



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/70/CNV/AC-III/2018 / 521

Date:- 18/5/2018

✓ Read: Application dated 9/01/2018 received from M/s Sabh Infrastructure Ltd and Sabharwal Properties Industries Pvt. Ltd. r/o J/85, Saket, New Delhi 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 Sabh Infrastructure Ltd and Sabharwal Properties Industries Pvt. Ltd. r/o J/85, Saket, New Delhi being the occupant of the plot registered under Survey No.442/5 Situated at Calangute 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. 442/5 admeasuring 725 Sq. Mtrs. 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, 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 thereunder.



(Signature)

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
33.35 mts	28.45 mts	725 Sq.mts	Survey No. 442 Sub Div No.5	Sy.No.466 Sub Div.No.14	Sy.No.446 Sub Div.No.6	Sy.No.442 Sub Div.No.6	Sy.No.442 Sub Div No.4	
Village : Calangute								
Taluka : Bardez								

Village : Calangute
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees and fine of **Rs. 119625/-** (Rupees One Lakh Nineteen thousand Six hundred Twenty Five only) vide e-challan No. 201800421963 dated 16/05/2018.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4221/CAL/TCP-18/1369 dated 12/04/2018 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-835/DCFN/TECH/2018-19/67 dated 19/04/2018.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2018/1396 dated 29/3/2018.
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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. 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 and **M/s Sabh Infrastructure Ltd and Sabharwal Properties Industries Pvt. Ltd. r/o J/85, Saket, New Delhi** here also hereunto set his hand on this **18th day of May, 2018.**

M/s Sabh Infrastructure Ltd and Sabharwal Properties Industries Pvt. Ltd.
Through its Director, **Gauttam Sabharwal**
Applicant



(Dasharath M. Redkar)
Additional Collector III
North Goa District, Mapusa-Goa.

Signature and Designation of Witnesses

1. **MAHABLESHWAR. R. CHARI**
2. **Shedam Samosh A Chodman**

Complete address of Witness

1. **Britto, Uadla, Para, Bardez Goa**
2. **Shedam 13/85/3, Pamaran Aldam**

We declare, and **M/s Sabh Infrastructure Ltd and Sabharwal Properties Industries Pvt. Ltd. r/o J/85, Saket, New Delhi** 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. **MAHABLESHWAR. R. CHARI**
2. **Shedam Samosh A Chodman**

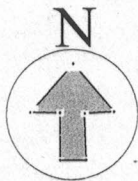
To,

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 Calangute, Bardez -Goa.



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

PLAN

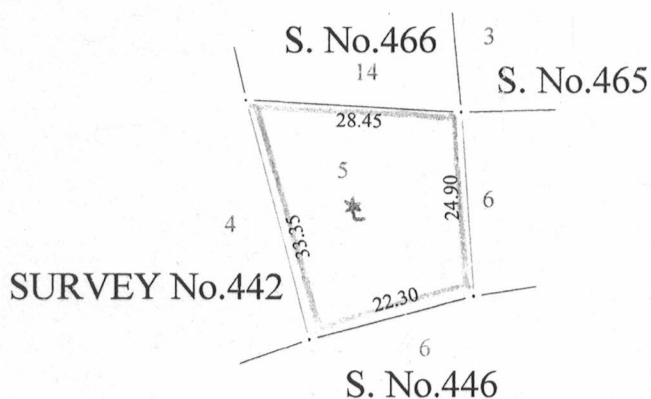


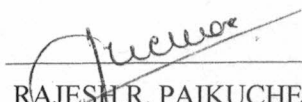
OF THE LAND BEARING SUB-DIV. No. 5 OF SURVEY No. 442 SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY MS. SABH INFRASTRUCTURE LTD AND SABHARWAL PROPERTIES INDUSTRIES PVT LTD CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/70/CNV/AC-III/2018/449 DATED 02-05-2018 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA GOA.

SCALE : 1:1000



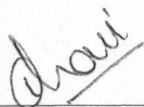
AREA APPLIED FOR CONVERSION. 725 Sq. Mts.




RAJESH R. PAIKUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa

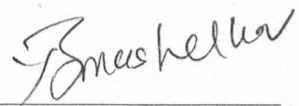


PREPARED BY




CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY:



YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 14/05/2018


Additional Collector - III
North, Mapusa - Goa

FILE NO: 8/CNV/MAP/147/18

No.CNV/BAR/101/2018 | 3302
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 16 / 4 / 2019

Read:- Application dated 26/09/2018 received u/s 32
of LRC 1968.

SANAD
SCHEDULE-II

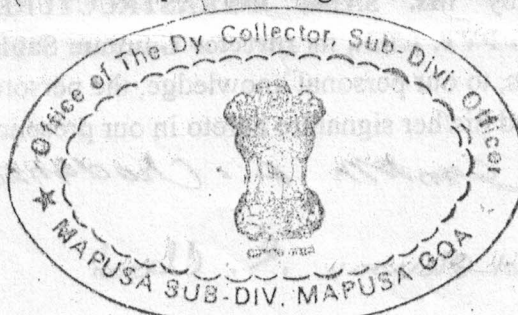
[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.]

Whereas an application has been made to the Collector of 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, Daman and 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 thereunder) by Ms. **SABH INFRASTRUCTURE LTD & SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.**, its Director **Gauttam Sabharwal R/o J185, Saket, New Delhi** being the occupant of the plot registered under Survey No.466/14 Situated at **Calangute, Bardez Goa** registered under Survey No.466/14 (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 of Survey No.466/14 admeasuring 375.00 sq.mts. be the same a little more or less for the purpose of **Residential**.

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 erected thereon for any other 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 applicant 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 thereunder:-

Cont..... 2/-



Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
2	3	4	5	6	7
16.30 mts.	29.45 mts.	375.00 sq. mts	Survey No.466/14 Village: Calangute	North:- Survey No.466/13, Survey No.465/1 & 2 South:- Survey No.442/5 East :- Survey No.465/3 West :- Survey No.442/4	

- This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/5018/CAL/TCP-19/716 dated 29/01/2019.
- Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/Conv/2018/4354 dated 31/10/2018.
- Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-761/DCFN/TECH/2018-19/899 dated 14/11/2018.
- The conversion fees charge at rate of Rs.140/- per sq. mts of area 375 sq. mts. Received conversion fees of Rs.52,500/-(Rupees fifty two thousand five hundred only) Vide Challan No.43/2019 dated 15/04/2019. Which is deposited in S.B.I., Mapusa by applicant Ms. SABH INFRASTRUCTURE LTD & SABHARWAL PROPERTIES INDUSTRIES PVT. LTD., its Director Gauttam Sabharwal authorized to Manik.Sabharwal..
- This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
- Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by Ms. SABH INFRASTRUCTURE LTD & SABHARWAL PROPERTIES INDUSTRIES PVT. LTD., its Director Gauttam Sabharwal R/o J185, Saket, New Delhi here also hercunto set his hand this 16th day of April, 2019.

Babharwal

(Signature of the Applicant)

Ms. SABH INFRASTRUCTURE LTD &
SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.
its Director Gauttam Sabharwal authorized to signed
Manik Sabharwal

Signature & Designation of Witness

1. *Shodanka* *Santosh A. Chodankar*

2. *M* *Mahabaleshwar K. Chai*

Signature & Designation of Witness

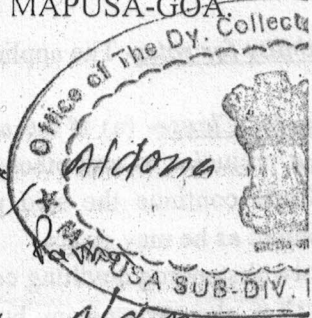
1. *Shodanka* *Santosh A. Chodankar, Aldona*

2. *M* *Mahabaleshwar K. Chai Parra*

We declare that by Ms. SABH INFRASTRUCTURE LTD & SABHARWAL PROPERTIES INDUSTRIES PVT. LTD., its Director Gauttam Sabharwal R/o J185, Saket, New Delhi has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. *Shodanka* *Santosh A. Chodankar, Aldona*

2. *M* *Mahabaleshwar K. Chai Parra*





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



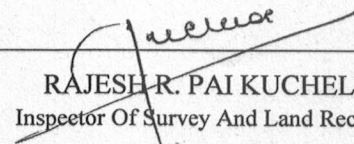
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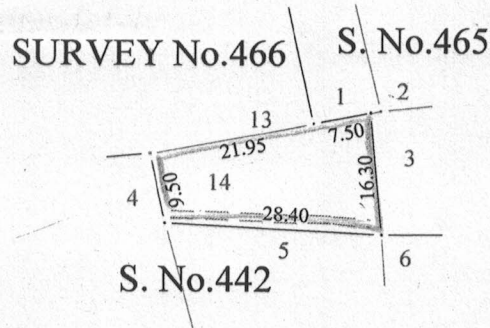
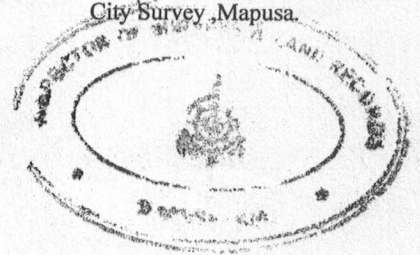
OF THE LAND BEARING SUB-DIV. No. 14 OF SURVEY No. 465
SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY
MS. SABH INFRASTRUCTURE LTD AND SABHARWAL PROPERTIES INDUSTRIES
PVT. LTD. FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON
AGRICULTURAL PURPOSE, VIDE CASE NO. CNV/BAR/101/2018/606 DATED 30-01-2019
FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O., MAPUSA GOA.

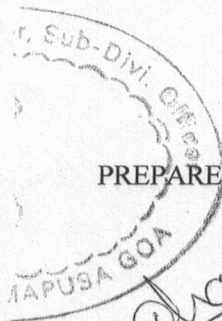
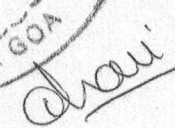
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AREA APPLIED FOR CONVERSION. 375 Sq. Mts.

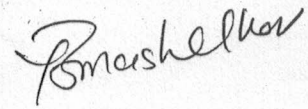

RAJESH R. PAI KUCHELKAR
Inspector Of Survey And Land Records,
City Survey, Mapusa.




PREPARED BY


CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY



YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 13/02/2019

File No.: 8/CNV/MAPT/45/19