



DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP
A VASANTRAO DEMPO ENTERPRISE

Date: 22.11.2023

To,
The Authorised Officer,
Goa Real Estate Regulatory Authority,
Panaji Goa.

Re: Our application for registration of project, "Florenza By Devashri" at Arpora, Bardez Goa.

Sir,

With reference to our application for registration of project and subsequent query raised, we would like to state and submit as under:

At the outset we state that we purchased part of the property earlier bearing survey no. 29/1-B of the village Arpora of Bardez taluka along with three structures existing therein which are separately surveyed under survey No. 29/3, 29/4 and 29/6 admeasuring 125 sq. mtr., 150 sq. mtr and 50 sq. mtr respectively.

After the purchase of the said part of the property we got our property partitioned and separate survey no. 29/1-B-1 was allotted to our property.(The copy of the partition order issued by Inspector of Survey and Land Records is attached herewith and marked as ANNEXURE -I)

Subsequently we obtained the conversion sanad for the said property bearing Survey No. 29/1-B-1 under the provision of Land Revenue Code, 1968. (The Copy of the Sanad dated 30.10.2023

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issued by Additional Collector, North Goa is attached herewith and marked as ANNEXURE -II)

With respect to conversion sanad for survey Nos. 29/3, 29/4 and 29/6 which are allotted to structures existing in the said property, we would like to state that the said structures are existing in the said property prior to 1970 and in view of the order 16/11/90/RD dated 20th February, 2006 published in Official Gazette, Government of Goa, Series I No. 48 dated 02nd March, 2006, the provision of section 32 Land Revenue Code, 1968 will not apply to said survey Nos. and as such no sanad is required to be obtained. (The Copy of the said order published in Official Gazette is attached herewith and marked as ANNEXURE -III)

Further we would like to state we have not considered said survey Nos. 29/3 and 29/4 for development of our project and has reserved said structure along with surrounding area for the occupants of the said structure.

In view of the submission made and documents produced, We request the authority to kindly consider our application for registration of our project.

Thanking you.

For Devashri Nirman LLP

Dattaprasad Pribekar
GM(Operations)



**BEFORE THE INSPECTOR OF SURVEY AND LAND RECORDS, MAPUSA,
BARDEZ - GOA**

CASE No. PIBAR08-23-1041 / 1946

- 1 M/s Devashri Nirman Limited Liability Partnership,
Office 710-712, Seventh Floor, Dempo Towers, Patto Plaza, Panaji, Goa

Applicants

VS

- 1 Mr. Jose Savio Melo,
H.No. 488, Agni Waddo, Guirim Bardez Goa
- 2 Cheryl Ann Melo,
H.No. 488, Agni Waddo, Guirim Bardez Goa
- 3 Jose Honorato Xavier Nuno de Souza e Melo alias Nuno e Melo,
H.No. 488, Agni Waddo, Guirim Bardez Goa
- 4 Caetano D' Souza,
House No. 93, Mainath Bathi, Arpora Bardez Goa
- 5 Caetano D' Souza,
House No. 93, Mainath Bathi, Arpora Bardez Goa
- 6 Luis D'souza,
House No. 93, Mainath Bathi, Arpora Bardez Goa
- 7 Mathew Mace,
r/o Mainath Batti, Arpora Bardez Goa
- 8 Philomena Fernandes,
r/o Mainath Batti, Arpora Bardez Goa
- 9 Eligio Fernandes,
r/o Mainath Batti, Arpora Bardez Goa
- 10 Evelyn Fernandes,
r/o Mainath Batti, Arpora Bardez Goa

Opponents

Read:- 1.Application of M/s Devashri Nirman Limited Liability Partnership, Office 710-712, Seventh Floor, Dempo Towers, Patto Plaza, Panaji, Goa, requesting for partition of their property surveyed under Survey/Subdivision No. 29/1-B of Arpora village in Bardez Taluka Goa.

2. Office Order No PIBAR08-23-1041 dated 23/08/2023 issued to Field surveyor.

3. Report No. ISLR/PART/BAR/ARP/477/2023 dated 01/09/2023 received from Field surveyor of this office.

O R D E R

I, Shri Patrick Gonsalves, Inspector of survey and Land Records do hereby order the confirmation of Partitioned of Survey/Subdivision No. 29/1-B of Arpora Village in Bardez Taluka, partitioning an area admeasuring 9065 sq. mts as per the Partitioned plan prepared by the Inspector of Survey and

Land Records, Mapusa, Bardez - Goa.

The Mamlatdar of Bardez Taluka, Mapusa-Goa is hereby called upon to effect necessary changes in the records of Survey/Subdivision No. 29/1-B of Arpora Village in Bardez Taluka as per the plan and Area adjustment Statement prepared by this office.

The newly Partitioned portion shall bear a new sub division No. 1-B-1 respectively of Survey/Subdivision No. 29/1-B of Arpora Village in Bardez Taluka.

Given under my hand and the seal of this Court on this 11th day of October 2023.



PATRICK HENDERSON
GONSALVES

Digitally signed by PATRICK
HENDERSON GONSALVES
Date: 2023.10.13 11:33:02
+05'30'

(Shri Patrick Gonsalves)

Inspector of Survey and Land
Records, Mapusa, Bardez - Goa

To,

1. The Mamlatdar of Bardez, for information and necessary action.





ANNEXURE-II

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

No.4/288/CNV/ACIII/2023 1619
CAD3BAR11-22-450

Dated: - 30 / 10 / 2023

Read: Application dated 13/07/2023 received from M/s Devashri Nirman Limited Liability Partnership, Registered office at Premises No. 6, 5th Floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort Mumbai 400001 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 there under by from M/s Devashri Nirman Limited Liability Partnership, Registered office at Premises No. 6, 5th Floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort Mumbai 400001 being the occupant of the plot registered under Survey No. 29/1-B-1 (Part) situated at Arpora 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. 29/1-B-1 (Part) admeasuring 8765 Sq. Mts. be the same a little more or less for the purpose of Residential with 100 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.

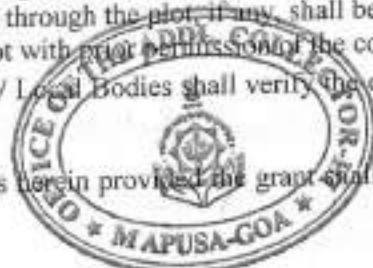
c) The necessary road widening set-back is to be maintained before any development in the land

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.




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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
109.10 Mts.	97.60 Mts.	8765.00	Survey No. 29 Sub. Div. 1-B-1 (Part)	RIVER & Survey No. 29 Sub. Div. 1-B	Survey No. 29 Sub. Div. 1-B & Survey No. 29 Sub. Div. 1-B-1	Survey No. 28 Sub. Div. 1-D, Survey No. 28 Sub. Div. 1, Survey No. 28 Sub. Div. 1-C & Survey No. 27 Sub. Div. 1-C	Survey No. 30 Sub. Div. 3	NIL
Village : ARPORA Taluka : BARDEZ								

Remarks :-



1. The applicant has paid conversion fees of Rs. 28,04,800 /- (Rupees Twenty Eight Lakh Four Thousand Eight Hundred Only) vide e-challan No.202300758402 dated 18/10/2023.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2023/4990 dated 08/09/2023.
3. As per TCP Zoning certificate No. TPBZ/ZON/13028/ARP/TCP-2023/7055 Dated 22/08/2023 the plot fall in "Residential Zone S-1, R-1, FAR 100. Existing road proposed 6mt width is passing through the property towards Eastern Side, therefore necessary NOC may be obtain from the concerned authority prior to any development activity / construction and Improvement is carried out in said plot by the applicant..
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-721/DCFN/TECH/2023-24/994 dated 12/09/2023.
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 Devashri Nirman Limited Liability Partnership, Registered office at Premises No. 6, 5th Floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort Mumbai 400001, here also hereunto set his / her hand on this 30th day of OCTOBER 2023.


30.10.23
Mr. Vivek Desai
Authorized Signatory for
M/s Devashri Nirman Limited Liability Partnership
Applicant


30.10.23
(Pundalik V. Khorjvekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

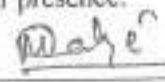

1. Mahesh R. Dattye 
2. Mahima Kustorkar 



Complete address of Witnesses

1. 204 Sunder-Peth Santhekalin-hoa.
2. S-2, Solsons Bode, Ponorim

We declare that Mr. Vevek Desai Authorized Signatory for M/s Devashri Nirman Limited Liability Partnership, Registered office at Premises No. 6, 5th Floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort Mumbai 400001, 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. Mahesh R. Dattye 
2. Mahima Kustorkar 

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 Sarnach Village Panchayat, Amora, Bardez Goa.



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



PLAN

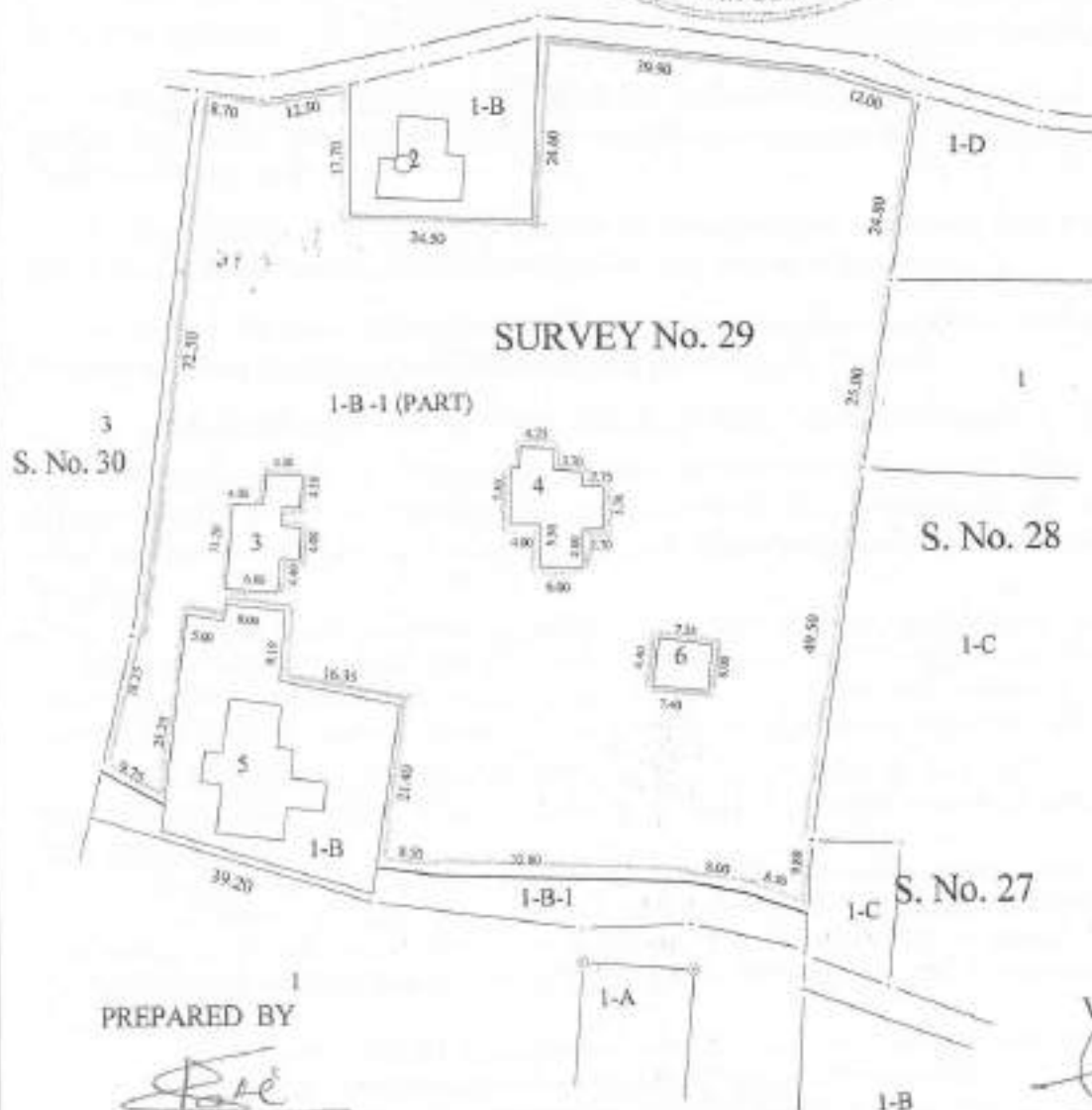
Of the Land bearing Sub. Div. No.1-B-1 (part) of Survey No. 29
Situated at Arpora village of Bardez Taluka, Applied by Devashri Nirman LLP
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/288/CNV/AC-III/2023/1539 dated 17-10-2023
from the Office of the Additional Collector III, North Goa District, Mapusa -Goa.

SCALE 1:1000

 AREA PROPOSED FOR CONVERSION ----- 8765 Sq. Mts.



PATRICK H. GONSALVES
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY


SHRIKANT P. PATIL
Field Surveyor

SURVEYED ON: 25/10/2023

VERIFIED BY


PARESH RIVANKAR
Head Surveyor

FILE No. 8/CNV/MAP/334/2023

OFFICIAL GAZETTE

GOVERNMENT OF GOA

GOVERNMENT OF GOA

Department of Inland Waterways

Captain of Ports

Notification

1-11017/OSB/2004/COP/IWT/614

In exercise of the powers conferred by clause (c) of sub-section (1) of section 4 of the Indian Ports Act, 1908 (Central Act 15 of 1908) (hereinafter called the "said Act"), the Government of Goa hereby withdraws, with immediate effect, the said Act from the Minor Port OSB Goa in the territorial waters of Goa which is between 4.4 and 5.7 Nautical Miles off the coast of Goa (Aguada point) in the Arabian Sea, in which the said Act is in force by virtue of the Notification No. 1-11017/OSB/2000-COP/IWT dated 15-3-2000, published in the Official Gazette, Series I No. 52, dated 23rd March, 2000.

By order and in the name of the Governor of Goa.

Capt. A. P. Mascarenhas, Captain of Ports/ex officio Joint Secretary.

Panaji, 17th February, 2006.

Notification

1-11017/OSB/2004/COP/IWT/615

Read: (1) Notification No. I&L/V/118/67/2891 dated 29-11-1967.

(2) Notification No. 1/27/92-IWT dated 17-2-1993.

In exercise of the powers conferred by section 5 of the Indian Ports Act, 1908 (Central Act 15 of 1908) (hereinafter called the "said Act"), the Government of Goa is hereby pleased to alter the limits of Panaji, Tiracol, Chapora, Talpona and Betul ports and hereby declares the extent of limits of said ports as follows:—

(a) *Panaji*.— On the North: From the point on the coast in the parallel of latitude $15^{\circ} 29' 42''$ North, due West along the same parallel point in longitude $073^{\circ} 37' 30''$ East.

On the West: From the position in Lat. $15^{\circ} 29' 42''$ N and Long. $073^{\circ} 37' 30''$ E in due South Direction to the position in Lat. $15^{\circ} 27' 30''$ N and Long. $073^{\circ} 37' 30''$ E.

On the South: From the position in Lat. $15^{\circ} 27' 30''$ N and Long. $073^{\circ} 37' 30''$ E due East along the parallel Lat. $15^{\circ} 27' 30''$ N to a point where this parallel meets the coast and also coinciding within the Northern limit of MPT.

On the East: All the tidal waters of the River Mandovi, Rivers Mapusa, Naroa (including Cumberjua Canal) and the waters of river Zuari, eastward at the Agaciam-Cortalim ferry points.

(b) *Tiracol*: Tidal waters of River Tiracol East of Meridian passing through Long. $073^{\circ} 41.5'$ East.

(c) *Chapora*: Tidal waters of River Chapora East of meridian passing through Long. $073^{\circ} 44'$ East.

(d) *Betul*: Tidal waters of the River Sal East of meridian passing through Long. $073^{\circ} 57'$ E.

(e) *Talpona*: Tidal waters of River Talpona East of meridian passing through Long. $074^{\circ} 02' 24''$.

The above mentioned limits shall include all wharves and other works made on behalf of the public for convenience of traffic, for safety of vessels, or for the improvement, maintenance or

good government of the port and its approaches, whether within or without high water mark, and subject to any rights of private property therein, any portion of the shore or bank within fifty yards of high water mark.

By order and in the name of the Governor of Goa.

Capt. A. P. Mascarenhas, Captain of Ports/ex officio Joint Secretary.

Panaji, 17th February, 2006.

Goa Legislature Secretariat

LA/F-3/3123/2006

The Report of the Select Committee on the Madhya Pradesh Control of Music and Noises Act, Samvat 2008 (Goa Amendment) Bill, 2005 which was presented to the House on 17-2-2006 is hereby published for general information in pursuance of Rule - 231 of the Rules of Procedure and Conduct of Business of the Legislative Assembly.

REPORT OF THE SELECT COMMITTEE ON BILL
No. 9 OF 2005

THE MADHYA PRADESH CONTROL OF MUSIC AND
NOISES ACT SAMVAT 2008 (GOA AMENDMENT)
BILL 2005

I, the Chairman of the Select Committee to which Bill No. 9 of 2005 - The Madhya Pradesh Control of Music and Noises Act Samvat 2008 (Goa Amendment) Bill 2005 was referred having been authorized by the Committee to submit the Report on its behalf present its Report as recommended by the Committee.

The Bill was introduced in the House on 10 January 2005 and taken up for consideration on 13 January 2005. The Bill was referred to the Select Committee during the consideration period. The then appointed Select Committee could not proceed with its work due to imposition of Governor's Rule in the State and thereafter a change in the Government. The Committee was thereafter reconstituted in August 2005 to complete its work.

The Committee held one sitting on 3-10-2005. Minutes are appended as Annexure-A. The Committee considered and discussed in depth the provisions of the Bill under reference, vis-à-vis the provisions of the Principal Act in relation to the prevalence of customary practice and usages in

the State of Goa. Thereafter the Committee took cognizance of the Supreme Court judgement in relation to Civil Appeal No. 3735 of 2005 given on 28 October 2005 wherein the State Government is empowered to specify in advance, the number and particulars of the days on which exemption under Rule 5(3) of the Noise Pollution (Regulation and Control) Rules 2000 (made by Central Government) will be operative. In view of this, the Committee was of the opinion that the proposed amendments to the Bill were not necessary and that the Bill be withdrawn.

The Committee therefore recommends that the proposed amendments to the Bill No. 9 of 2005 - The Madhya Pradesh Control of Music and Noises Act, Samvat 2008 (Goa Amendment) Bill, 2005 be withdrawn.

Sd/-

PRATAP SINGH R. RANE

Dated: 24th February, 2006. CHAIRMAN

Revenue Department

Circular

16/11/90/RD

Sub: Procedure for issue of Conversion Sanads under the Land Revenue Code.

In continuation of circular of even number, dated 23-6-1997 and 8-2-2005 on above subject the following additional instructions are issued and the same shall be followed strictly with immediate effect:

(1) In the cases where the land falls within the area where the Outline Development Plan has been adopted the files should not be referred to any department except the Town & Country Planning Department who will certify that the area being converted falls in Settlement/Commercial/Industrial Zone and the conversion sanad should be issued immediately by the Deputy Collector/Collector on receipt of the report. The Town & Country Planning Department should submit the report within 10 days from the date of receipt of the communication from the Deputy Collector/Collector.

(2) If area is a paddy field marked in the survey plan, but shown as settlement/industrial/commercial in the Regional Plan as well as in the ODR, the file for the conversion need not be referred to the Government for the approval, as it is done earlier, as the Land Revenue Code empowers the Collector to decide upon the conversion matters.

(3) Once the Town & Country Planning Department indicates the land use applied for, as settlement/industrial/commercial etc. based on the Regional Plan and/or ODP, the question of referring to CADA/Irrigation Department for their report, is not required.

(4) In cases where lands are sold by the original owner to a buyer by way of a valid sale deed, the Deputy Collector/Collector should not insist on mutation of records for conversion of that particular land. The sanad should be issued based on the sale deed duly registered. The applicant should file an affidavit stating that he has not further transferred the land by way of sale.

(5) In cases where part of the land of a particular survey number is sold, the Deputy Collector/Collector should not insist on mutation and partition of records as this is a time consuming procedure which only causes delay for the parties who desire to build their houses. The sale deed contains the details of the part sold and a plan is appended to the sale deed. Conversion sanad should be issued on the basis of details contained in the sale deed and an inspection to the site may be conducted if necessary. The applicant should file an affidavit stating that he has not further transferred the land by way of sale.

By order and in the name of the Governor
of Goa.

V. S. N. Gaunekar, Under Secretary (Revenue).

Porvorim, 20th February, 2006.

Order

16/11/90/RD

In exercise of the powers under section 35 of Goa Land Revenue Code, 1968 the Government hereby exempts from the operation of provisions of sections 30, 32, 33 and 34 the following lands:—

All those lands (survey holdings) situated in the settlement zone as per Regional/Outline Development Plan and the survey records of such survey holdings i. e. survey plan (First Plan prepared under provisions of Land Revenue Code, 1968 sometime in between 1970-1972 or thereabout) show existence of a structure. This will not apply to those survey holdings which are not shown in Settlement Zone in the existing Regional/Outline Development Plan but has its classification changed into Settlement Zone from its earlier classification in the existing Regional/Outline Development Plan.

By order and in the name of the Governor
of Goa.

V. S. N. Gaunekar, Under Secretary (Revenue).

Porvorim, 20th February, 2006.