



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

No.4/124/CNV/ACIII/2024/480
CAD3BAR03-24-137

Dated: - 21/03/2024

Read: Application dated 16/02/2024 received from 1) Vincent D'Souza, 2) Geeta D'Souza both R/o Flat No. 556, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 3) Desmond Maurice D'Sousa, 4) Fatima D'Souza both R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 5) Nicholas D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 6) Kenneth D'Souza, 7) Angelina D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 8) Marisa Lobo, 9) Vincent Lobo, both R/o 312/55, Earlton Private, Kanata, Canada, K2T0K2, 10) Navnit Dwivedi, 11) Mudit Dwivedi, 12) Madhuri Joshi all R/o B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh 202001, 13) Mudita Dwivedi, 14) Atul Pandey both R/o H. No. C-1252, First Floor, Ansal Escencia, Sector - 67, Badshahpur Chowk, Golf Course Extension Road, South City - II, Gurgaon, Haryana 122018 15) Madhu Sharma, 16) Satish Kumar Sharma both R/o C2C Block, Pocket 12, Flat No. 71, Gournrd Floor, Janakpuri, Near KV School, New Delhi 110058 17) Anup Maidola, 18) Ragini Maindola both R/o A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, 19) Pradeep Bhushan Maindola, 20) Tripta Maindola, 18/847, Thana Sasni Gate, Opp. Agrawal Timber, Koil, Aligarh, Uttar Pradesh 202001, 21) Michael Lobo, R/o H. No. 181/15, Bhatti Vaddo, Near Govt. Primary School, Parra, Bardez Goa 403510 and 22) M/s Santa Monica Star LLP, registered office at H. No. A/199, Verem, Ambekhand, Reis Magos, Bardez Goa 403114 received u/s 32 of LRC1968.

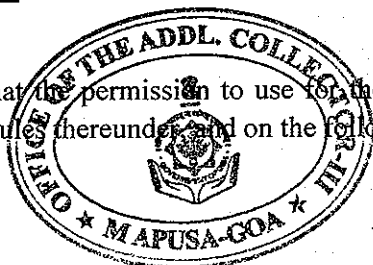
SANAD

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 from 1) Vincent D'Souza, 2) Geeta D'Souza both R/o Flat No. 556, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 3) Desmond Maurice D'Sousa, 4) Fatima D'Souza both R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 5) Nicholas D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 6) Kenneth D'Souza, 7) Angelina D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 8) Marisa Lobo, 9) Vincent Lobo, both R/o 312/55, Earlton Private, Kanata, Canada, K2T0K2, 10) Navnit Dwivedi, 11) Mudit Dwivedi, 12) Madhuri Joshi all R/o B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh 202001, 13) Mudita Dwivedi, 14) Atul Pandey both R/o H. No. C-1252, First Floor, Ansal Escencia, Sector - 67, Badshahpur Chowk, Golf Course Extension Road, South City - II, Gurgaon, Haryana 122018 15) Madhu Sharma, 16) Satish Kumar Sharma both R/o C2C Block, Pocket 12, Flat No. 71, Gournrd Floor, Janakpuri, Near KV School, New Delhi 110058 17) Anup Maidola, 18) Ragini Maindola both R/o A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, 19) Pradeep Bhushan Maindola, 20) Tripta Maindola, 18/847, Thana Sasni Gate, Opp. Agrawal Timber, Koil, Aligarh, Uttar Pradesh 202001, 21) Michael Lobo, R/o H. No. 181/15, Bhatti Vaddo, Near Govt. Primary School, Parra, Bardez Goa 403510 and 22) M/s Santa Monica Star LLP, registered office at H. No. A/199, Verem, Ambekhand, Reis Magos, Bardez Goa 403114 being the occupant of the plot registered under Survey No. 78/2 situated at Assagao 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 under Survey No. 78/2 admeasuring 18500 Sq. Mts. be the same a little more or less for the purpose of Residential with 60 F.A.R.

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 :-





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1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently 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 Mapusa shall not be held responsible for the same and the applicant shall be solely held 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 there under.

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	
202.00 Mts.	144.80 Mts.	18500.00	Survey No. 78 Sub. Div. 2	Survey No. 78 Sub. Div. 1 & Survey No. 79 Sub. Div. 4	Survey No. 78 Sub. Div. 1 & Survey No. 80 Sub. Div. 2 & 3	Survey No. 79 Sub. Div. 3, 4 & Survey No. 78 Sub. Div. 3 & ROAD	Survey No. 78 Sub. Div. 1	NIL
Village : ASSAGÃO								
Taluka : BARDEZ								

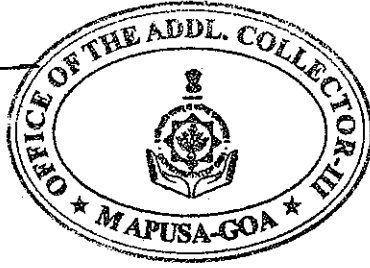
Remarks :-

- The applicant has paid conversion fees of Rs. 27,75,000/- (Rupees Twenty Seven Lakh Seventy Five Thousand Only) vide e-challan No. 202400224230 dated 20/03/2024.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2023 dated 13/03/2024.
- As per TCP Zoning certificate No. TPBZ/ZON/13534/ASSG/TCP-2023/7715 Dated 06/09/2023 the plot fall in "Settlement Zone (VP-2) with permissible FAR 60 also, proposed road 10.00mts wide is passing through the property, therefore necessary NOC may be obtain from the concerned authority prior to any development activity / construction and Improvement is carried out in said plot by the applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1857/DCFN/TECH/2023-24/1386 dated 13/03/2024.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- 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 1) Vincent D'Souza, 2) Geeta D'Souza both R/o Flat No. 556, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 3) Desmond Maurice D'Souza, 4) Fatima D'Souza both R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 5) Nicholas D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 6) Kenneth D'Souza, 7) Angelina D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 8) Marisa Lobo, 9) Vincent Lobo, both R/o 312/55, Earltan Private, Kanata, Canada, K2T0K2, 10) Navnit Dwivedi, 11) Mudit Dwivedi, 12) Madhuri Joshi all R/o B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh 202001, 13) Mudita Dwivedi, 14) Atul Pandey both R/o H. No. C-1252, First Floor, Ansal Escencia, Sector - 67, Badshahpur Chowk, Golf Course Extension Road, South City - II, Gurgaon, Haryana 122018 15) Madhu Sharma, 16) Satish Kumar Sharma both R/o C2C Block, Pocket 12, Flat No. 71, Ground Floor, Janakpuri, Near KV School, New Delhi 110058 17) Anup Maidola, 18) Ragini Maindola both R/o A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, 19) Pradeep Bhushan Maindola, 20) Tripta Maindola, 18/847, Thana Sasni Gate, Opp. Agrawal Timber, Koil, Aligarh, Uttar Pradesh 202001, 21) Michael Lobo, R/o H. No. 181/15, Bhatti Vaddo, Near Govt. Primary School, Parra, Bardez Goa 403510 and 22) M/s Santa Monica Star LLP, registered office at H. No. A/199, Verem, Ambekhand, Reis Magos, Bardez Goa 403114, here also hereunto set his/ her hand on this 21st day of March, 2024.

Mr. Michael Lobo
Applicant



(Rohit Kadam)
Additional Collector III
North Goa District,
Mapusa-Goa

Mr. Chinmay Vishwasrao Patil
Authorized Signatory for
M/s Santa Monica Star LLP
Applicant

Mr. Prajot Prabhakar Temkar
POA Holder for

- 1) Mr. Anup Maidola
- 2) Ragini Maindola
- 3) Navnit Dwivedi
- 4) Mudita Dwivedi
- 5) Atul Pandey
- 6) Mudit Dwivedi
- 7) Madhuri Josh
- 8) Madhu Sharma
- 9) Satish Kumar Sharma
- 10) Pradeep Bhushan Maindola
- 11) Tripta Maindola
- 12) Mr. Vincent D'souza
- 13) Desmond Maurice D'Souza
- 14) Geeta D'Souza
- 15) Fatima D'Souza
- 16) Nicholas D'Souza
- 17) Kenneth D'Souza
- 18) Angelina D'Souza
- 19) Marisa Lobo
- 20) Vincent Lobo

Name and Signature of Witnesses

1. Mandae Amsherkar

Haukal

2. RAY KIRAN D'SOUZA

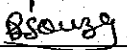
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Complete address of Witnesses

1. H No. 6/192/10, St. Cruz Tisk Ponda
2. H No 292 Tambutki Waddo ARPORA

We declare that Mr. Prajot Prabhakar Temkar POA Holder for 1) Vincent D'Souza, 2) Geeta D'Souza both R/o Flat No. 556, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 3) Desmond Maurice D'Souza, 4) Fatima D'Souza both R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085, 5) Nicholas D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 6) Kenneth D'Souza, 7) Angelina D'Souza R/o Flat No. 251, Sunehari Bagh Apartments Sector 13, Rohini, Rohini Sector 7, Delhi 110085 8) Marisa Lobo, 9) Vincent Lobo, both R/o 312/55, Earleton Private, Kanata, Canada, K2T0K2, 10) Navnit Dwivedi, 11) Mudit Dwivedi, 12) Madhuri Joshi all R/o B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh 202001, 13) Mudita Dwivedi, 14) Atul Pandey both R/o H. No. C-1252, First Floor, Ansal Escencia, Sector - 67, Badshahpur Chowk, Golf Course Extension Road, South City - II, Gurgaon, Haryana 122018 15) Madhu Sharma, 16) Satish Kumar Sharma both R/o C2C Block, Pocket 12, Flat No. 71, Ground Floor, Janakpuri, Near KV School, New Delhi 110058 17) Anup Maidola, 18) Ragini Maindola both R/o A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, 19) Pradeep Bhushan Maindola, 20) Tripta Maindola, 18/847, Thana Sasni Gate, Opp. Agrawal Timber, Koil, Aligarh, Uttar Pradesh 202001, 21) Michael Lobo, R/o H. No. 181/15, Bhatti Vaddo, Near Govt. Primary School, Parra, Bardez Goa 403510 and Mr. Chinmay Vishwasrao Patil, R/o H No. A/199, Verem, Ambekhand, Bardez Goa Authorized Signatory for 22) M/s Santa Monica Star LLP, registered office at H. No. A/199, Verem, Ambekhand, Reis Magos, Bardez Goa 403114, 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. Mandae Amshekar 
2. RAV KIRAN D'SOUZA 

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, Assagao, Bardez Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

