Part 2)	ROAD	Survey No. 38 Sub Div No. 2-A& NALLA	Survey No.38 Sub Div No. 2-A (Part1) NALLA	ROAD	
	Total Area	3215 Sq. mts						

Village : Reis-Magos.
Taluka : Bardez



Remarks:-

- The applicant has paid conversion Fees of Rs. 578700/- (Rupees Five Lakhs Seventy Eight Thousand Seven Hundred Only) vide e-challan No. 202100813097 dated 25/08/2021.
- As per TCP Certificate No. TPBZ/ZON/8787/RM/TCP-2021/3113 dated 03/08/2021 the plot falls in Settlement Zone with permissible FAR 80.
- The Survey No. 38/2-A of Reis-Magos Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2021/3706 dated 10/08/2021.
- 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.
- Traditional access, passing through the plot, if any shall be maintained..
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

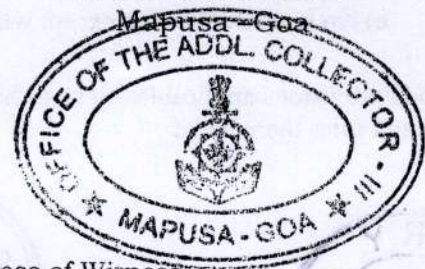
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa by M/s. Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Provorim-Goa here also hereunto set his hand on this 26th day of August, 2021.

Anuj Ajmera

(Anuj Ajmera)
Authorized Signatory for
Ajcon Infra Projects Pvt Ltd
Applicant

Mahadev J. Araundekar
26-08-21

(Mahadev J. Araundekar)
Additional Collector III
North Goa District



Signature and Designation of Witnesses

Shodhan S. V. & Chodan

2. *Suman & Chodan G*

Complete address of Witness

- Pravin Aldina Barde - Goa*
- Shripadna Ribunder oio Goa*



We declare that by Anuj Ajmera authorized signatory for Ajcon Infra Projects Pvt Ltd, Office at 1FF, First Floor, Navgauri Apts, N.H-17, Pervorim-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. *Shudhanu Sanjay A Chodmker*

2. *Sammir S. Claude E*

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 Reis-Magos, Bardez -Goa.



2 MAY 2023

3

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1950 VA 1033



208/c



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA



PLAN
Of the Land bearing Sub. Div. No.2-A (Part 1) & 2-A (Part 2) of Survey No.38,
Situated at Reis-Magos village of Bardez Taluka,
Applied by M/s Ajcon Infra Projects Pvt. Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/175/CNV/AC-III/2021/1005 dated 11-08-2021,
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

- AREA APPLIED TO BE CONVERTED 2-A(PART 1) ----- 2485 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED 2-A(PART 2) ----- 730 Sq. Mts.
-
- TOTAL AREA TO BE CONVERTED -----3215 Sq. Mts.

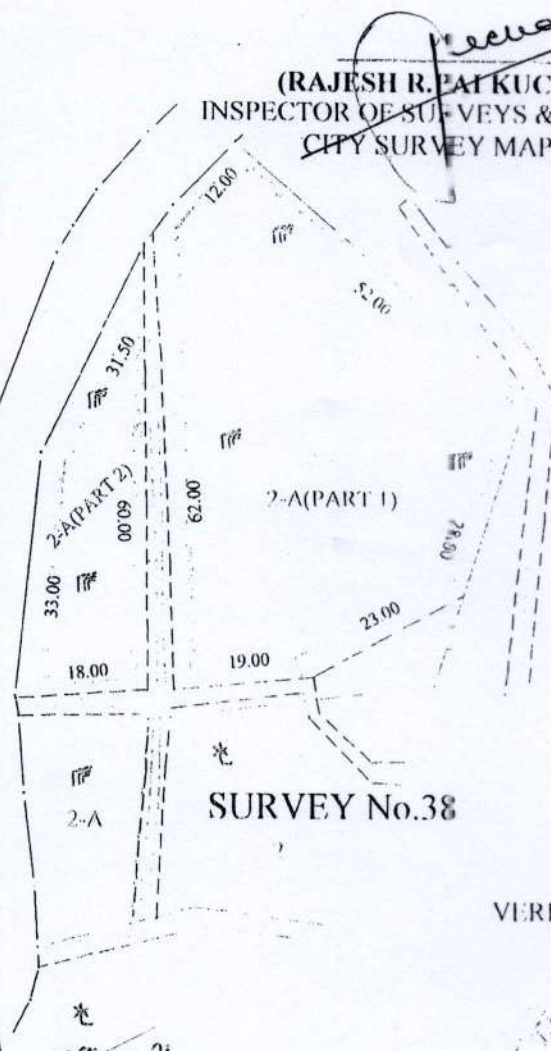


(RAJESH R. PATKUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

TRUE COPY

21/5/2023

Adv. S. N. Dhanage
Notary Govt. Of India
Regd. No. 15376 MUMBAI (MS)
404-405, 4th Floor, Dhanu House,
197/199, Near Central Cinema Bldg,
D.N. Road, Fort, Mumbai - 400004.



PREPARED BY

[Signature]

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

[Signature]

YOGESH B. MASHELKAR
Head Surveyor

[Signature]
26-08-21
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

SURVEYED ON: 12/08/2021

FILE No. 8/CNV/MAP/244/2021

FORMAL LETTERS ONLY

MEMBERSHIP - 600

MEMBER COLLECTION

VOLUNTARY CONTRIBUTION

MEMBERSHIP

MEMBER'S NAME

[Handwritten signature]

MEMBER'S TITLE

MEMBER'S ADDRESS

DK COBA FOR MEMBERSHIP
101108 W. B. ...
404102 ...
5001 ...
MEMBER COLLECTION
MEMBER'S NAME

MEMBER'S NAME

[Handwritten signature]

DK COBA

[Handwritten signature]

MEMBER'S ADDRESS

MEMBER'S ADDRESS

MEMBER'S ADDRESS



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MEMBER'S ADDRESS

MEMBER'S ADDRESS



**FORM I & XIV**

100017080235

Date : 19/05/2023

नमुना नं १ व १४

Page 1 of 1

Taluka BARDEZ
तालुका
Village Reis-Magos
गांव
Name of the Field
शेताचें नांव

Survey No. 38
सर्वे नंबर
Sub Div. No. 2-A
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.37.16	0000.00.19	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.37.35

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.02.65	0000.02.65	0000.40.00

Dy. Coll. Order No. 15/353/2011/Part/Land/DC-II
dated 10/09/2012

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/S. EVERNEST LUXURY HOMES LLP		79298	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रित	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.