



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

No. 4/188/CNV/AC-III/2019/618

Dated : 24/05/2021

Read: Application dated 21/11/2019 received from M/s Saldanha Developers (P) Ltd, r/o 302, Mathias Plaza, 18th June Road, Panaji - Goa, 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 M/s Saldanha Developers (P) Ltd, r/o 302, Mathias Plaza, 18th June Road, Panaji -Goa, being the occupant of the plot registered under Survey No. 230/15-A situated at Calangute, 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. 230/15-A admeasuring total area 2925 Sq. mtrs be the same a little more or less for the purpose of Residential with 80 F.A. R for area admeasuring 254 Sq mts and Commercial with 100 F.A. R for area admeasuring 2671 Sq mts.

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 Cum Commercial 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.

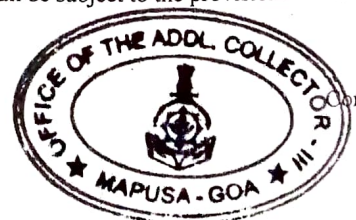
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.



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APPENDIX - I

APPENDIX - I								Remarks
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
24.00 mts	141.50 mts	2925 Sq.mts	Survey No. 30 of Sub Div No.15-A	Survey No. 230 of Sub Div No.15,4,5,6, 10,7,11,12	S. No. 230 of Sub Div No.16,17	S. No. 230 of Sub Div No.11,12,17	ROAD S.No. 230/15	NIL OFFICE OF THE DISTRICT MAGISTRATE
Village : Calangute Taluka : Bardez								

Village : Calangute
Taluka : Bardez

Remarks :-

1. The applicant has paid conversion fees of Rs.35,56,200/- (Rupees Thirty Five Lakhs Fifty Six Thousands Two Hundred Only) vide e-challan No.202000427942 dated 27/04/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6602/CAL/TCP-21/426 dated 28/01/2021 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-432/DCFN/TECH/2019-20/992/1711 dated 01/01/2021.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2020/6130 dated 23/11/2020.
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 and **M/s Saldanha Developers (P) Ltd,** r/o 302, Mathias Plaza, 18th June Road, Panaji -Goa here also hereunto set his/ her hand on this 2nd day of May, 2021.

Mr. Premnath Bhagwan Sawant
POA holder for
M/s. Saldanha Developers Pvt Ltd
Applicant

(Mahadev J. Araundekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Kailas Ram Naik
2. Rohan R. Kudnekar

Complete address of Witnesses

1. H.No. 3 Dag. No. Saraswath temple Ponda Goa
2. H.No. 245 Deshbanda Kuthera Saguelim Goa

We declare that **Mr. Premnath Bhagwan Sawant** POA holder for **M/s Saldanha Developers (P) Ltd,** r/o 302, Mathias Plaza, 18th June Road, Panaji -Goa 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. Kailas Ram Naik
2. Rohan R. Kudnekar

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 Sarpanch, Village Panchayat Calangute, Bardez- Goa.



Of the Land bearing Sub. Div. No.15-A of Survey No.230,
Situating at Calangute village of Bardez Taluka,
Applied by Saldanha Developer Pvt.Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/188/CNV/AC-III/2019/183 dated 05-02-2021,
From the Office of the Additional Collector-III,Mapusa-Goa.

 AREA APPLIED TO BE CONVERTED ----- 2925 Sq. Mts.

(RAJESH R.PAI KUCHELKAR)
DIRECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No.230

3 4 5 6 7 8 10 11 12 15 16 17 15-A

39.00 30.50 15.00 33.50 42.50 42.00 57.00 20.00 12.50 12.00 16.00 12.00 9.00 12.50 13.00 2.25

Structure as per existing survey records included in the area proposed for conversion

Structure as per existing survey records included in the area proposed for conversion.

[Handwritten signature]

21.05.21
North Goa District,
Mapusa - Goa

Tomashelkar

YOGESH B. MASHELKAR
Head Surveyor