

Dated :- 15/12/2017

- Read:1) Application dated 17/11/2017 from Meridian Estates Pvt, Ltd, R/o. Office No.17, V-Mall, Asha Nagar, Kandivali(E) Mumbai 400101
2) Report No.MAM/TIS/CI-I/CNV/2392/2015/2921 dated 07/12/2015 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No: TIS/7850/PNJ/TCP/2017/1492 datd 12/12/2017 from Town & Country Planning Department, Panaji Goa.
4) Report No:5/CNV/TIS/DCFN/TECH/2015-16/721/2278 dated 18/12/2015 from O/o Dy. Conservator of Forests, North Division, Ponda Goa.
5) Letter No.ISLR/CTS/PNJ/CNV/05/2016/76/1868 dt.13/4/2016 from I.S.L.R, Tiswadi 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) **Meridian Estates Pvt. Ltd** being the occupant of the plot registered under **P.T. Sheet No.164 Chalta No.2, 3 & 4** Situated at **Panaji City** (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 **P.T. Sheet No.164 Chalta No.2, 3 & 4 653.00 square metres** be the same a little more or less for the purpose of **Commercial use.**

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 there under 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 **Commercial 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 applicant 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.

c) The necessary road widening set-back to be maintained before any development in the land.

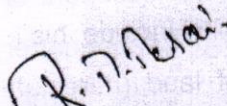
d) Traditional

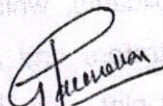
Sr. No.	Length and Breadth		Total Superficial Area M2	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
	28.70 Mts.	23.50 Mts.	653.00 Sq.mts	Chalta No. 2,3 & PTS 4/164	Chalta No.69 P.T.Sheet 164	Chalta No.5 P.T.Sheet 164	Chalta No.74 P.T.Sheet 164	Chalta No.1 P.T.Sheet 160	NIL
	Village: Panaji Taluka: Tiswadi								

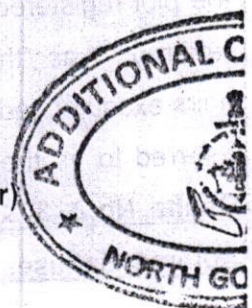
Remarks:-

1. The applicant has paid conversion fees of Rs. 7,83,600/- (Rupees Seven lakhs Eighty Three Thousand Six Hundred Only) vide Challan No:86/17-18 dated 13/12/2017 paid on 15/12/2017.
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.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his/her hand and the seal of his Office on behalf of the Governor of Goa and **Smt. Rashmi Desai Director** also hereunto set her hands this 15th day of December, 2017.


(Smt. Rashmi Desai)
Director


(Vikas S. N. Gaunekar)
Additional Collector-II




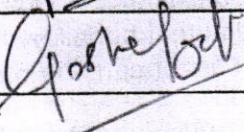
Signature and Designation of Witnesses

1. Prasanna Basrikethi
2. Guntan R. Shetgaonkar

Complete address of Witnesses

1. Curri - Ponda Gata
2. H.No 629, Urmalbag - Vasco, Margim - Goa

We declare that **Smt. Rashmi Desai** has signed this Sanad is, to our personal knowledge, the person she represents himself to be, and that she has affixed his signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Panaji
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Commissioner, Corporation of City of Panaji, Tiswadi - Goa.



1126

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records - Panaji



PLAN

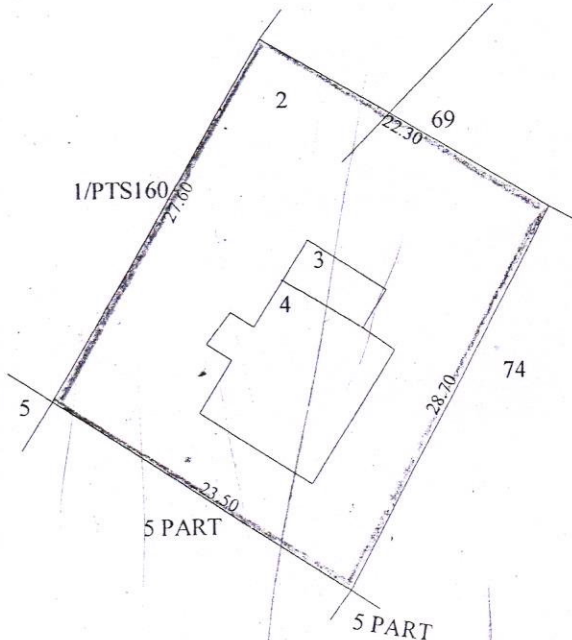
OF THE LAND BEARING CHALTA No. 2, 3 & 4 OF P.T. SHEET No. 164 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY VASCO DA GAMA REALTORS PVT. LTD FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE CASE NO. RB/CNV/TIS/AC-II/12/2013, DATED 23/02/2016, FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-II, PANAJI -GOA

SCALE : 1:500



PROPOSED AREA FOR CONVERSION 653.00 Sq. Mts.

PROPOSED AREA TO BE CONVERTED 164/2, 3 & 4



Ambamaya
I.S. & L.R.

VERIFIED BY:-

PREPARED BY:-

Sameer S. Kamble
SAMEER S. KAMBLE (F.S.)

Prati Khandeparkar
PRITI KHANDEPARKAR (H.S.)

SURVEYED ON : 21/03/2016

File No.: ISLR/CTS/PNJ/CNV/05/2016