


No.CNV/CITY/21/2020/6265
Office of the Deputy Collector &
Sub Divisional Officer,
Mapusa-Bardez-Goa.
Dated:- 09/08/2021.

Forwarded alongwith the copy of Sanad for information:-

1. The Inspector of Settlement & Land Records, Mapusa.
2. The Mamlatdar of Bardez Taluka, Mapusa Goa.


(Rajesh S. Aijaonkar)
Deputy Collector & S.D.O.,-I
Mapusa-Goa

No.CNV/CITY/21/2020 /6265
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 09/08/2021

Read:- Application dated 05/10/2020 received u/s 32
of LRC 1968.

**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 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) by **M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS O/o B-101, Heritage Symphony, Above PMC Bank, Caranzalem Goa** being the occupant of the plot registered under **P.T.Sheet No.10 of Chalta No.21-X** situated at **Cunchelim (Mapusa), City Bardez Goa** registered under **P.T.Sheet No.10 of Chalta No.21-X** (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 of **P.T.Sheet No.10 of Chalta No.21-X** admeasuring **367.00 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 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 erected thereon for any other purpose other than residential **purpose**, without the previous sanction of the Collector.
4. **Liability for rates-** The applicant 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 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 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. **Code provisions applicable-** Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-




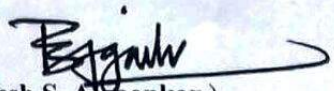
Cont..... 2/-

Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6
15.00 mts.	24.50 mts.	367 sq. mts	P.T.Sheet No.10 of Chalta No.21-X Village: Cunchelim, (Mapusa), City.	North:- P.T.Sheet No.10 of Chalta No.21 South:- P.T.Sheet No.10 of Chalta No.21 East :- P.T.Sheet No.10 of Chalta No.21 West :- P.T.Sheet No.10 of Survey No.82/5	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/6534/MAP/TCP-2020/4208 dated 13/11/2020.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv./2020/5992 dated 17/11/2020.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-687/DCFN/TECH/2019-20/833 dated 10/12/2020.
10. Conversion fees charge at rate of Rs.120/- of area 367 sq. mts. Received conversion fees of Rs.44,040/- (Rupees forty four thousand forty only) Vide Challan No.90/2020 dated 08/07/2021. Which is deposited in S.B.I., Mapusa by applicant M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS its Partner Paresh Madeva Pai its authorized to Adv. Madhavi Salkar.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by **M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS O/o B-101, Heritage Symphony, Above PMC Bank, Caranzalem Goa** here also hereunto set his hand this 9th day of August, 2021.


(Signature of the Applicant)
M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS
Its Partner Paresh Madeva Pai


(**Rajesh S. Ajeonkar**)
DY.COLLECTOR & S.D.O.,-I
Mapusa Goa.

Signature & Designation of Witness

1. Ladman Leleshamon Vishvalcarma (Cuttac Pradesh)
2. Adv. Madhavi Salkar (Mapusa) MS

Signature & Designation of Witness

1. Ladman Leleshamon Vishvalcarma (Cuttac Pradesh)
2. MS (Adv. Madhavi Salkar) Mapusa



We declare that by **M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS O/o B-101, Heritage Symphony, Above PMC Bank, Caranzalem Goa** has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. Ladman Leleshamon Vishvalcarma (Cuttac Pradesh)
2. Adv. Madhavi Salkar (Mapusa) MS



PLAN

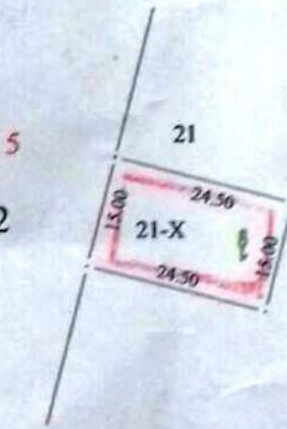
OF THE LAND BEARING CHALTA NO. 21-X OF P.T. SHEET NO.10
SITUATED AT CUNCHELM (MAPUSA) CITY OF BARDEZ TALUKA
APPLIED BY M/s. HERITAGE PRINCES REAL ESTATE DEVELOPERS
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. CNV/CITY/21/2020/7087 DATED 21-12-2020,
FROM THE OFFICE OF THE DY COLLECTOR & S.D.O, MAPUSA - GOA.

SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 367 Sq. Mts.

S. No.82



[Signature]
(RAJESH R. PAI KUCHELKAR)
Inspector Of Survey And Land Records,
City Survey, Mapusa.



PREPARED BY

VERIFIED BY:

[Signature]
Sr. Sub-Div. Officer
VIVEK BUDE
Field Surveyor

[Signature]
YOGESH MASHELKAR
Head Surveyor

SURVEYED ON: 25/02/2021

FILE NO: 09/CNV/CITY/MAP/2021



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

No. 4/80/CNV/AC-III/2019/060

Dated : - 20/08/2021.

Read: Application dated 08/08/2018 received from M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony, near Syndicate bank, Caranzalem 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 there under by M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony, near Syndicate bank, Caranzalem Goa, being the occupant of the plot registered under P.T.Sheet No 10 of Chalta No.21-W situated at Chuchelim (Mapusa) City, of 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 under P.P.T.Sheet No 10 of Chalta No.21-W admeasuring 2489 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.

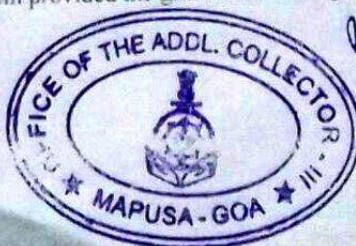
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.



Cont..2/_

...2...
APPENDIX - 1

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	6
136.30 mts	21.30 mts	2489 Sq.mts	P.T.S. No 10 CHALTA NO 21-W	P.T.S. No 10 CHALTA NO 17, 18	P.T.S. No 10 CHALTA NO 21	P.T.S. No 10 S.No/SUB DIV NO.82/5	NALLAH	

Village CUNCHELM
Taluka : BARDEZ

Remarks :-

- The applicant has paid conversion fees of Rs.5,97,360 /- (Rupees Five lakhs Ninety Seven Thousands Three Hundred Sixty Only) vide e-challan No.202100755857 dated 12/08/2021 paid conversion fine of Rs.70,800 /- (Rupees Seventy Thousands Eight Hundred Only) vide e-challan No.202100755876 dated 12/08/2021
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/ CI-I/Conv/2020/5993 dated 17/11/2020.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/6533/MAP/TCP-2020/4519 dated 04/12/2020.with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. S/CNV/BAR-333/DCFN/TECH/2019-20/830 dated 10/12/2020.
- 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 and **M/s. Heritage Princes Real Estate Developers** r/o B-101, Heritage Symphony , near Syndicate bank , Caranzalem Goa, here also hereunto set his/ her hand on this **20th day of August, 2021.**

[Signature]
**Mr. Paresh Pai for Self
& POA holder for Mr Manoj T. Manwani
M/s. Heritage Princes Real Estate Developers
Applicants**



[Signature]
**Madhav J. Araundekar)
Additional Collector III
North Goa District,
Mapusa-Goa**

Name and Signature of Witnesses

- [Signature]*
Adv. Madhuri Salkar
- [Signature]*
MR LAXMAN VISHWAKARMA

Complete address of Witnesses

- H.No. 3215, Mangruisi, Meepusa**
- H NO 65 CORLIM OLDGOA**

We declare that **Mr. Paresh Pai for Self & POA holder for Mr Manoj T. Manwani for M/s. Heritage Princes Real Estate Developers** r/o B-101, Heritage Symphony , near Syndicate bank , Caranzalem Goa who has 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.

- [Signature]*
Adv. Madhuri Salkar
- [Signature]*
MR LAXMAN VISHWAKARMA

To,

- The Town Planner, Town and Country Planning Department Mapusa-Goa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Chief Officer Mapusa, Municipal Council Mapusa -Goa.



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

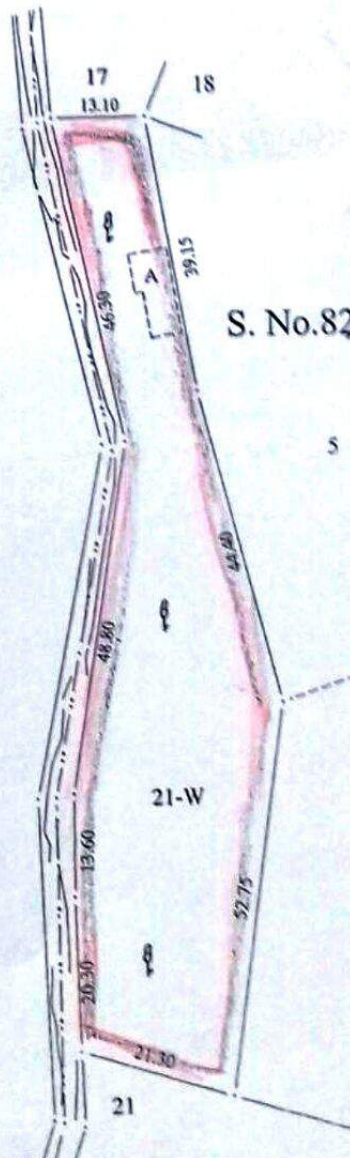
PLAN

OF THE LAND BEARING CHALTA NO. 21-W OF P.T. SHEET NO.10
 SITUATED AT CUNCHELM (MAPUSA) CITY OF BARDEZ TALUKA
 APPLIED BY M/s. HERITAGE PRINCES REAL ESTATE DEVELOPERS
 CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
 PURPOSE, VIDE CASE NO. 4/80/CNV/A-III/2019 DATED 04-01-2021,
 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - GOA.



SCALE : 1:1000

□ AREA APPLIED FOR CONVERSION. 2489 Sq. Mts.



(RAJESH R. PAI KUCHELKAR)
 Inspector Of Survey And Land Records.

S. No.82



A.....EXISTING STRUCTURE ADMEASURING
 PLINTH AREA 59 SQMTS

PREPARED BY

Vivek Bude
 08/03/2021
 VIVEK BUDE
 Field Surveyor

VERIFIED BY:

Yogesh Mashelkar
 YOGESH MASHELKAR
 Head Surveyor

SURVEYED ON: 25/02/2021

FILE NO: 08/CNV/CITY/MAP/2021

20-08-21
 ADDITIONAL COLLECTOR - III
 North Goa District,
 Mapusa - Goa



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

No. 4/321/CNV/AC-III/2018/1059

Dated : - 20/08/2021.

Read: Application dated 08/08/2018 received from M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony, near Syndicate bank, Caranzalem 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 there under by M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony, near Syndicate bank, Caranzalem Goa, being the occupant of the plot registered under P.T.Sheet No 10 of Chalta No.82/5 situated at Cunchelim (Mapusa) City, of 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 under P.P.T.Sheet No 10 of Chalta No.82/5 admeasuring 3878 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.

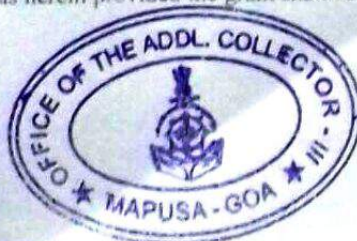
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.



Cont..2/

...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			5					
1	2	3	4	5				6	
				North	South	East	West		
81.75 mts	70.50 mts	3878 Sq.mts	P.T.S. No 10 SURVEY NO. SUB DIV. No 82/5	P.T.Sheet No.10 S No./, SUB DIV. No 82/5	P.T.S. No 10 CHALTA NO 21	P.T.S. No 10 CHALTA NO 21, 21-X	P.T.S. No 10 CHALTA NO 21-W		

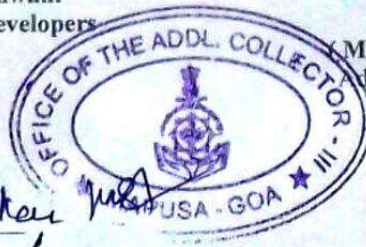
Village CUNCHELM
Taluka : BARDEZ

Remarks :-

- The applicant has paid conversion fees of Rs.9,30,720 /- (Rupees Nine lakhs Thirty Thousands Seven Hundred Twenty Only) vide e-challan No.202100755902 dated 12/08/2021 paid conversion fine of Rs.90,000 /- (Rupees Ninety Thousands Only) vide e-challan No.202100755937 dated 12/08/2021
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/ CI-I/Conv/2020/5991 dated 17/11/2020.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/1621/MAP/(DUP)/TCP-2020/4520 dated 04/12/2020.with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. S/CNV/BAR-391/DCFN/TECH/2019-20/834 dated 10/12/2020.
- 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 and **M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony , near Syndicate bank , Caranzalem Goa**, here also hereunto set his/ her hand on this 20th day of August , 2021.

**Mr. Paresh Pai for Self
& POA holder for Mr Manoj T. Manwani
M/s. Heritage Princes Real Estate Developers
Applicants**



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

Name and Signature of Witnesses

- Adv. Madhavi Salker
- LAXMAN VISHWAKARMA

Complete address of Witnesses

- H.W.D. 32/5, Mangrishi, Mapusa
- HND 65 CORUM OUDWA

We declare that **Mr. Paresh Pai for Self & POA holder for Mr Manoj T. Manwani for M/s. Heritage Princes Real Estate Developers r/o B-101, Heritage Symphony , near Syndicate bank , Caranzalem Goa** who has 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

- Adv. Madhavi Salker
- LAXMAN VISHWAKARMA

To,

- The Town Planner, Town and Country Planning Department Mapusa-Goa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Chief Officer Mapusa, Municipal Council Mapusa -Goa.

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

PLAN



OF THE LAND BEARING CHALTA NO. 82/5 (PART) OF P.T. SHEET NO.10
SITUATED AT CUNCHELM (MAPUSA) CITY OF BARDEZ TALUKA
APPLIED BY HERITAGE PRINCES REAL ESTATE DEVELOPERS
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/321/CNV/AC-III/2018/154 DATED 01-02-2021,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - GOA.

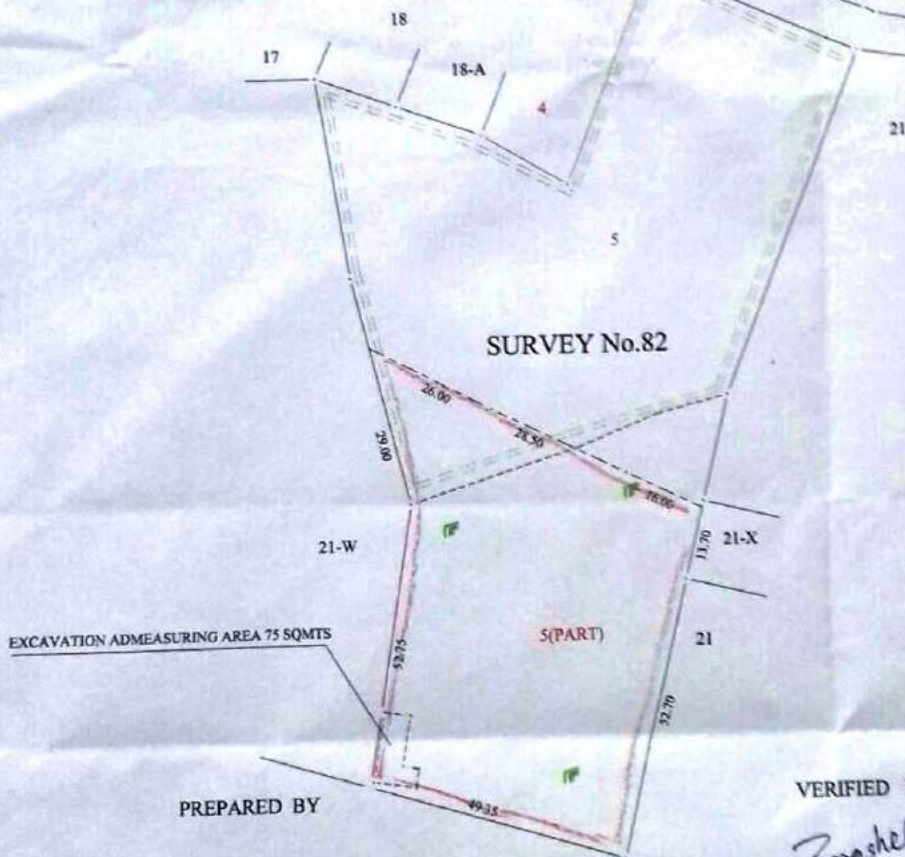
SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 3878 Sq. Mts.



(Signature)
(RAJESH R. PATKUCHELKAR)
Inspector Of Survey And Land Records,
City Survey, Mapusa.



PREPARED BY

(Signature)
VIVEK BUDE
Field Surveyor

VERIFIED BY:

(Signature)

YOGESH MASHELKAR
Head Surveyor

SURVEYED ON: 25/02/2021

(Signature)
22/08/21
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

FILE NO: 07/CNV/CITY/MAP/2021