

Kayji Real Estate Pvt. Ltd.

Resolution No. 4

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KAYJI REAL ESTATE PRIVATE LIMITED HELD ON THURSDAY, 10TH FEBRUARY, 2022 AT 4.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT ANAND BHAVAN, OLD STATION ROAD, MARGAO, GOA - 403601.

“RESOLVED THAT the Company do apply for registration of the Project ‘Kayji Splendour’ situated in Survey No. 11, Sub-division No. 5-A of Bambolim Village of Tiswadi Taluka, located in Bambolim, under the Real Estate (Regulation and Development) Act, 2016 (RERA) in the State of Goa and Mr. Chandrakumar Ramarao Huilgol, S/o Late Ramarao Huilgol, R/o Sinquetim, Navelim, Salcete, Goa, and Mr. Shridhar Parameshwar Hegde, S/o Late Parameshwar Hegde, R/o Borda, Margao, Goa, be and are hereby appointed as the Authorised Signatories for registration of the Project under the Real Estate (Regulation and Development) Act, 2016 (RERA) and to sign jointly and/or severally the application for registration of the Project including declarations supported by an affidavit and other documents as required for registration and to make communications on behalf of the Company before the appropriate authorities.”

“RESOLVED FURTHER THAT Mr. Chandrakumar Ramarao Huilgol and Mr. Shridhar Parameshwar Hegde be and are hereby authorized to take necessary actions on all RERA related issues on behalf of the Company including to represent for registration of the Project, make alterations, modifications, rectifications to the documents, forms, etc., filed with the authorities as and when required and do all ancillary, incidental and consequential acts, deeds and things as may be required for registration.”

“RESOLVED FURTHER THAT the certified copy of the resolution be submitted to the concerned as and when necessary for the purposes mentioned hereinabove.”



CERTIFIED TRUE COPY

For KAYJI REAL ESTATE PRIVATE LIMITED

**ANURAG KRISHNAKUMAR AGRAWAL
WHOLE TIME DIRECTOR
DIN: 01282634**

Dated:- 27/10/2021

- Read: 1) Application dated 04/02/2020 from M/s Kayji Real Estate Pvt. Ltd., Office at Anand Bhavan, Old Station Road, Margao, Salcete Goa.
2) Report No. MAM/TIS/CI-II/Online-CNV/340/2020/407 dated 22/12/2020 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No. TIS/9515/BAM/TCP/2021/178 dated 03/02/2021 from Dy. Town Planner, Town & Country Planning Department, Panaji Goa.
4) Report No. 5/CNV/TIS-297/DCFN/TECH/2019-20/1242 dated 08/03/2021 from the Asst. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
5) Letter No. 4/ISLR/TIS/CNV/43/2021/378 dated 03/08/2021 from I.S.L.R., Panaji Goa.

SANAD**SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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) M/s Kayji Real Estate Private Limited, being the occupant of the plot registered under Survey No. 11/5-A Situated at Bambolim village of Tiswadi Taluka (hereinafter referred to as "the applicants, 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. 11/5-A admeasuring 1700.00 square metres be the same a little more or less for the purpose of Residential use.

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 there under 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 use, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable 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 applicants 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at 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 applicants.

c) The necessary road widening set-back 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.

Contd...2/-

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Sr. No.	Length and Breadth		Total Superficial	Forming (part of)	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
	65.80 MTS.	41.80 MTS.	1700 Sq. Mts.	Survey No. 11/5-A	Sy. No. 11/2, 11/4 & 11/6	Sy. No. 11/5 & ROAD	ROAD	Sy. No. 11/3	NIL
	Village: BAMBOLIM Taluka: TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,29,500/- (Rupees Two Lakh Twenty Nine Thousand Five Hundred Only) vide Challan No. 202100917183 dated 22/09/2021.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide his report No. TIS/9515/BAM/TCP/2021/178 dated 03/02/2021.
4. The Conversion has been recommended by the Mamlatdar of Tiswadi vide his report No. MAM/TIS/CI-II/Online-CNV/340/2020/407 dated 22/12/2020.
5. The Conversion has been recommended by the Asst. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/TIS-297/DCFN/TECH/2019-20/1242 dated 08/03/2021.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **M/s Kayji Real Estate Private Limited, Through its Authorized Signatory Shri Gurunath Bhosale** also hereunto set his hand on this 27th day of October, 2021.

(Signature)

(Shri Gurunath Bhosale)

Authorized Signatory M/s Kayji Real Estate Private Limited

(Signature)
27/10/21

(Mamu Hage, IAS)
Additional Collector-II



Signature and Designation of Witnesses

1. TANVEER MOHAMMAD MAZAHAR SHAH *(Signature)*

2. CLIMSON PETER COSTA *(Signature)*

Complete address of Witnesses

1. H.NO 450 VIDHYANAGAR MARGAO

2. H.NO. 1561/A, ARG2COL, CU2TOR2M, SHICOR2C

We declare that **M/s Kayji Real Estate Private Limited, Through its Authorized Signatory Shri Gurunath Bhosale** has signed this Sanad is, to our personal knowledge, the person he represents him-self to be, and that he has affixed his signature hereto in my presence.

1. *(Signature)*

2. *(Signature)*

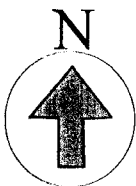
To,

1. The Dy. Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka, Panaji.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Bambolim, Tiswadi Goa.

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

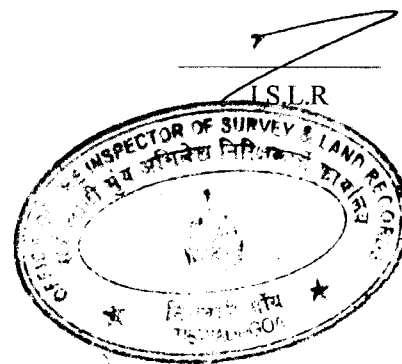
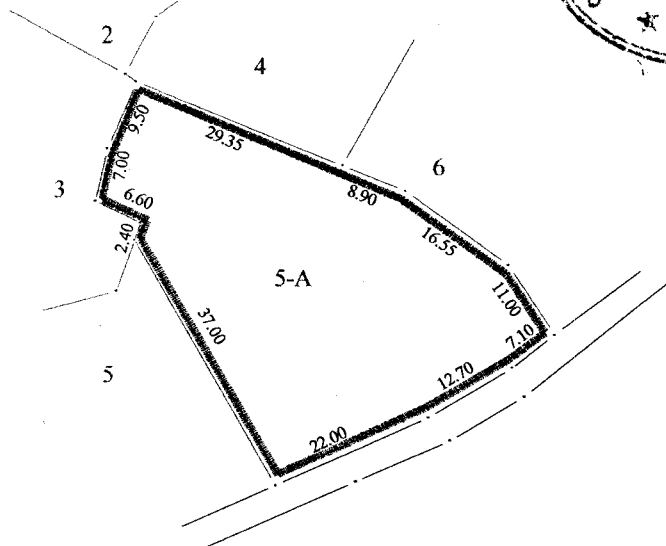
OF THE LAND BEARING SURVEY No. 11/5-A, SITUATED AT BAMBOLIM VILLAGE
OF TISWADI TALUKA, APPLIED BY M/S KAYJI REAL ESTATE PRIVATE LIMITED FOR THE
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE VIDE ORDER NO. RB/CNV/TIS/AC-II/04/2020/1573 DATED 09-06-2021 FROM
ADDITIONAL COLLECTOR-II, PANAJI GOA



SCALE : 1:1000

 PROPOSED AREA FOR CONVERSION = 1700 Sq. Mts.

SURVEY No.11




FEROZ SAIYED (F.S.)

PREPARED BY


NARCIVA NAGVENKAR (H.S.)

VERIFIED BY

SURVEYED ON: 02-07-2021

File No.: 4/ISLR/TIS/CNV/43/21

APPENDIX-C4

Village Panchayat Building Licence

Village Panchayat Curca Bambolim & Talaulim, Tiswadi-Goa.

CONSTRUCTION LICENCE

No. VP/CBT/2021-22/Const/1972

Date: 02/02/2022

Licence is hereby granted for construction of residential building & compound wall in bearing Sy.No. 11/5-A at Bambolim Village, Tiswadi- Taluka as per enclosed plan and conditions therein should be strictly complied.

1. As per the enclosed approval plan/plans in the property zoned as Settlement in RP 2021 and situated at Bambolim Village of Tiswadi-Taluka bearing Sy.No.11/5-A.
2. The Technical Clearance Order from Dy. Town Planner, Town & Country Planning Department, Tiswadi, Panaji Goa vide No. TIS/9515/BAM/TCP/2020/135 dt.21/01/2020 from conditions 1 to 31. and The Medical officer, Primary Health Centre, Chimbel, OE-3/OE-6, BSNL Quarters, Bambolim-Goa vide No.PHC/Chimbel/NOC-Const./2019-20/1693 dt.04/02/2020 from conditions 1 to 14.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
7. The Building should not be occupied unless the Occupancy certificate is obtained from the Panchayat.
8. The Construction licence shall be revoked if the construction work is not executed as per the approved plans and the statement therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
9. The applicant should construct a separate soak pit in order to derivate in the savage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from nearest well.
11. The ventilation pipe of the septic tank should be provided with a mosquito net.
12. The Applicant should connect the pipeline from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
13. The Applicant should fix a board at a prominent place whenever the construction is started, including the number, the date and the authority issued the licence for development /Construction work
14. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
17. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
18. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
19. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
21. Garbage & Parking area shown in the approved plan shall be strictly used for said purposes only & should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
22. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
23. Space for parking of vehicles should be clearly demarcated on the ground.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan are to be demolished before applying for Occupancy certificate.



Cont....2

25. Fire Escape staircase, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structure should come on the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the compound wall for all purpose.
31. No gates shall open outwards on to the road.
32. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
33. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code 1968 before Commencement of any development/construction as per the permission granted by the order.
34. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit at his own expenses.
35. Applicant shall produce the certificate issued by the concerned PWD Officials of designated sites as mentioned in the said notification dated 07/03/2018.
36. NOC for hill cutting u/s 17-A from Town & Country Planning Department, Panaji-Goa should be obtained prior of Commencement of construction work.

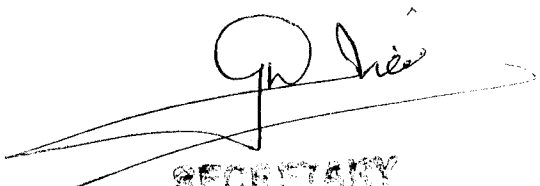
This Construction licence is issued as per the Order dt.25/01/2022 in appeal No. DDPN/Curca-Bam-Tal/Tis/10/2020 from the Dy. Director, Directorate of Panchayat, North, Panaji-Goa.

The Construction licence fees to the tune of Rs. 1,68,750/- is collected vide Receipt No. 266/75 dt. 02/02/2022

The Labour Cess @ 1% amounting to Rs.3,36,780 /- is collected vide receipt No. 266/74 dt. 02/02/2022

THIS LICENCE IS VAILD FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

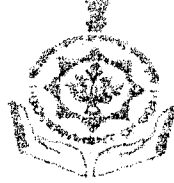



SECRETARY
V.P. CURCA SAMPALIM & TALAJI RD

To
M/s. Kayji Real Estates Pvt. Ltd.,
Anand Bhawan, Old Station Road,
Margao-Goa.

Ref. No. TU/9515/BAm/JCP/2020/135
Town & Country Planning Department,
Tiswadi Taluka office, Kamat Tower, 5th floor,
Patto, Panaji-Goa.

Dated: 21/1/2020



OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO-PANAJI-GOA

TECHNICAL CLEARANCE ORDER

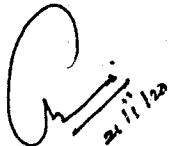
Technical Clearance is hereby granted for proposed construction of **Residential Building & Compound wall** as per the enclosed approved plans in the property zoned as **Settlement** in the Regional Plan for Goa 2021 and situated at **Bambolim** village, bearing **Sy.no.11/5-A** of Tiswadi - Taluka with the following conditions:-

- 1) Construction shall be strictly as per approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town & Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a sign board of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the Regulations.
- 6) The applicant shall obtain conversion sanad under the Goa Land Revenue Code 1968, before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to this office in writing in appropriate forms.
- 9) Completion certificate has to be obtained from this office before applying for occupancy certificate from the licensing authority.
- 10) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 11) Adequate utility space for the dustbin, transformer etc., should be reserved within the plot area.
- 12) In case of any cutting of sloppy land or filling of low lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town & Country Planning Act 1974.
- 13) The Ownership of the property shall be verified by the licensing body before issuing of the license.
- 14) In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
- 15) Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be verified by the Village Panchayat before issue of License.
- 16) The Traditional access, if any passing through the plot shall not be blocked.
- 17) All the set back as shown on the site plan shall be strictly maintained.

- 18) The balconies proposed should not be covered in any fashion, which may lead to access FAR.
- 19) Adequate arrangement for collection and disposal of solid waste generated within the plot shall be arranged to satisfaction of village Panchayat.
- 20) Along the intersection of the streets, no compound wall shall be raised to a height of more than 0.90 mts from the crown of the road for length of 0.9 mts from the intersection of the street. This distance being measured from the corner point of the plot.
- 21) Maximum height of the compound wall along the boundary other than that abutting on a street may be permitted up to a height of 1.80 mts and along the boundary abutting on a street up to a 1.50 mts only and may be closed type up to a height of 90 cm only and of open type above that height.
- 22) Car porch shall be strictly utilized for parking purpose only and shall not be enclosed at any point of time.
- 23) Open terrace shall not be covered at any point of time.
- 24) Complaints/Court order if any should be verified by the Village Panchayat before issue of construction license.
- 25) Proposed still floor should be strictly used for parking of vehicles only and shall not be closed in any fashion at stage.
- 26) Panchayat shall verify Infrastructure requirement such as water and power supply before issue of construction license.
- 27) Garbage collection bins shall be provided within the plot itself.
- 28) Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Corporation/Municipal Council/Village Panchayat (as the case may be).
- 29) Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building construction Regulations, 2010 regarding Landscaping of open spaces/tree Plantation along the roads and in develop plots.
- 30) Engineer who designs the RCC structure, of the project proponent is liable for structural design & stability of the project. Structural liability certificate issued by an **Engineer Shri Raghuvir K. Salkar dtd. 28/5/2019.**
TCP Reg.no. SE/0006/2012.
- 31) This Technical Clearance is issued based on the approval of the Government vide this office Note No. TIS/9515/BAM/TCP/2019/1585 dtd. 12/9/2019.

This order is issued with reference to the application under **inward no.1172 dated 10/6/2019** from **M/s.Kayji Real Estate Pvt. Ltd.**

(This order is valid for three years from the date of issue of construction license, provided the construction license is issued within the period of three years).


(Shivprasad P. Murari)
 Dy. Town Planner

Note: Pursuant to this office assessment order No. TIS/9515/BAM/TCP/2020/65 dtd. 09/01/2020 the applicant vide challan no. 06 dtd. 09/1/2020 has paid the infrastructure tax of Rs. 3,79,340/- (Rupees Three lakhs seventy nine thousand three hundred forty only)

To,
 M/s. Kayji Real Estates Pvt. Ltd.,
 Anand Bhawan, Old Station Road,
 Margao – Goa.

Copy to:
 The Secretary,
 Office of the Village Panchayat,
 Curca, Bambolim & Talaulim,
 Tiswadi-Goa.



GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
PRIMARY HEALTH CENTRE, CHIMBEL - GOA

OE-3/OE-6, BSNL Quarters, Bambolim-Goa. Pin Code 403202.

Email Id: phcchimbel@gmail.com

Ph: 0832-2458933

No: PHC/Chimbel/NOC-Const./2019-20/ 1693

DATE: 04/02/2020,

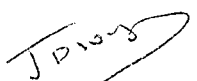
To,
Kayji Real Estate Pvt.Ltd.,
Anand Bhawan Old station Road,
Margao - Goa.

Sub : NOC for Proposed construction of Residential Building & Compound Wall.

Sir,

With reference to your letter No. Nil, dated 24/01/2020 on above mentioned subject and with reference to Order issued by the Town & Country Planner Town & Country Department Tiswadi Taluka Panaji Goa vide No. TIS/9515/BAM/TCP/2020/135, dated 21/01/2020, site inspection was carried out by the undersigned along with Sanitary Inspector of this Primary Health Centre, Chimbel on 31/01/2020. In this regards, you are hereby informed that there is NO OBJECTION FROM SANITARY POINT OF VIEW for your proposed construction of Residential Building & Compound Wall in Sy. No. 11/5-A, Plot No. -, situated at Village Bambolim, Tiswadi Goa, Subject to the following conditions :

1. The Construction is to be carried out as per the plan submitted.
2. Popper cleanliness is maintained in and around the construction site.
3. The soak pit and septic tank should be at least 15 meter away from any drinking water source and should correspond with the dimensions given.
4. The capacity of septic tank should correspond with dimension shown in the chart submitted to this office for 20 persons.
5. There should be a separate soak pits for sewage and sullage.
6. No Health hazard or any other environmental pollution is created in the surrounding area.
7. The owner / contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. This office is not responsible for any court litigation regarding the ownership and area of the house.
9. If any complaint comes from the sanitary point of view, the NOC will be revoked.
10. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Goa Public Health Act shall be punishable with fine as specified in the Act and amendments published in the Official Gazette, Government of Goa, Series I No. 26 (Extraordinary No.3).
11. Health cards should be available at the site and should be produced to the Health Authority on demand.
12. Final NOC from Health Authorities should be obtain prior to issuance of Occupancy Certificate.
13. The NOC is liable to be withdrawn if the conditions stipulated above are not complied with.
14. This office is to be informed at the commencement of the construction.


(Dr. Jude E. V. D'Souza)
Medical Officer I/C
Primary Health Centre
Chimbel-Goa

Copy to :

1. The Sectary / Sarpanch, Village Panchayat Curca Bambolim, Tiswadi - Goa
2. Guard file.
3. Concerned file.