



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

No.4/509/CNV/ACIII/2024 (244)  
CAD3BAR12-24-682

Dated: - 24 / 02 / 2025

Read: Application dated 26/12/2024 received from Lilah Project Realty Two LLP, registered office at 1<sup>st</sup> Floor, 42A, Impression House, G. D. Ambekar Marg, Kohinoor Mill, Wadala, Mumbai - 400031 received u/s 32 of LRC1968.

**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 from Lilah Project Realty Two LLP, registered office at 1<sup>st</sup> Floor, 42A, Impression House, G. D. Ambekar Marg, Kohinoor Mill, Wadala, Mumbai - 400031 being the occupant of the plot registered under Survey No. 212/12-A situated at Assagao 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 under Survey No. 212/12-A admeasuring 3866 Sq. Mts. be the same a little more or less for the purpose of Residential with 60 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 Mapusa shall not be held responsible for the same and the applicant shall be solely held 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.

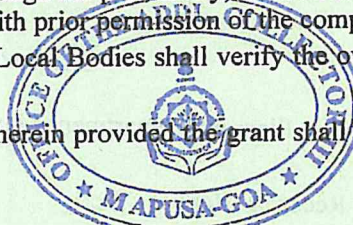
c) The necessary road widening set-back is to be maintained before any development in the land

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.



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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
176.80 Mts.	45.00 Mts.	3866 Sq. mts.	Survey No. 212 Sub. Div. 12-A	Survey No. 210 Sub. Div. 25, 27 & Survey No. 212 Sub. Div. 1	Survey No. 212 Sub. Div. 12, 25 26 & ROAD	Survey No. 212 Sub. Div. 3, 4, 6, 28-A & 26	Survey No. 212 Sub. Div. 7, 8, 11, 31, 12 & 25	NIL

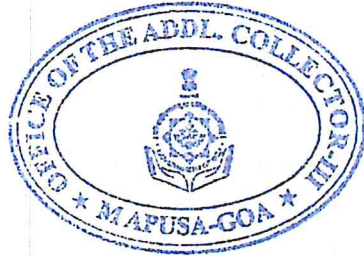
Village : ASSAGAO  
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 8,11,860/- (Rupees Eight Lakh Eleven Thousand Eight Hundred Sixty Only) vide e-challan No.202500130767 dated 20/02/2025.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2025 dated 19/02/2025.
3. As per TCP Zoning Certificate No. TPBZ/ZON/18499/ASSG/TCP-2024/10791 Dated 26/12/2024 the plot under reference falls in "Settlement Zone" having (VP-2) status with permissible FAR 60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1222/DCFN/TECH/2024-25/1671 dated 31/12/2024.
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 Lilah Project Realty Two LLP, registered office at 1<sup>st</sup> Floor, 42A, Impression House, G. D. Ambekar Marg, Kohinoor Mill, Wadala, Mumbai - 400031, here also hereunto set his/ her hand on this 21<sup>st</sup> day of February, 2025.

*Prasad* 21/02/2025  
Mr. Prasad Harikantra  
Authorized Signatory for  
Lilah Project Realty Two LLP  
Applicant



*Pundalik V. Khorjuvekar*  
(Pundalik V. Khorjuvekar)  
Additional Collector III  
North Goa District,  
Mapusa-Goa

Name and Signature of Witnesses

1. Sanjana S. Chodankar *Shodankar*
2. Yeshwant S. Mandekar *Sh.*

Complete address of Witnesses

1. S/1/B, Lojar, Alitaba, Aldona Bardez Goa.
2. 401/B Korgao Pernem - Goa

We declare that Mr. Prasad Harikantra, Authorized Signatory for Lilah Project Realty Two LLP, registered office at 1<sup>st</sup> Floor, 42A, Impression House, G. D. Ambekar Marg, Kohinoor Mill, Wadala, Mumbai - 400031, 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. Sanjana S. Chodankar *Shodankar*
2. Yeshwant S. Mandekar *Sh.*

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.

3. The Officer in Charge, Survey and Land Records, Mapusa - Goa

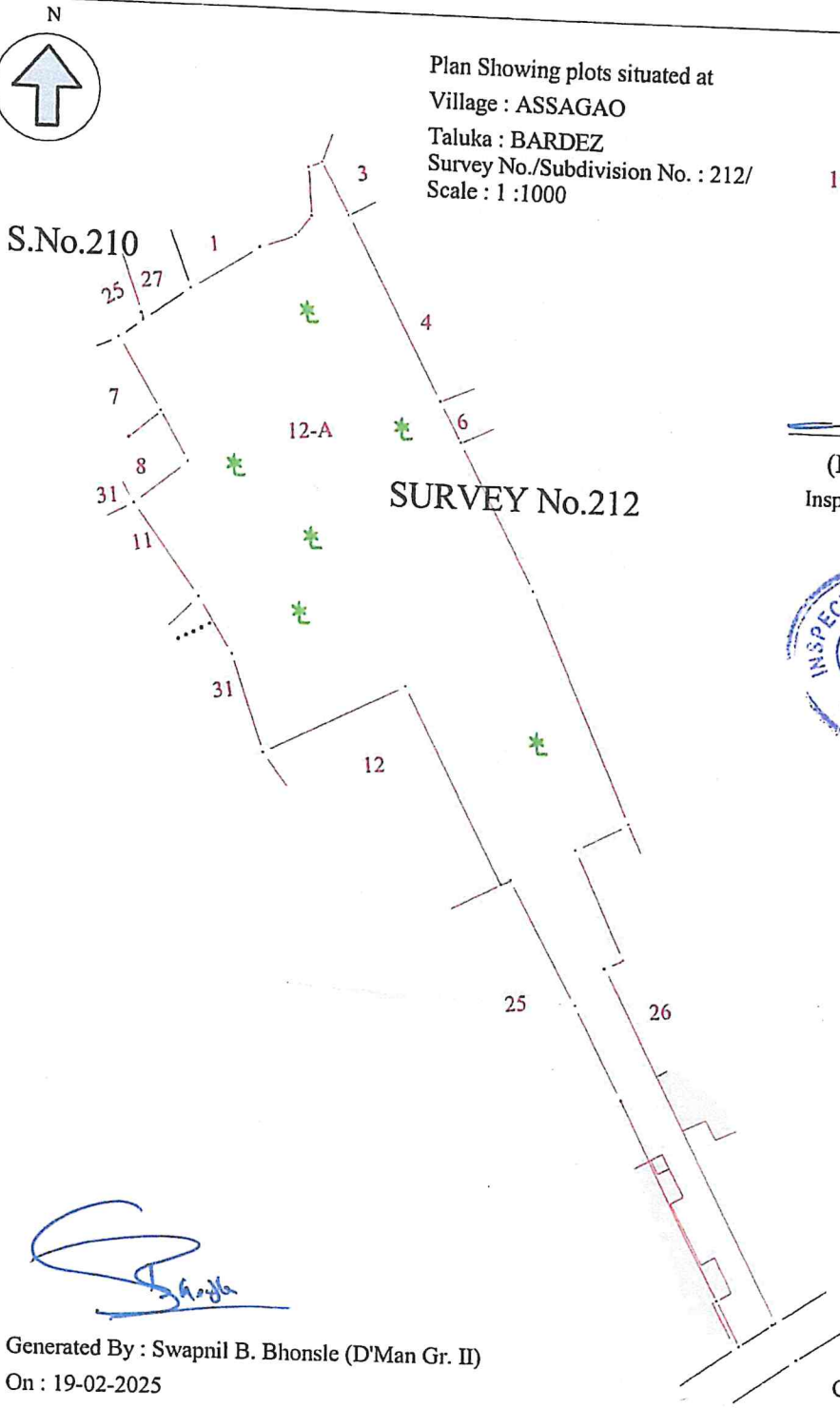


**GOVERNMENT OF GOA**  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
**MAPUSA - GOA**


CBAR 125-3414

Plan Showing plots situated at  
 Village : ASSAGAO  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 212/  
 Scale : 1 : 1000

12-A



*(Signature)*  
 (PATRICK H. GONSALVES)  
 Inspector Of Survey And Land Records,  
 City Survey, Mapusa.



*(Signature)*

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