



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

No. [REDACTED]

Dated: -09/11/2023

Read: Application dated 11/05/2022 received from M/s. Primavera Real Estate Developers, Office at Gaura Vaddo, Calangute-Bardez, Goa and Mr. Wasi Ayaz, R/o. Defence Colony, Bangalore, 560038 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. Primavera Real Estate Developers, Office at Gaura Vaddo, Calangute-Bardez, Goa and Mr. Wasi Ayaz, R/o. Defence Colony, Bangalore, 560038 being the occupant of the plot registered, under Survey No. 92 Sub Div No. 1-E (Part) and Survey No. 92/17 (Part) Situated at Marra 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 Survey No. 92/1-E(Part) and 92/17 (Part) admeasuring 26481 Sq. Mtes 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 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.



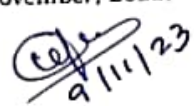
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES		
North to South	East to West			North	South	East
1	2	3	4	5		
259.00 Mts.	98.00 Mts	23781 Sq. Mts.	Survey No. 92 Sub. Div No. 1-E(Part)	Survey No. 92 Sub. Div No. 1-E	Survey No. 92 Sub. Div No. 1 & 17	Survey No. 92 Sub. Div No. 1-B & 1-C
77.50	60.00	2700	92/17 (PART)	92/1-E	ROAD	NALLA

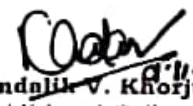
Village : Marra
Taluka : Bardez

Remarks:-

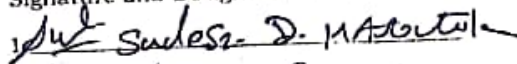
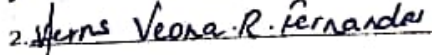
- The applicant has paid conversion Fees of Rs. 4766580/- (Rupees Forty Seven Lakhs Six Thousand Five Hundred and Eighty Only) vide e-challan No.202300810539 07/11/2023 and Fine of Rs. 1925100/- (Rupees Nineteen Lakhs Twenty Five Thousand Hundred Only) vide E-Challan No. 202300810601 dated 07/11/2023).
- As Per TCP Report No. TPB/7769/MARRA/TCP-2023/753 dated 03/02/2023 the plot falls in "Residential (S-2) Zone" with Permissible FAR 80.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion report No. 5/CNV/BAR-398/DCFN/TECH/2022-23/448 dated 01/08/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his No.MAM/BAR/CI-II/Conv/2022/4838 dated 30/09/2022.
- 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.
- As Per TCP Report No. TPB/7769/MARRA/TCP-2023/753 dated 03/02/2023, there is Prop Road 6.00m is partly passing through the property towards western side therefore necessary NOC must obtain from the concerned authority prior to any developmental activity and construction is carried out in said Plot by the applicant.
- 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, hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Primavera Real Estate Developers, Office at Gaura Vaddo, Calangute-Bardez, Goa and Mr. V. Ayaz, R/o. Defence Colony, Bangalore, 560038 a here also hereunto set his hand on this 09 of November, 2023.


Mr. Michael Fernandes
POA holder for
M/s. Primavera Real Estate Developers &
Mr. Wasi Ayaz
Applicant


(Pundarik V. Khorjekar)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

-  Suresh D. M. A. G. S. T. A.
-  Ferns Veena R. Fernandes

Complete address of Witness

1. H/MO 202, Duler, Mapusa
2. Saijram Candolim North Goa

We declare that **Mr. Michael Fernandes, R/o. H. No. 1707m Saipem, Candolim-
Bardez, Goa** POA holder for **M/s. Primavera Real Estate Developers, Office at Gaura Vaddo,
Calangute-Bardez, Goa** and **Mr. Wasi Ayaz, R/o. Defence Colony, Bangalore, 560038** 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. Sudesh D. Maso
2. Veona R. 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.