



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

No. 4/350/CNV/AC-III/2021/320

Dated : - 11 / 03/2022.

Read: Application dated 25/10/2021 received from Models Construction Pvt Ltd r/o 7th Floor, Karim mansion Behind Goa College of Pharmacy St Inez Panaji 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 Models Construction Pvt Ltd r/o 7th Floor, Karim mansion Behind Goa College of Pharmacy St Inez Panaji Goa, being the occupant of the plot registered under Survey No. 40/10 situated at Marra Village in 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 Survey No. 40/10 admeasuring 600 Sq. mtrs including private road as per plan 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 unde

+ 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, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further 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.

f) The Local bodies should verify the ownership documents at the time of granting construction licence.

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...
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				
30.90 mts	21.50 mts	600 Sq.mts	Survey No 40 Sub Div.10	Survey No 40 Sub Div.7	RIVULET	Survey No 40 Sub Div.11	Survey No 40 Sub Div.11	

Village :MARRA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 81,000/- (Rupees Eighty One Thousands Only) vide e-challan No.202200173150 dated 08/03/2022 and has paid conversion fine of Rs 142425/- (Rupees One Lakh Fourty Two Thousands Four Hundred Twenty Five Only) vide e-challan No.202200173181 dated 07/03/2022
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022 dated 29/12/2021.
3. As per TCP Zoning certificate No.TPBZ/ZON/9217/MARRA/TCP/2021/4738 dated 03/11/2021 the plot fall in settlement Zone (VP-1) with 80 FAR.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-324/DCFN/TECH/20149-20/772 dated 20/01/2022
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 **Models Construction Pvt Ltd** r/o 7th Floor, Karim mansion Behind Goa College of Pharmacy St Inez Panaji Goa,, here also hereunto set his/ her hand on this day of March , 2022.

Maz
Mr. Natalina Estela Vaz
Partner for
Models Real Estate Developers
Applicant

Name and Signature of Witnesses

1. Sainath Gaonkar
2. Praveen Karsulkar



(Arayan M Gad)
Additional Collector III
North Goa District,
Mapusa-Goa

Complete address of Witnesses

1. G/F-1, Models Estate -H Corajel
2. Rannaga Colvale Bardez -Goa

We declare that Mr. Natalina Estela Vaz Partner for Models Construction Pvt Ltd r/o 7th Floor, Karim mansion Behind Goa College of Pharmacy St Inez Panaji 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.

1. Sainath Gaonkar
2. Praveen Karsulkar

To,

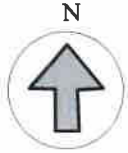
1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch village Panchayat, Marra , Bardez- Goa.





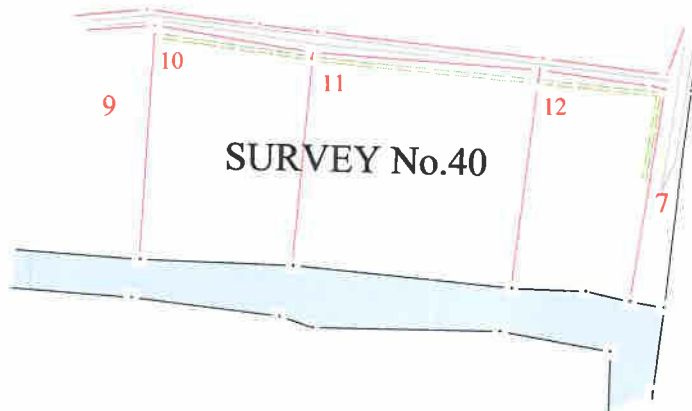
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 121-22329



Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 40/ 10,11 & 12
Scale :1:1000

Rajesh
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Mitali

Generated By : Mitali M. Naik (D'Man Gr. II)
On : 22-09-2021

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Compared By:



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

No. 4/87/CNV/AC-III/2020 / 279

Dated: - 07/03/2022

Read: Application dated 19/06/2020 received from M/s Models Construction Pvt. Ltd, Off. At 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji- Goa 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 by M/s Models Construction Pvt. Ltd, Off. At 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji- Goa being the occupant of the plot registered 6, under Survey No. 40 & 41 Sub Div No. 40/5 & 11 and 41/5 Situated at Marra-Pilerne Village, Bardez Taluka (hereinafter referred to as "the apl 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.40/5 & 11 and 41/5 admeasuring 3400 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, 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.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

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 -
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
14.80 Mts	30.00 Mts	425.00	Survey No. 40 Sub Div No. 5	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 6	Survey No. 40 Sub Div No. 4	
29.00 Mts	30.00 Mts	900.00	Survey No. 40 Sub Div No. 11	Survey No. 40 Sub Div No. 7	RIVULET	Survey No. 40 Sub Div No. 12	Survey No. 40 Sub Div No. 10	
83.40 Mts	29.50 Mts	2075.00	Survey No. 41 Sub Div No. 5	RIVULET	RIVULET & Survey No. 41 Sub Div No. 7	Survey No. 41 Sub Div No. 6	Survey No. 41 Sub Div No. 4	
Total area proposed for conversion (A+B+C)		3400.00 Sq. mts						


Village : Marra
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 612000/- (Rupees Six Lakhs Twelve Thousand Only) vide e-challan No. 202200120925 dated 16/02/2022 and Fine of Rs. 270000 (Rupees Two Lakhs Seventy Thousand Only) Vide e-Challan No. 202200120937 dated 16/02/2022.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6342/MARRA/TCP-2021/1521 dated 07/04/2021 with 80 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-154/DCFN/TECH/2019-20/417 dated 25/09/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv./2020/3198 dated 22/07/2020.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 **M/s Models Construction Pvt. Ltd, Off. At 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji- Goa** here also hereunto set his hand on this 7th day of March, 2022.


(Natalina Estela Vaz)
Director & Authorized Signatory for
M/s Models Constructions Pvt Ltd.


(Narayan M. Gad)
Additional Collector III
North Goa District
Mapusa -Goa



Signature and Designation of Witnesses



1. Sainath Gaunkar
2. Agnel Fernandes



Complete address of Witness

1. Flat 6 / F-1, Models Estate Cony
2. Models Impstique Corazalen &

We declare that **Mrs. Natalina Estela Vaz, Director & Authorized Signatory for M/s Models Constructions Pvt Ltd** 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. Sainath Gaunkar 
2. Agnel Fernandes 

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 Marra ,Pilerne, Bardez -Goa.



GOVERNMENT OF GOA

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

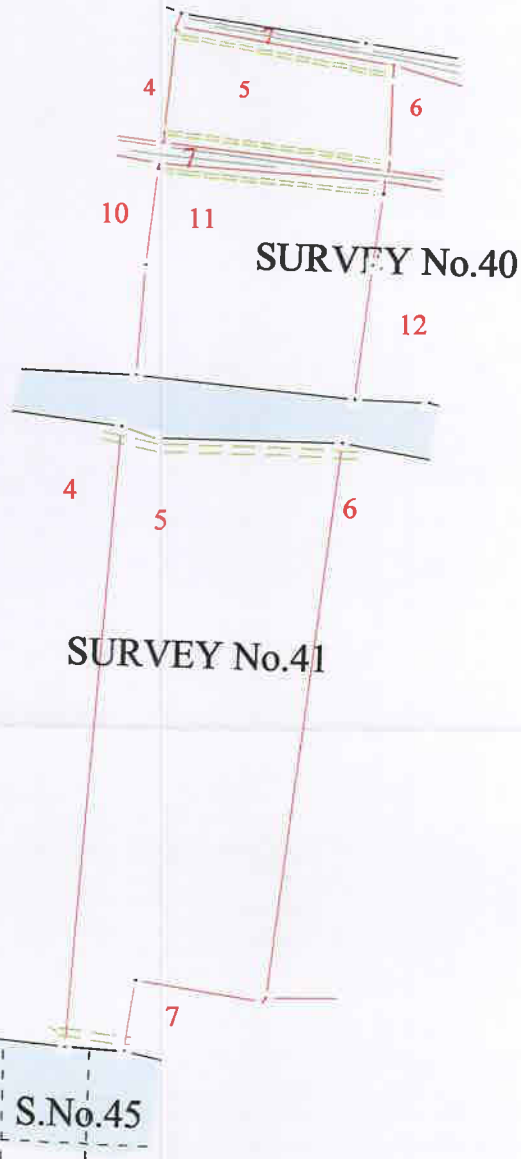


CBAR 122-1905



Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 40/ 5 & 11, 41/5
Scale :1:1000

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Mitali M. Naik

Generated By : Mitali M. Naik (D'Man Gr. II)
On : 24-01-2022

Rajesh R. Pai

Compared By:



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

No. 4/119/CNV/AC-III/2020 / 278

Dated: - 07/03/2022

Read: Application dated 19/06/2020 received from M/s Models Construction Pvt. Ltd, Off. At 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji- Goa u/s 32 of LRC 1968.

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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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, 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

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e) No trees shall be cut except with prior permission of the competent authority.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

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 -
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
13.90 Mts	20.00 Mts	225.00	Survey No. 40 Sub Div No. 6	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 5	
30.00 Mts	16.80 Mts	500.00	Survey No. 40 Sub Div No. 12	Survey No. 40 Sub Div No. 7	RIVULET	Survey No. 40 Sub Div No. 7	Survey No. 40 Sub Div No. 11	
87.80 Mts	38.20 Mts	1475.00	Survey No. 41 Sub Div No. 6	RIVULET	Survey No. 41 Sub Div No. 7 Survey No. 45 Sub. Div. 1	RIVULET	Survey No. 41 Sub Div No. 5,7	
Total area proposed for conversion (A+B+C)		2200.00 Sq. mts						
Village : Marra Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 396000/- (Rupees Three Lakhs Ninety Six Thousand Only) vide e-challan No. 202200120887 dated 16/02/2022 and Fine of Rs. 149400 (Rupees One Lakh Forty Nine Thousand Four Hundred Only) Vide e-Challan No. 202200120907 dated 16/02/2022.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6449/MARRA/TCP-2021/1931 dated 24/05/2021 with 80 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-266/DCFN/TECH/2019-20/684 dated 17/11/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv./2020/5164 dated 28/09/2020.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 M/s Models Construction Pvt. Ltd, Off. At 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji- Goa here also hereunto set his hand on this 07th day of March, 2022.

Natalina
(Natalina Estela Vaz)
Director & Authorized Signatory for
M/s Models Constructions Pvt Ltd.

Narayan M. Gad
(Narayan M. Gad)
Additional Collector III
North Goa District
Mapusa -Goa



Signature and Designation of Witnesses


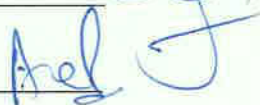
1. Sainath - G. Gaonkar
2. Agnel Fernandes



Complete address of Witness

1. Flat 6/F-1, Models Estate (Goa)
2. Models mystique Corajolim-Goa
GF

We declare that **Mrs. Natalina Estela Vaz, Director & Authorized Signatory for M/s Models Constructions Pvt Ltd** 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. Sainath Gaonkar 
2. Agnel Fernandes 

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 Marra, Pilerne, Bardez -Goa.



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

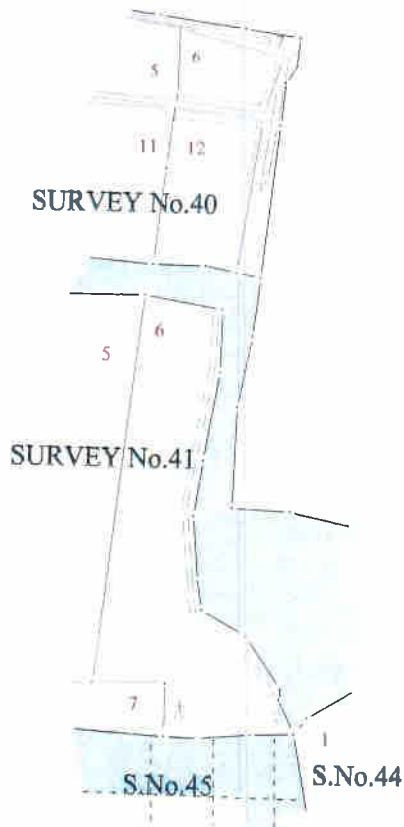
MAPUSA - GOA

CBAR 122-1904



Plan Showing plots situated at
 Village : MARRA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 40/ 6 & 12
 Survey No./Subdivision No. : 41/ 6
 Scale : 1:1000

(Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



Mitali M. Naik

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 On : 24-01-2022

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