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

No. 4/511/CNV/AC-III/2022 / 1255
CAD3BAR10-22-180

Dated: - 29/11/2022

Read: Application dated 01/06/2022 received from 1.) M/s Samarth Developers, off. at M-63, Housing Board Colony, Alto -Porvorim, Bardez, Goa, 2.) Sagar Infraprojects Pvt Ltd, Off. at 2009, Ground Floor, Outram Lines, Kingsway Camp Delhi, 110009, 3.) Kuvalyam Reality LLP, Off. at 1934, 3rd Floor Kingsway Camp, Outram Line, Near Hari Mandir, North West Delhi, New Delhi , 110009 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 **1.) M/s Samarth Developers, off. at M-63, Housing Board Colony, Alto - Porvorim, Bardez, Goa, 2.) Sagar Infraprojects Pvt Ltd, Off. at 2009, Ground Floor, Outram Lines, Kingsway Camp Delhi, 110009, 3.) Kuvalyam Reality LLP, Off. at 1934, 3rd Floor Kingsway Camp, Outram Line, Near Hari Mandir, North West Delhi, New Delhi , 110009** being the occupant of the plot registered under **Survey No. 122 Sub Div No.24** Situated at **Moira 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. 122/24 admeasuring 4717 Sq. Mtrs** be the same a little more or less for the purpose of **Residential with 50 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 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 .

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	
107.00 Mts.	66.00 Mts.	4717 Sq. mts	Survey No. 122 Sub No.24	Survey No. 122 Sub No.23,19,20 & 24-A	Survey No. 122 Sub No.35	Survey No. 122 Sub No.9, 25, 24-A & Road	Survey No. 122 Sub No.27 & 23	
Village : Moira Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 566040/- (Rupees Five Lakh Sixty Six Thousand and Forty Only) vide e-challan No.202200923341 dated 23/11/2022.
2. As per TCP Certificate No. TPBZ/ZON/9426/MOI/TCP-2022/18 dated 03/01/2022/2022 the plot falls in Settlement Zone (VP-2) with 50 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-291/DCFN/TECH/2022-23/589 dated 26/08/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/2952 dated 16/06/2022.
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

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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 that **1.) M/s Samarth Developers, off. at M-63, Housing Board Colony, Alto -Porvorim, Bardez, Goa, 2.) Sagar Infraprojects Pvt Ltd, Off. at 2009, Ground Floor, Outram Lines, Kingsway Camp Delhi, 110009, 3.) Kuvalyam Reality LLP, Off. at 1934, 3rd Floor Kingsway Camp, Outram Line, Near Hari Mandir, North West Delhi, New Delhi , 110009** here also hereunto set his hand on this 29th day of November , 2022.

(Umesh E. Kambli)
Authorized Signatory for
M/s Samarth Developers
Applicant

(Shyam Khurana)
Authorized Signatory for
Kuvalyam Reality LLP &
Sagar Infraprojects Pvt Ltd
Applicant

(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa-Goa

OFFICE OF THE ADDL. COLLECTOR III MAPUSA - GOA

Signature and Designation of Witnesses

1. Adv. Vijaya R. Pardeshi
2. Sanjay G. Kaisukar

Complete address of Witness

1. H.No. 83/3-G St. Cruz Bardez-Goa
2. H.NO 153, Deulwada Shirgao Bicholim-Goa

Contd...3/-

We declare that 1.) **Umesh E. Kambli authorized signatory for M/s Samarth Developers,** Off. at M-63, Housing Board Colony, Alto -Porvorim, Bardez, Goa, **2). Shyam Khurana authorized signatory for Sagar Infraprojects** Pvt Ltd, Off. at 2009, Ground Floor, Outram Lines, Kingsway Camp Delhi, 110009 and **3.) Kuvalyam Reality LLP, Off.** at 1934, 3rd Floor Kingsway Camp, Outram Line, Near Hari Mandir, North West Delhi, New Delhi , 110009 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. Adv. Yuvala R. Pereira

2. Sanjay G. Kaisukar

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 Moira, Bardez –Goa.

Government of Goa

Directorate of Settlement and Land Records

Survey Plan

Bardez Taluka, Moira Village

Survey No.: 122 , Subdivision No.: 24

Scale 1:2000 Reference No.: CBAR122-10092-879256

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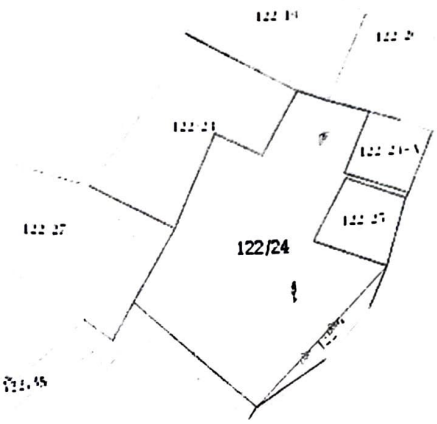

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

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NOTE: PLAN TO BE PRINTED ON A4 SIZE