



गोवा GOA

Serial No 8130 place of St. Vennd Mapusa Date

4/2/2022
A 589495

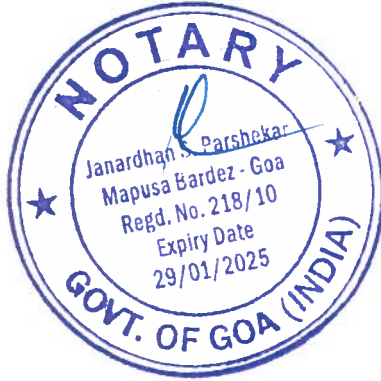
Value of Stamp paper 100

Name of Purchaser MAHESH NARVEKAR

Residence at MAPUSA Son of DATTARAM

Signature of Vendor AB Signature of Purchaser

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



Date: 04/02/2022

Letter of Undertaking

amokan

Undertaking of **Mr. Mahesh Dattaram Narvekar, Partner in M/s. M S Developers** and promoter of the project named "**Assonora Garden**".

I, **Mr. Mahesh Dattaram Narvekar**, Age 47 years, Adult, Occupation Business, residing at B&F Magnolia Co-Operative Housing Society, Flat No 1, Duler, Block C, Mapusa, Goa 403507, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I will submit a copy of Sanad of the land on which the project "**Assonora Garden**" is being developed to Goa RERA, once I receive it from the issuing Authority, Office of The Collector, North Goa.
- (2) We have applied for Sanad to the relevant authority and awaiting receipt of the Sanad.
- (3) It may take approximately a month or two to receive the Sanad from the relevant government office as informed.
- (4) I am submitting along with this undertaking the application letters made to the Office of the Collector of North Goa as a proof of the request made to get Sanad.
- (5) Please accept this letter to process further our application of Registration of Real Estate Project "**Assonora Garden**".

Solemnly affirmed on Dated 4 /02/2022

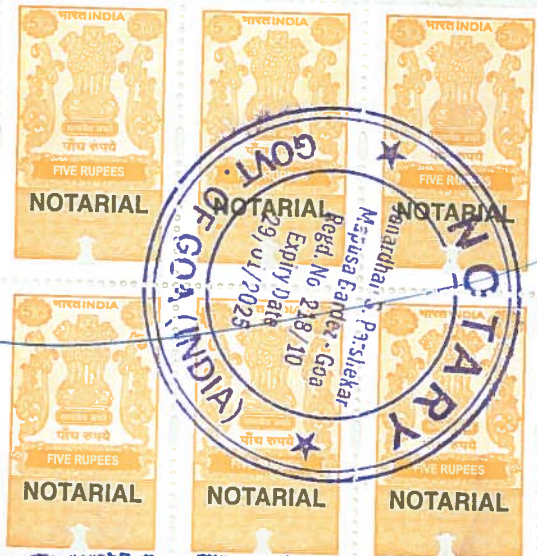
Mahesh Narvekar
Deponent

Verification

The contents of my above Undertaking are true and correct and nothing material has been concealed by me there from.

Verified by me at Mapusa on dated 4 /02/2022

Janardhan Parshekar
Deponent



BY ME AND FIRMED AND VERIFIED
BEFORE ME BY Mahesh Narvekar
AND IDENTIFIED BEFORE ME BY
856285558934
WHOM I PERSONALLY KNOW
Date: 30/02/22 4/2/22

Janardhan Parshekar
JANARDHAN S. PARSHEKAR
NOTARY AT MAPUSA, BARDEZ - GOA
STATE OF GOA, INDIA.



150
150
150

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/6882/ASSON/TCP-21/ 4317

Dated: 18/10/2021

Inward no. 2837

Dated: 28.07.2020

REPORT

Sub: Application of Claudio Custodio Abranches, Ms. Stacy Abranches,
Mr. Adrian Philip Tiberius Abranches, Chew Luddawon
Abranches for conversion of land for Residential purpose in the
property bearing Sy. No.87/5 of Assonora village Taluka.

Ref. No.: 4/90/CNV/ACIII/2020/638 dtd. 23.07.2020.

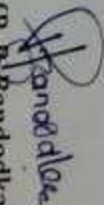
OBSERVATIONS:-

1. As per the **Regional Plan for Goa 2021** the area proposed for conversion is located in **SETTLEMENT ZONE (VP-2)** with **50 F.A.R.** Since plot area is more than **4000.00m² FAR reduced to 50.**
2. The plot dimensions, arrangements & accessibility are: **/ADEQUATE /**
3. The plot falls beyond 500 mts. from H.T.L.
4. The proposal is **/NOT CONTRARY /** to any scheme for the planned development of Village/town/region.

RECOMMENDATION:-

In view of the above, the conversion is **RECOMMENDED** for **RESIDENTIAL** purpose admeasuring an area of **5625.00m²** from planning point of view as per the site plan submitted to this office. Subject to the following conditions:-

1. The development/construction in the plot shall be governed as per rules in force.
2. Traditional access, passing through the plot, if any, shall be maintained.
3. Verification of ownership of land with specific reference to tenancy as on 02/11/1990 shall be made before issue of Sanad.
4. The forest/private forest may be verified at your end.
5. This conversion is recommended based on the Technical Clearance Order issued by this office vide ref. no. TPB/6882/ASSON/TCP-21/3956 dtd. 27/09/2021.


(P. P. Bandodkar)
Dy. Town Planner

To,
The Additional Collector III,
North Goa District,
Mapusa, Bardez Goa.

No. 4/90/CNV/AC-III/2020 /1059
Office of the Additional Collector-III,
North Goa District Mapusa-Goa.

Dated: 25 /11/2020.

To,
The Dy. Conservator of Forest,
North Goa Division,
Ponda-Goa.

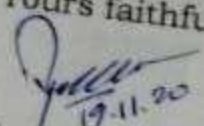
Ref: Your office letter No.5/CNV/BAR-175/DCFN/TECH/2019-
20/634/1254 dated 10/11/2020.

Sub: Conversion of land for one purpose to another in the property
bearing surveyed No.87/5 of Assonora Village in Bardez Taluka.

Sir,

I am to refer your letter dated 10/11/2020 on the above cited
subject and to enclose herewith Schedule-I, showing the area to be
converted as desired.

Yours faithfully,


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

Encl: as above.

Copy to: Shri. Claudio Custodio Abranches, H. No. 132/1, Arlem, Near
Pepsi Company, Raia-Salcete, Goa, 403720 for information.