

Dated - 23/02/2023

- Read: 1) Application dated 17/11/2022 from M/S. Bhumi Developers, Office No. 7, 1st Floor, Paul Tower Bldg., Bicholim - Goa.
2) Report No. MAM/BICH/CI(II)/CNV/297/2022/446 dated 04/03/2022 from Mamlatdar of Bicholim Taluka, Bicholim - Goa.
3) Report No. DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022 from Dy. Town Planner, Town & Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
4) Report No. 5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda 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. Bhumi Developers** being the occupant of the plot registered under **Survey No. 59/1** situated at **Arvaalem Village, Bicholim Taluka** (hereinafter referred to as "the where applicants, which expression shall, 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. 59/1 admeasuring 1,01,855 sq. mtrs.** be the same a little more or less for the purpose of **Residential (admeasuring area 94,631 sq. mts.), Commercial (admeasuring area 2,408 sq. mts.), Institutional (admeasuring area 2,408 sq. mts.) & Community (admeasuring area 2,408 sq. mts.) use with F.A.R. 100%.**

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, Commercial, Institutional & Community 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.
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 Superfic | Forming (part of) | BOUNDARIES | | | | Remarks |
|---------|--------------------|-------------------------|----------------|------------------------------|----------------|--------------|-------------------|--------------------------------|---------|
| | North to South | East to West | | | | | | | |
| | 2 | 3 | | | 4 | 5 | 6 | | |
| | | | | | North | South | East | West | |
| 1. | 113.00 mts. | 312.05 mts. | 18,060 mts. | Sy. No. 59/1-Part (Part 'A') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1, 1-A | Sy. No. 59/1 | NIL |
| 2. | 35.10 mts. | 260.20 mts. | 8,698 sq. mts. | Sy. No. 59/1-Part (Part 'B') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 3. | 35.10 mts. | 249.40 mts. | 8,334 sq. mts. | Sy. No. 59/1-Part (Part 'C') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 4. | 41.20 mts. | 238.70 mts. | 9,342 sq. mts. | Sy. No. 59/1-Part (Part 'D') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 5. | 41.30 mts. | 224.50 mts. | 8,778 sq. mts. | Sy. No. 59/1-Part (Part 'E') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 6. | 43.3 mts. | 212.20 mts. | 7,012 sq. mts. | Sy. No. 59/1-Part (Part 'F') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 7. | 41.55 mts. | 41.00 mts. | 1,706 sq. mts. | Sy. No. 59/1-Part (Part 'G') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 8. | 124 mts. | 119.80 mts. | 4,365 sq. mts. | Sy. No. 59/1-Part (Part 'H') | Sy. No. 59/1-B | Sy. No. 59/1 | Sy. No. 59/1, 1-B | Sy. No. 59/1 | |
| 9. | 60.44 mts. | 160.50 mts. | 5,697 sq. mts. | Sy. No. 59/1-Part (Part 'I') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1-A | |
| 10. | 41.3 mts. | 176.10 mts. | 6,544 sq. mts. | Sy. No. 59/1-Part (Part 'J') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 63/1-AG, 1-AJ & 59/1-A | |
| 11. | 42.20 mts. | 167.10 mts. | 6,611 sq. mts. | Sy. No. 59/1-Part (Part 'K') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 12. | 38.88 mts. | 171.20 mts. | 5,934 sq. mts. | Sy. No. 59/1-Part (Part 'L') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 63/1 | |
| 13. | 43.10 mts. | 148.10 mts. | 4,913 sq. mts. | Sy. No. 59/1-Part (Part 'M') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 14. | 42.10 mts. | 137.60 mts. | 3,361 sq. mts. | Sy. No. 59/1-Part (Part 'N') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| 15. | 50.00 mts. | 50.00 mts. | 2,500 sq. mts. | Sy. No. 59/1-Part (Part 'P') | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | Sy. No. 59/1 | |
| | | Village: ARVALEM | | | | | | | |
| | | Taluka: BICHOLIM | | | | | | | |

Remarks -
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Remarks -


1. The applicant has paid conversion fees of Rs. 1,76,93,440/- (Rupees One Crore Seventy Six Lakh Ninety Three Thousand Four Hundred Forty Only) vide Challan No. 202300123326 dated 14/02/2023.
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, Bicholim / Sattari Taluka, Bicholim – Goa, vide Zoning Certificate No. **DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022.**
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. **5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022.**
5. The Conversion has been recommended by the Mamlatdar of Bicholim Taluka, Bicholim – Goa, vide his report No. **MAM/BICH/CI(II)/CNV/297/2022/446 dated 04/03/2022.**
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 his hand and the seal of his Office on behalf of the Governor of Goa and **M/S. BHUMI DEVELOPERS** also hereunto set his hand on this 23rd day of **February, 2023.**

1. Mr. Ranjit R. Mangaonkar


2. Mr. Rupesh N. Thanekar

(Designated Partners)
M/S. Bhumi Developers


Kedar Naik
(Additional Collector – II)

Signature and Designation of Witnesses

1. Sajan S Veluskar 

2. Rajendra A. Ushkar 

Complete address of Witnesses

1. H.N^o ¹¹⁶ 774-5, Taleigao - Goa.

2. H.Nb. 369, Patilal wada Kudewre
Bicholim Goa

We declare that Additional Collector – II has signed this Sanad is, to our personal knowledge, the person he represents his-self to be, and that he has affixed his signature hereto in our presence.

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To,

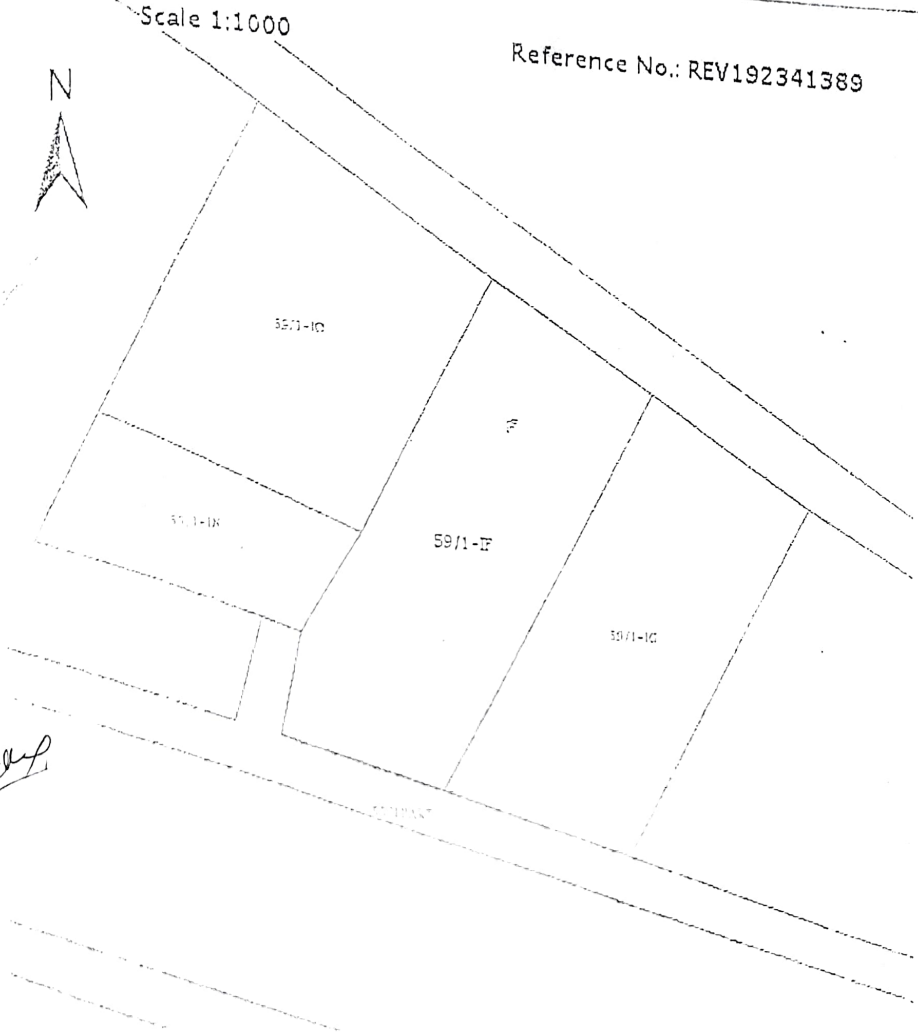
1. The Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim – Goa.
2. The Mamlatdar of Bicholim Taluka, Bicholim – Goa.
3. The Inspector of Survey and Land Records, Bicholim - Goa.
4. The Chief Officer, Sankhali Municipal Council, Sankhali, Bicholim – Goa.



Government of Goa
 Directorate of Settlement and Land records
 Survey Plan
 Bicholim Taluka, ARVALEM Village
 Survey No.: 59 , Subdivision No.: 1-IF

Scale 1:1000

Reference No.: REV192341389



M/s. Akami Developers

[Signature]
 Partner

[Signature]

[Signature]

This record is computer generated on 22-08-2023 03:16:30. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE