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

No. CCBAR22-138 /1860 **Date: - 23/08/2022** /1860

Read:- Application dated 25/05/2022 received from MIDORI CREATORS AND DEVELOPERS, having Office at Muskan Villa, Plot No. 135, Sector 12, Vashi, Mumbai, 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 **MIDORI CREATORS AND DEVELOPERS, having Office at Muskan Villa, Plot No. 135, Sector 12, Vashi, Mumbai,** being the occupant of the plot registered under **Survey No. 186/11-A(Part)** situated at **Penha-de-Franca 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. 186/11-A(Part) of village Penha-de-Franca admeasuring 2884 Sq. mtrs** be the same a little more or less for the purpose of **Residential with 80 FAR.**

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 thereunder.

Cont..2/-

OFFICE OF THE ADDL. COLLECTOR - III MAPUSA - GOA

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	
41.00 mts	80.50 Mts	2884 Sq.mts	Sy No.186 Sub. Div No.11-A(Part)	Sy No.185 Sub. Div No.1	Sy No.186 Sub. Div No. 11-A	Sy No.186 Sub. Div No. 11	Sy No.186 Sub. Div No. 2	NIL
Village :Penha-de-Franca Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.5,19,120/- (Rupees Five Lakh Nineteen Thousand One Hundred Twenty Only) vide e-challan No. 202200643938 dated 04/08/2022 and fine of Rs. 40500/- (Rupees Fourty Thousand Five Hundred Only) vide e-challan No. 202200643984 dated 04/08/2022.
2. As per TCP Certificate No. TPBZ/ZON/9815/PDF/TCP-22/3170 dated 19/05/2022 the plot falls in Partly Settlement Zone (VP-1) with permissible FAR 80.(As per TCP approved plan annexed herewith)
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-215/DCFN/TECH/2022-23/167 dated 30/06/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/2617 dated 26/05/2022.
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.

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 **MIDORI CREATORS AND DEVELOPERS, having Office at Muskan Villa, Plot No. 135, Sector 12, Vashi, Mumbai,** here also hereunto set his/her hand on this **23rd day of August 2022.**

Umesh Manoharlal Chawla
Partner
MIDORI CREATORS AND DEVELOPERS
Applicant

OFFICE OF THE ADDL. COLLECTOR III MAPUSA-GOA

(Sangeeta S. Naik)
Additional Collector-III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Ramakant Kholkar Kholkar
2. Rani Naik.

Complete address of Witness

1. H.No. 15, Gauvant Chimbel-Goa
2. H.No 33/B, Bastora Goa.

We declare that **Umesh Manoharlal Chawla, Partner r/o Muskan Villa, Plot No. 135, Sector 12, Vashi, Mumbai,** 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. Ramakant Kholkar Kholkar
2. Rani Naik.

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 Penha-de-Franca Bardez –Goa.

05 DEC 2022

ATTESTED BY ME

SUCHITRA PAWAR
ADV. & NOTARY PUBLIC
SS-Type, Office No. 223, Xerox Lane,
Sector-2, Vashi, Navi Mumbai
Mob: 9967947377

DL. COLLECTOR - III
SA - GOA

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

PLAN

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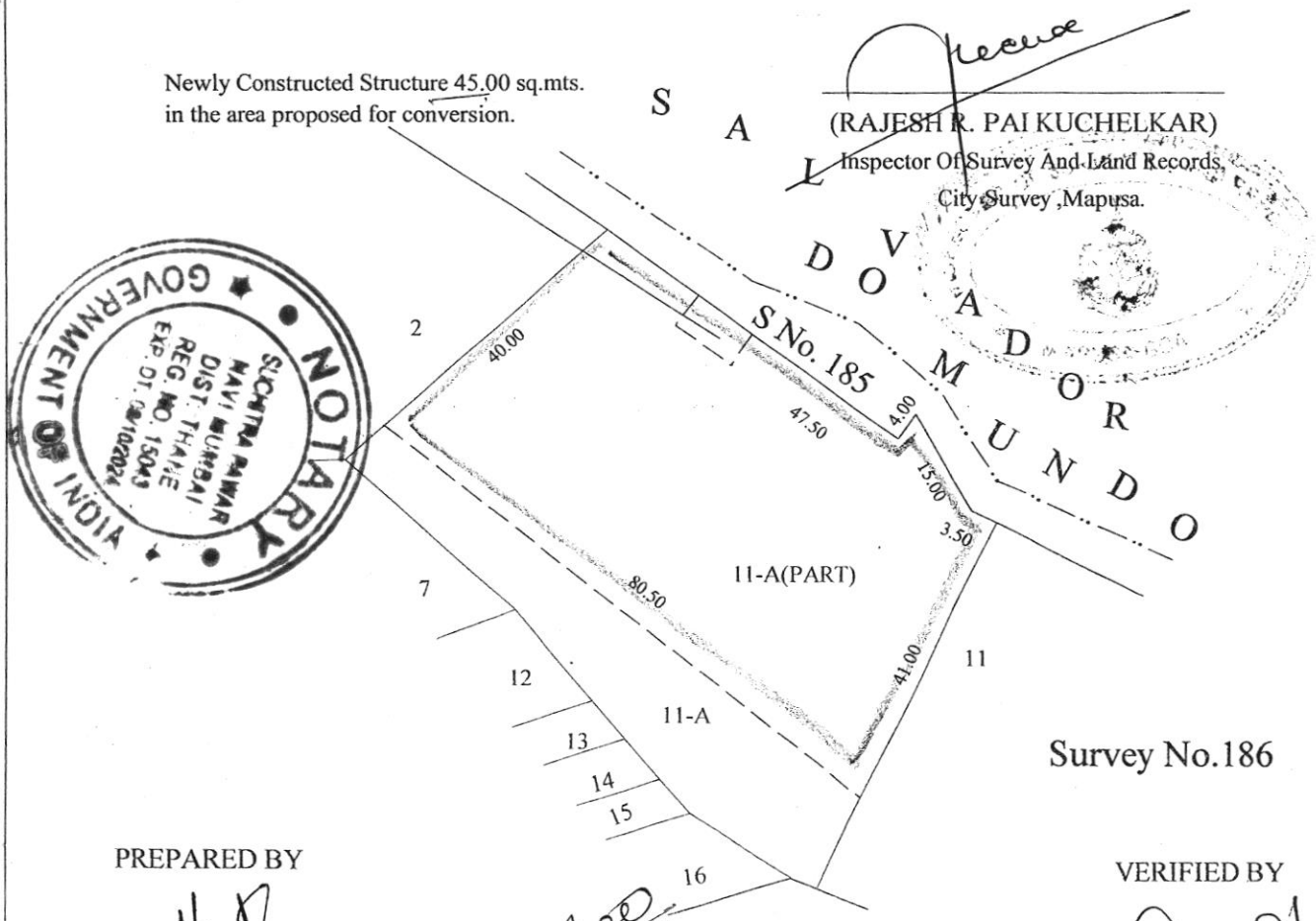
Of the Land bearing Sub. Div. No. 11-A(Part) of Survey No. 186,
Situated at Penha De Franca village of Bardez Taluka,
Applied by Midori Creators and Developers,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CCBAR-22-138/730 dated 01-07-2022,
from the Office of The Additional Collector-III ,North Goa District, Mapusa - Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ---------- 2884 Sq. Mts.

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



NOTARY
SUCHITRA PAWAR
NAVI MUMBAI
DIST. THANE
REG. NO. 15043
EXP. DT. 06/10/2024
GOVERNMENT OF INDIA

PREPARED BY

SAMIR A. NAIK
Field Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

VERIFIED BY

PARESH RIVANKAR
Head Surveyor

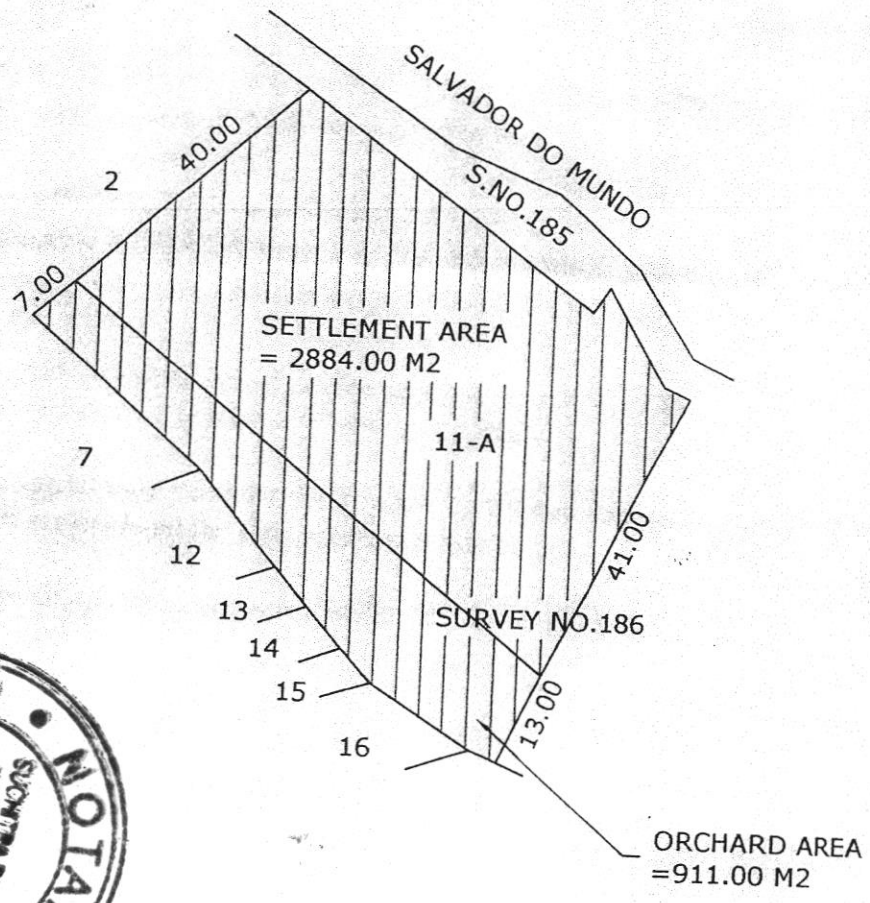
SURVEYED ON: 11/07/2022

File No.: 8/CNV/MAP/79/2022

ADDL. COLLECTOR - III
MUSA - GOA

146/c
(b)

PLAN SHOWING PLOTS SITUATED AT
VILLAGE : PENHA DE FRANCE
TALUKA : BARDEZ
SURVEY NO./SUBDIVISION NO. : 186/11-A
SCALE : 1:1000



SETTLEMENT AREA	= 2884.00 M2
ORCHARD AREA	= 911.00 M2
TOTAL AREA	= 3795.00 M2

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

Office of the Senior Town & Country Planner
Mapusa

GOVERNMENT OF INDIA
NOTARY
SUCHITRA NAIK
NAVI MUMBAI
DIST. THANE
REG. NO. 1563
EXP. DT. 09/06/2024

OFFICE OF THE AD
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