



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

Dated: - 11/02/2021

No. 4/157/CNV/AC-III/2020 / 199

Read: Application dated 15/07/2020 received from M/s Seaside Hospitality Pvt Ltd, having Regd office at A-208, New Friends Colony, New Delhi-110065 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 thereunder by M/s Seaside Hospitality Pvt Ltd, having Regd office at A-208, New Friends Colony, New Delhi-110065 being the occupant of the plot registered under Survey No. 283 Sub Div No. 1 Situated at Saligao 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. 283/1 admeasuring 4220 Sq. Mtrs 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.

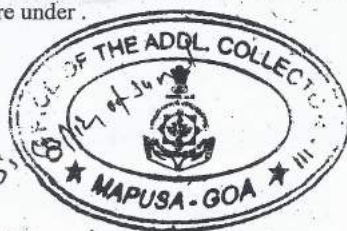
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

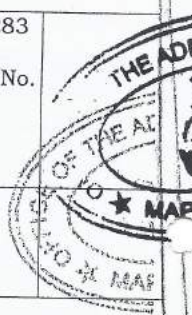


Recd 5 NO  
11/2/2021  
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APPENDIX - I

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
<b>S. No./Sub Div No. 283/1-(Part-1)</b>								
35.60 Mts	56.60 Mts	274	Survey No. 283 Sub. Div No. 1(PART-1)	Village Nagoa	S. No 283 Sub Div No. 1, 285/2	S. No. 283 Sub Div No. 1	S. No. 285 Sub Div No. 1-A	
<b>S. No. /Sub Div No. 283/1-(Part-2)</b>								
71.60 Mts	81.65 Mts	3946	Survey No. 283 Sub Div No. 1(Part-2)	S. No. 283 Sub Div No. 1, Village Nagoa	S. No. 284, Sub Div No. 1, 285/2	S. No. 281 Sub Div No. 6, S. No. 282, Sub No. Div No. 1, 10	S. No. 283 Sub Div No. 1,	
Total Area Proposed for Conversion (274 + 3946)=4220 Sq. mts								
Village : Saligao Taluka : Bardez								



**Remarks:-**

1. The applicant has paid conversion Fees of Rs. 633000/- (Rupees Six Lakhs Thirty Three Thousand Only) vide e-challan No. 202100128970 dated 08/02/2021 and Fine of Rs 381000 (Rupees Three Lakhs Eighty One Thousand Only) vide e-Challan No. 202100129001 dated 08/02/2021.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, vide his report TBP/6394/SALIGAO/TCP-21/363 dated 22/01/2021 with the following conditions:
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-410/DCFN/TECH/2018-19/857/1568 dated 10/12/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2020/6589 dated 08/12/2020.
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 by M/s Seaside Hospitality Pvt Ltd, Regd office at A-208, New Friends Colony, New Delhi-110065 here also hereunto set his hand on this 11<sup>th</sup> day of February, 2021.

(Ritesh Mehta)  
Director  
Seaside Hospitality Pvt Ltd

(Mahadev J. Araundekar)  
Additional Collector III




Signature and Designation of Witnesses

1. Manoj Jagdish Prabhudesai
2. Vasanti Vasanti S. Vast

Complete address of Witness

1. H. NO. E-371-A-6 Pilerne Bardez - GOA
2. H. NO 228 - Holmal Pernem

We declare that Mr. Ritesh Mehta Director for M/s Seaside Hospitality Pvt Ltd, having Regd office at 8, New Friends Colony, New Delhi-110065 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. Mangj Jagdish Prabhusesai 
2. Vasanti S. Vast Vasanti

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 Saligao, Bardez -Goa.








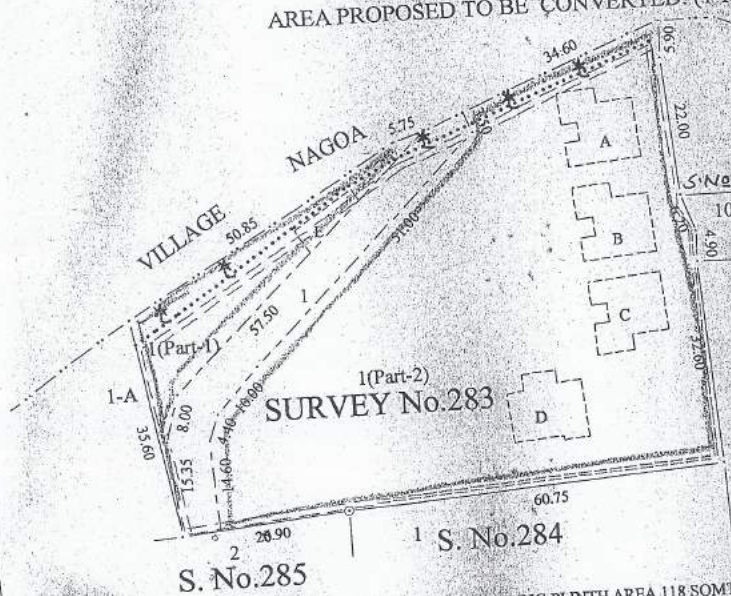
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of surveys & land records.  
 MAPUSA - GOA



**PLAN**

OF THE LAND BEARING SUB-DIV. No. 1-(PART) OF SURVEY No. 283 SITUATED AT SALIGAO VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. SEASIDE HOSPITALITY PVT. LTD CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/157/CNV/AC-III/2020/128 DATED 25-01-2021 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.  
 SCALE : 1:1000

-  AREA PROPOSED TO BE CONVERTED. (1-Part-1) ..... 274 Sq. Mts.
-  AREA PROPOSED TO BE CONVERTED. (1-Part-2) ..... 3946 Sq. Mts.
-  AREA PROPOSED TO BE CONVERTED. (1-Part) ..... 4220 Sq. Mts.



*Rajesh R. Pai*  
**RAJESH R. PAI KUCHELKAR**  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa



- A... STRUCTURE UNDER CONSTRUCTION ADMEASURING PLINTH AREA 118 SQMTS
- B... STRUCTURE UNDER CONSTRUCTION ADMEASURING PLINTH AREA 118 SQMTS
- C... STRUCTURE UNDER CONSTRUCTION ADMEASURING PLINTH AREA 118 SQMTS
- D... STRUCTURE UNDER CONSTRUCTION ADMEASURING PLINTH AREA 118 SQMTS
- E... EXSTING STRUCTURE UNDER ADMEASURING PLINTH AREA 38 SQMTS

PREPARED BY  
*Vivek Bude*  
**VIVEK BUDE**  
 Field Surveyor

VERIFIED BY:  
*Yogesh B. Mashelkar*  
**YOGESH B. MASHELKAR**  
 Head Surveyor

SURVEYED ON: 29/01/2021

*[Signature]*  
**ADDITIONAL COLLECTOR - III**  
 North Goa District,  
 Mapusa - Goa

FILE NO: 8/CNV/MAP/42/2021