

Date: 26/06/2011

- Ref: 1) 5/SGF/CONV/138/11-12/1005 dated 1/08/2011 of Forest Dept., Margao.
2) 5/SGF/CONV/138/11-12/1427 dated 12/10/2011 of Forest Dept., Margao
3) 1/1/Conv/AK/2011/983 dated 11/08/2011 Mamlatdar Canacona.
4) MAM/CAN/Conv/2011-12/1190 dated 03/10/2011 of Mamlatdar Canacona
5) 2/ISLR/QPM/25/11/720 dated 08/08/2011 of ISLR, Quepem
6) TPQ/CV/Nag-Pal/140/2011/406 dated 11/10/2011 of TCP, Canacona.
7) Affidavit of applicant sworn before Notary Mohan A Redkar bearing Reg. no: 21731 dated 15/12/2011

READ: Application dated 24/05/2011 U/s 32 of Land Revenue Code, 1968



S A N A D
S C H E D U L E - II
See Rule 7 of the Goa, Daman & Diu Land Revenue

Code of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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 there under) by M/s Bharat Developers & Realtors Pvt. Ltd, Ruby Residency, Chaudi, Canacona-Goa, being the occupant of the plot registered under Survey No: 140/2 (part), Nagorcem Palolem Village, Canacona Taluka, Goa (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his 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 Survey No: 140/2 (part), Nagorcem Palolem Village, Canacona Taluka, Goa admeasuring 2644 Square meters be the same a little more or less, for the purpose of Residential use only.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on following conditions namely:

agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

2. Assessment: The Applicant has been credited non-agricultural assessment fees of ₹ 211520/- (Two lakh eleven thousand five hundred & twenty only) vide challan no 01/11-12 dated 06/01/2012 in the State Bank of India, Margao for non agricultural purpose 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 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 Application 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 there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any existing in the said



10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land
13. A minimum setback of minimum 10.50mts shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
19. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant .



applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

Appendix-I

Length & Breath		Total Superfi cial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Re ma rks
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
76.00 mts	74.00 mts	2644 Sq.mts	Survey No: 140 Sub Div no: 2	North: Sy. No: 140/2 South: Sy. No: 140/4 East: Sy. No: 140/3 West: Sy. No: 140/2	


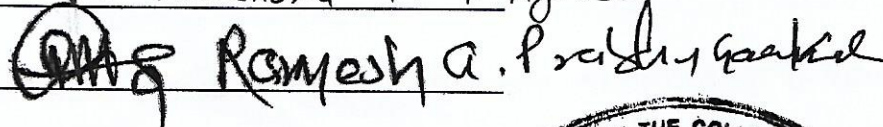
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100% as the land is located in *settlement zone having FAR 100% as per reports of Dy.Town planner referred at Sr. No: 6 above.* Applicant has credited Conversion fees of ₹ 211520/- (Two lakh eleven thousand five hundred & twenty only) vide challan no 01/11-12 dated 06/01/2012 in the State Bank of India, Margao

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Governor of Goa and the Applicant M/s Bharat Developers & Realtors Pvt. Ltd, Ruby Residency, Chaudi, Canacona-Goa, hereunto set his hand this 26th day of June 2012.


 PARDIP SINGH BIRING.

M/s Bharat Developers & Realtors Pvt. Ltd,
Ruby Residency, Chaudi, Canacona-Goa

Signature and designation of the witnesses:

1.  Narendra N. P. Agrosani
2.  Ramesh A. P. Agrosani




(N.D. Agrawal)
Collector
South Goa District,
Margao-Goa.

Copy to:

1. The Inspector of Survey and Land Records, Canacona.
2. The Town and Country Planning Dept., Canacona
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Canacona.
5. ☒ M/s Bharat Developers & Realtors Pvt. Ltd, Ruby Residency, Chaudi,




GOVERNMENT OF GOA -
The Inspector of Survey and Land Records
QUEPEM - GOA

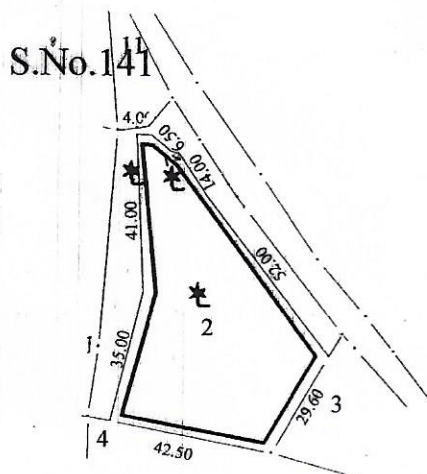
PLAN



OF THE LAND BEARING SURVEY No. 140 SUB DIV. NO. 2(PART) SITUATED
AT NAG-PALOLEM VILLAGE OF CANACONA TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON -AGRICULTURAL PURPOSE,
APPLIED BY M/S BHARAT DEVELOPERS & REALTORS PVT. LTD.
ORDER NO. COL/SG/CONV/42/2011 DATED: 14/06/2011 FROM THE OFFICE COLLECTOR,
SOUTH GOA DISTRICT, MARGAO GOA.

SCALE : 1:2000

 — AREA TO BE CONVERTED 2644.00 Sq. Mts.



SURVEY No.140



Computer Generated On:- 13-07-2011
Prepared By:- Vijay R. Prabhu, (F.S.)
Surveyed on :- 05-07-2011

Verified By:- SUDESH K. N. BHAIRELI, (H.S.)

File No. 2/ISLR/QPM/25/11