



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

No.4/421/CNV/ACIII/2023 | 103
CAD3BAR10-23-530

Dated: - 16 / 01 /2024

Read: Application dated 10/10/2023 received from M/s Evergreen Villament LLP, H. No. 149/5, GF, Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014 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 M/s Evergreen Villament LLP, H. No. 149/5, GF, Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014 being the occupant of the plot registered under Survey No. 185/4-B (Part) situated at Anjuna 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. 185/4-B (Part) admeasuring 5356 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.



APPENDIX - I



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				6
North to South	East to West			5				
1	2	3	4	North	South	East	West	
49.00 Mts.	110.65 Mts.	5356.00	Survey No. 185 Sub. Div. 4-B (Part)	Survey No. 185 Sub. Div. 5 & ROAD	S. No. 185/4-B S. No. 187/13 S. No. 186/35 S. No. 186/24 S. No. 186/31 S. No. 186/30 S. No. 186/29 S. No. 186/28 S. No. 785/4 NALLA S. No. 186/27	Survey No. 185 Sub. Div. 5 & NALLA	ROAD	Nil

Village : ANJUNA
Taluka : BARDEZ

Remarks :-

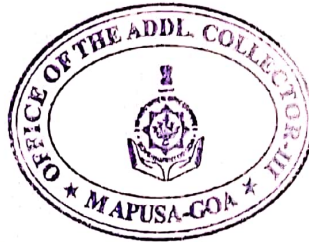
1. The applicant has paid conversion fees of Rs. 10,71,200/- (Rupees Ten Lakh Seventy One Thousand Two Hundred Only) vide e-challan No. 202400024723 dated 09/01/2024 and conversion fine of Rs. 95,000/- (Rupees Ninety Five Thousand Only) vide e-challan No. 202400024728 dated 09/01/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 29/12/2023.
3. As per TCP Zoning certificate No. TPBZ/ZON/13326/ANJ/TCP-2023/9443 Dated 07/11/2023 the plot fall in "Settlement Zone" (an area admeasuring of 5356.05m2) having Status as VP-2 with permissible FAR 60 and Partly as "Paddy Field Zone" (TCP approved Plan Annexed).
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1380/DCFN/TECH/2023-24/1609 dated 15/12/2023.
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 Evergreen Villament LLP, H. No. 149/5, GF, Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014, here also hereunto set his/ her hand on this 11th day of JANUARY, 2024.

Mahendra, Kumar

11/01/24

Mr. Mahendra Kumar
Authorized Signatory for
M/s Evergreen Villament LLP
Applicant



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

Name and Signature of Witnesses

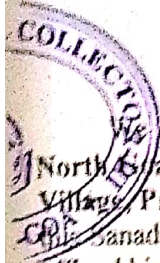
1. WONZIL KESBLCO *WR*

2. Agushi Mandekar *Mandekar*

Complete address of Witnesses

1. H.No. 48, VELLA PAKKA, COLCOTEM
BARDEZ GOA
2. H.No. 480/D Danva Tivim Bardez
Goa 403502





I declare that Mr. Mahendra Kumar, R/o Survey No. 330/4, Ground Floor, Anjuna, Bardez North Goa, 403509 Authorized Signatory for M/s Evergreen Villament LLP, H. No. 149/5, GF, Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014, who has signed 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. Wendell K. K. K. (A)
2. Ayushi Mandrekar Attache

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, Anjuna, Bardez Goa.