

CERTIFIED
TRUE XEROX COPY



No.RB/CNV/TIS/70/2007

Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 31/03/2008

Read: Application dated Nil from JPA Developers & Builders Pvt.Ltd, A2, Solitaire Villa, Kirbhat Nuvem, Salcete

**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) by **JPA Developers & Builders Pvt.Ltd**, being the occupant of the plot registered under No. Chalta No.4 P.T.Sheet No.17 known as --- situated at Panaji City - Tiswadi registered under No. under No.Chalta No.4 P.T.Sheet No.17 (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 of under Chalta No.4 P.T.Sheet No.17 acmeasuring 23000.00 square metres be the same a little more or less for the purpose of residential.

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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.
4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.
6. 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 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.



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

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
		23,000 sq. mts.	Chalta No.4 Part of P.T.Sheet No.17 of Panaji City	North: Chalta No.2 of P.T.Sheet No.20, Chalta No.54,55 of P.T.Sheet No.17 of Panaji City. South: Chalta No.4 part of P.T.Sheet No.17 of Panaji City. East: Chalta No.19 of P.T.Sheet No.19 of Panaji City. West: Chalta No.4 part of P.T.Sheet No.17 of Panaji City.	There are following trees 60-Cashew trees 4-Kokum trees 4-Coconut trees 6-Trifal trees 2-Jack trees, 10-Clumps of bamboo 6-Hassan trees 3-Mango trees 5-Wild trees

Remarks:-

- The applicant has paid the conversion fees amounting to Rs.4,60,000/- (Rupees Four lakhs sixty thousand only) vide Challan No.66/2008 dated 29/02/2008
- The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No.Tis/4597/TCP/08/191 dated 13/02/2008.
- No trees shall be cut except with prior permission of the competent authority.
- The applicant has to maintain a set back of 40.00 mts from the centre line of existing NH-17 as per the letter No.22/10/2007-08/PWD/WDVII (NH)/ADM/1308 dated 18/03/2008 issued by Executive Engineer WD,VII(NH),PWD,Patto,Panaji.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant JPA Developers & Builders Pvt.Ltd through its Power of Attorney holder Ritesh Agarwal, here also hereunto set his hand this.....31st..... day of March 2008.

Ritesh
 (Ritesh Agarwal)
 (Consituted Power of Attorney)

@ 30/3
 (N. B. Narvekar)
 Additional Collector-II
 Collectorate of North Goa



Signature and designation of witnesses

- A. Santos Margas*
- Amit P. Calera*

Mungul Margas
Santa Cruz Saut, Tiswadi

Signature and designation of Witnesses

- [Signature]*
- [Signature]*

We declare that Shri/Smt. Shri Ritesh Agarwal, who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

- [Signature]*
- [Signature]*

- To,
- The Deputy Town Planner, Town and Country Planning Department, Panaji.
 - The Mamlatdar of Tiswadi.
 - The Inspector of Surveys and Land Records, Panaji.
 - The Corporation of City of Panaji, Tiswadi, And

GOVERNMENT OF GOA
Office of the Dy. Conservator of Forests

North Goa Division

Ponda – Goa, Pin 403401.

Phone:- 0832-2312095, 2312856 Fax. 0832-2312095

3894

No.5/CNV/TISWADI/DCFN/TECH/2007-08/1005

Dated:- 8/01/2008

To,
Additional Collector-II,
North Goa District.,
Panaji- Goa

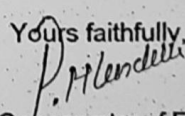
Sub:- Conversion of use of land from agricultural to non-agricultural purpose under P.T sheet No. 17 of Chalta No.4 of Panaji City of Tiswadi Taluka.

Sir,

With reference to your letter No..RB/CNV/TIS/70/2007 dated. 30/11/2007 I am to inform you that this office has inspected the area & it is observed that the area under P.T sheet No. 17 of Chalta No.4 of Panaji City of Tiswadi Taluka is not a Govt forest and it does not form part of any Compartment of North Goa Division Working plan. The plot is having 60 Cashew trees, 4 Kokum trees, 4 Coconut trees, 6 Trifal trees, 2 Jack trees, 10 Clumps of Bamboo, 6 Hassan trees, 3 Mango trees & 5 Wild trees. The area also does not figure in the list of Survey numbers identified as private forest by State Level Expert Committees headed by Sawant / Dr. Karapurkar. The density of the tree cover in the area (plot) is 0.3 to 0.35. Forest (Conservation) Act, 1980 is not applicable to the above area.

This is only a No Objection Certificate for conversion of use of land from agricultural to non- agricultural purpose. It is not a permission for felling trees.

Yours faithfully,


Asst. Conservator of Forests,
North Goa Division,
Ponda- Goa.

Copy to:-

- 1.The Chief Conservator of Forests, Panaji- Goa for information Please. This is issued with the approval of the Dy. Conservator of Forests, North Goa Division, Ponda- Goa.
2. The Dy. Conservator of Forests, Working Plan Division, Panaji- Goa for information Please.