



S-11, Ground Floor, Bela Vista-1, Chicalim, Goa - 403 711
Ph. No./ Fax : 0832 2542711 email : aredgoa@gmail.com

DATE: 31st October 2019.

To,

The Real Estate Regulatory Authority,
Spaces, Plot No. 40, Block No. 101,
1st Floor, EDC Patto Plaza,
Panjim, Goa.

SUB: Registration of our Project- RESIDENCIA ST. ANDRE- Online Queries.

Dear Sir,

This with reference to emailed queries from your office dated 28th October 2019.

1. Submit the detailed calculation of 'Open area':

Total area of property to be developed is as follows:

Area of PT Sheet 68, Chalta No. 18 = 2111.00 sqm
Area of PT Sheet 68, Chalta No. 19 = 73.00 sqm
Area of PT Sheet 68, Chalta No. 20 = 12.00 sqm
Area of PT Sheet 68, Chalta No. 21 = 76.00 sqm
Area of PT Sheet 68, Chalta No. 22 = 76.00 sqm
Area of PT Sheet 68, Chalta No. 83-A = 690.00 sqm TOTAL AREA= 3038 sq. metres

DEDUCTIONS:

Area occupied by proposed building = 919.46 sqm
Area reserved for road widening = 72.00 sqm
TOTAL DEDUCTIONS = 991.40 sq. metres

NET OPEN AREA: (3038.00 – 991.40) = 2046.54 sq. metres

2. Sanad Clarification:

... Contd/ 2

<u>PT SHEET</u>	<u>CHALTA NO.</u>	<u>AREA (Sqm)</u>	<u>SANAD DETAILS</u>
68	18	2111	Sanad obtained
68	19	73	Existing house. Sanad not required.
68	20	12	- ditto -
68	21	76	- ditto -
68	22	76	- ditto -
68	83- A	690	Sanad applied for. (See explanation below)
<u>TOTAL AREA:</u>		<u>3048 sq. metres</u>	

With reference to the Sanad for PT Sheet No. 68, Chalta No. 83-A, we would like to clarify that this property was carved out of the original property bearing PT Sheet No. 68, Chalta No. 83 after it was conveyed to the Fabrica de Igreja de Vasco da Gama. The Order for the Partition of the property was received on 2nd January 2019. Due to delay by the Survey Department in generating the Survey Plan of the newly formed Chalta No. 83-A, we were unable to apply for the Conversion Sanad earlier. The same was received on 19th September 2019 and we applied for the Sanad on 3rd October 2019. We would also like to clarify that the area under PT Sheet No. 68, Chalta No. 83-A, is used as open space on the rear side of the proposed building meant for provision of sumps, car parking and recreation. We shall submit the Sanad for this portion as soon as we receive the same. We have executed an additional Affidavit in this regard and uploaded the same on the RERA portal.

Thanking you,

Yours faithfully,

For **AMBIENCE REAL ESTATE DEVELOPERS,**



J. V. Soares, Proprietor



GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA

Inward No. 1530

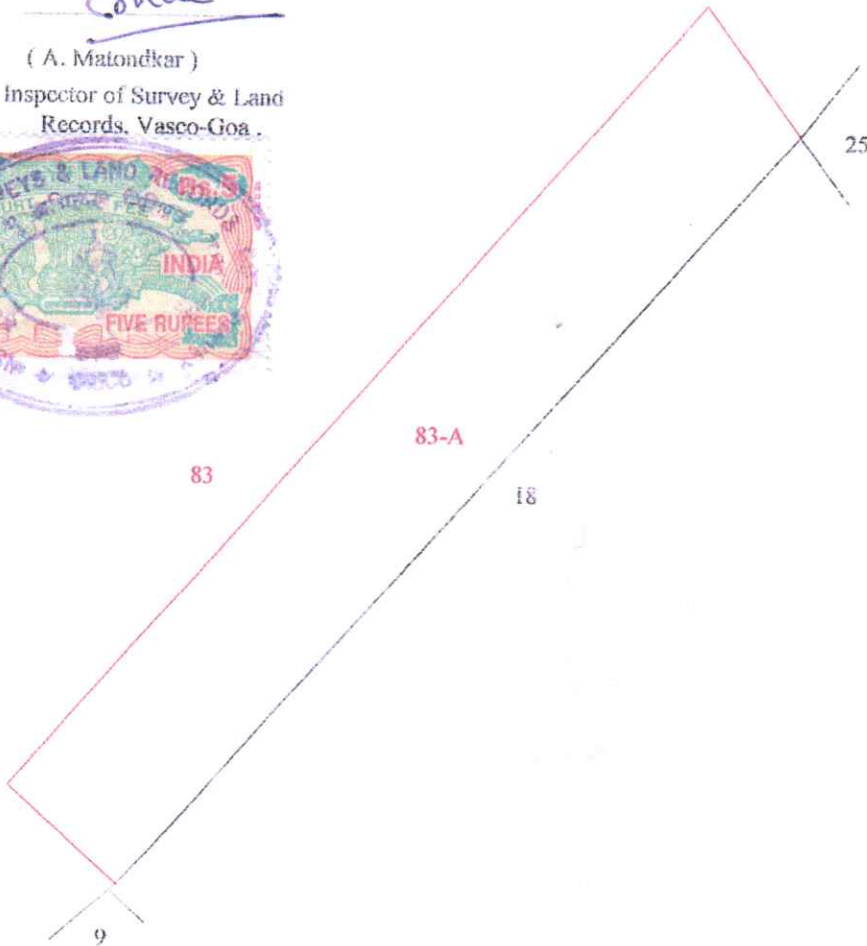
Plan Showing plots situated at
Village : VASCO
Taluka : MORMUGAO
P.T.S.No.68/ Chalta No. 83-A
Scale 1:500

N



online

(A. Matondkar)
Inspector of Survey & Land
Records, Vasco-Goa .



Ruchita

Generated By : RUCHITA MADKAIKAR
On : 19-09-2019

Compared by:- *Sagar Navelkar* (H.S.)



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 04/10/2019

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
68	83-A	690.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -FABRICA DE IGREJA DE VASCO DA GAMA ALIAS FABRICA DE IGREJA DE
ST. ANDRE, VASCO DA GAMANew Chalta No. 83-A of P.T.Sheet No. 68 is
effected after partitioning existing Chalta No. 83
of P.T.Sheet No. 68 vide partition Confirmation
order No. LRC/PART/183/2018/648 dated
24/06/2014 passed by Dy. Collector/SDO,
Mormugao Taluka, Vasco

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

----- Nil -----

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

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04/10/2019Verified by: [Signature]

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IN THE COURT OF THE DY. COLLECTOR & S.D.O. MORMUGAO TALUKA
VASCO DA GAMA, GOA

Case No:LRC/PART/183/2018 | 46

Fabrica De Igreja de Vasco da Gama
@ Fabrica de Igreja de St. Andre Vasco da Gam
Through his POA Shri Manuel A. Dias
13, O.L. Guia Building F.L. Gomes Rd
Vasco da Gama, Goa.

.....Applicant

V/S

Institution Congregation St. Joseph of Cluny
Vasco da Gama, Goa.

.....Respondents

J U D G M E N T

This is an application dated 07/11/2018 moved u/s 61 of Land Revenue Code, 1968, for Partition of property surveyed under Chalta No.83 of P.T.S. No.68 of Vasco city of Mormugao taluka admeasuring an area of 690 sq.mts.

The notices as well as proclamation was issued fixing the date of hearing on which day the applicants POA remained present. The Respondents remained absent though duly served. Hence the matter proceeded ex-parte against the respondents.

I am satisfied on the ground on which the said application is made and there being no objection from the parties concerned. Therefore, I pass the following order.

ORDER



The Inspector of Survey & Land Records, Vasco da Gama, Goa is hereby directed to carry out the Partition u/s 61 of the property under Chalta No. 83 of P.T.S. No. 68 of Vasco city of Mormugao taluka admeasuring an area of 690 m2 based on Partition plan annexed hereto. Inspection date for this case is proposed on 24/01/2019 to survey the property under consideration.

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The report alongwith the relevant records may be submitted to the undersigned for further necessary action on or before 06/02/2019.

Order Pronounced.

Given under hand and the seal of this Court this day of 2nd day of January, 2019.




(Mahadev J. Araundekar)
Dy. Collector/SDO.,
Mormugao, Vasco da Gama, Goa.

To,
The Inspector of Survey & Land Records, Vasco da Gama, Goa for necessary action.

Copy to:- The applicant with a direction to approach the office of the Inspector of Survey & Land Records, Vasco da Gama – Goa within 15 days from the receipt of this order. The confirmation will be made only after the receipt of report from the office of the Inspector of Survey & Land Records. The confirmation of this case is fixed on 06/02/2019 at 10:30 a.m