

Dated :- 14/10/2022

- Read: 1) Application dated 08/08/2022 from M/S Casa Belo Lifespaces LLP, registered office at Suraj Ganga Arcade, No. 332/7, T-301, 3rd Floor, 14th Cross, 2nd Block, Janagagar, Bangalore.
- 2) Report No. MAM/PER/AK/CNV/2022/6992 dated 15/09/2022 from Mamlatdar of Pernem Taluka, Pernem – Goa.
- 3) Report No. 23/ZI/TCP/PER/571/2022/1017 dated 17/08/2022 from Dy. Town Planner, Town & Country Planning Department, Pernem Taluka, Pernem – Goa.
- 4) Report No. 5/CNV/PER-516/DFCN/TECH/2022-23/583 dated 14/09/2022 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.

SANAD

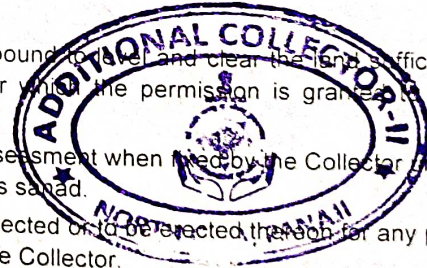
SCHEDULE-II

(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 Casa Belo Lifespaces LLP being the occupant of the plot registered under Survey No. 116/9-C situated at Morgim Village, Pernem 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. 116/9-C admeasuring 1760 square meters be the same a little more or less for the purpose of Residential use with FAR 60%.

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



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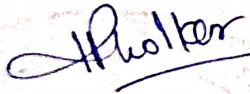
APPENDIX - I

Sr. No.	Length and Breadth		Total Superficial Area M2	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
	North to South	East to West			North	South	East	West
1.	69.92 sq. mts.	37.52 sq. mts.	1760 sq. mts.	Survey No. 116/9-C (Part)	Survey No. 116/1	Survey No. 116/9	Survey No. 116/10	Survey No. 116/8 & 116/9
Village: MORGIM Taluka: TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,64,000/- (Rupees Two Lakh Sixty Four Thousand Only) vide Challi 202200808094 dated 13/10/2022.
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, Pernem Taluka, Pernem - Goa, vide Zoning Certificate No. 23/ZI/TCP/PER/571/2022/1017 dated 17/08/2022.
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide report No. 5/CNV/PER-516/DFCN/TECH/2022-23/583 dated 14/09/2022.
5. The Conversion has been recommended by the Mamlatdar of Pernem Taluka, Pernem - Goa, vide his report No. MAM/PER/AK/CNV/2022/6992 dated 15/09/2022.
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 owners of land etc. The applicant shall not use the sanad for pursuring any illegal or antinational activities on this conversion. 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 CASA BELO LIFESPACES LLP** also hereunto set his hand on this 14th October, 2022.


M/S CASA BELO LIFESPACES LLP
(Applicant)


KEDAR NAIK
(Additional Collector - II)



Signature and Designation of Witnesses

1. Bhavesh Naik
2. Suresh Naik

Complete address of Witnesses

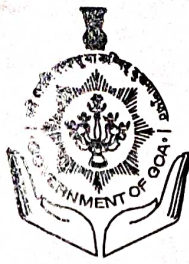
1. Stinez Panaji - Goa
2. Stinez Panaji - Goa

We declare that **M/S CASA BELO LIFESPACES LLP** 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

1. 
2. 

To

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



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


PERNEM-GOA

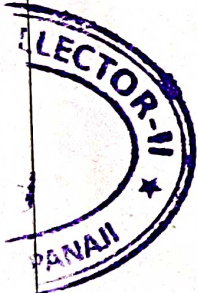
PLAN



OF THE LAND BEARING SURVEY NO. 116/9-C, SITUATED AT MORGIM VILLAGE OF PERNEM TALUKA, APPLIED BY M/S CASA BELO LIFESPACES LLP FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON - AGRICULTURAL PURPOSE, VIDE ORDER NO. CAD2PER08-22-54 DATED 26/08/2022 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-II, NORTH- GOA.

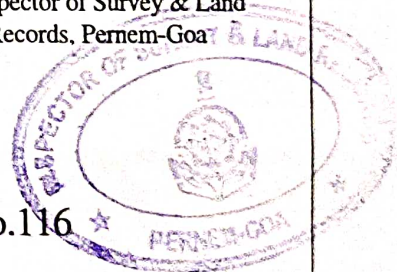
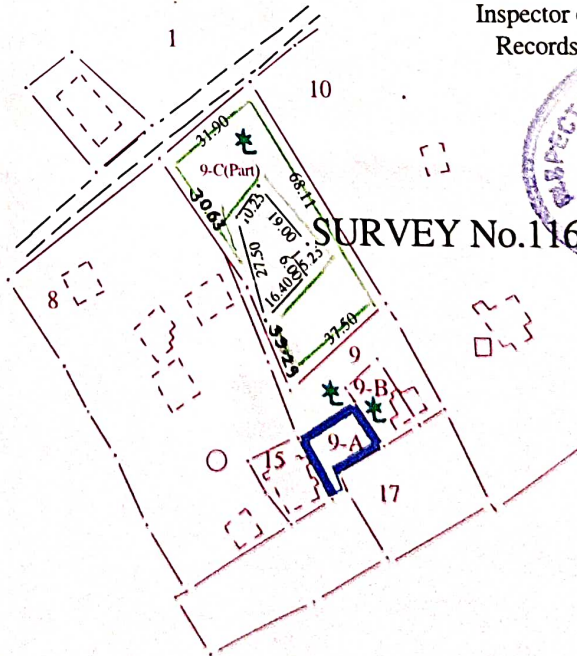
SCALE : 1 : 2000

 PROPOSED AREA FOR CONVERSION = 1760 Sq. Mts.



S.No.116

V Kambl
 (VINITA V. KAMBLI)
 Inspector of Survey & Land
 Records, Pernem-Goa



PREPARED BY

Prathamesh Mahale

PRATHAMESH MAHALE
 Field Surveyor

VERIFIED BY

Prakash B. Naik

PRAKASH B. NAIK
 Head Surveyor

SURVEYED ON: 29/09/2022

File No.: 8/CNV/PER/19/22

NO: -DY.COLL/PER/CNV/4-301/2006/ 317/
Office of the Deputy Collector & SDO,
Pernem Sub - Division
Pernem Goa.
Dated: - 15/12/2006

Read: Application of Shri: Rajesh Poojari, resident of Airport Roads Vasco Da -
Gama Goa. Dated 6/7/2006 under Sub Section (1) A. Section 32 of Goa Daman &
Diu Land Revenue Code 1968.

SANAD
SCHEDULE - II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of Land and Non-Agricultural Assessment) Rule, 1969]

Whereas an application has been made to the Collector of 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 there under) by **Shri: Rajesh Poojari** being the occupant of the plot registered under Survey No 116/9 known as "DANDAS"Situated at
.....Morjim.....Registered under No.116/9(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 Survey No.....116/9.....Admeasuring360.00 Sq.mts.....square meters be the same a little more or less for purpose of Construction of Residential House.....

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 they're under 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 unsanitary conditions.

38. 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.

39. 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.

40. Building time limit - The applicant shall within one year from the date here of, 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.

41. Liability for rates--- The applicant shall pay all taxes, rates and ceases livable on the said land.

42. 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 of alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

Cont....2

.....2.....
43. 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

Sr. No.	Length and Breadth		Total Superfi cial Area	Forming (Part of) Survey No. Or Hissa No.	BOUNDARIES	Remarks
	North To South	East To West			North, South, East and West	
1.	27.50 m	10.25 m	360.00 Sq mts.	Survey No. 116/9 of Sub Div 9 village Morjim of Pernem Taluka.	North S.N.116/9 South S.N. 116/9 East S.N. 116/9 West S.N. 116/9	Land in question proposed for conversion is garden as per survey records.


This conversion Sanad is issued based on the report of the Deputy Town Planner, Pernem-Goa, vide report no: DA/1159/2006/260, dated 28/9/2006 and the report of the Mamlatdar of Pernem, vide report No.MAM/PER/C.I(T)226 Conv/1189 dated 18/10/2006.

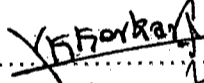
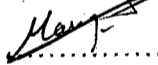
The applicant has paid conversion fee of Rs. 9000/- (Rupees Nine thousand Only) by Chalan No: 188/2006 dated 5/12/2006.

The Sanad is issued on the condition.

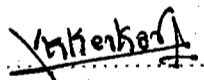

- 1) That the development in the plot is subject to prevailing rules and regulation in force.
- 2) The Road passing through the property should not be obstructed.
- 3) The Construction will be permitted at a distance. at 12.50 Mts. from the center line of existing Road.

In witness where of the Deputy Collector, & SDO, Sub-Division Pernem Taluka, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant..... **Shri: Rajesh Poojari** Here also hereunto set his hand this 15th day of December, 2006.


 (Signature of the Applicant)
 Signature and designation of Witnesses

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2. 

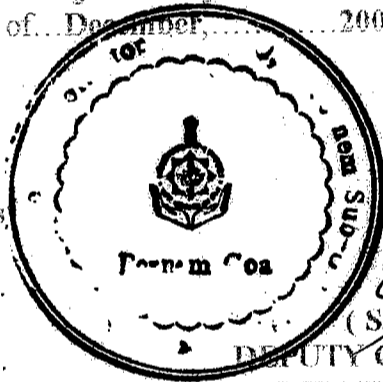
Signature and designation of Witnesses


1. 
2. 

We declare that **Shri: Rajesh Poojari**, resident of **Airport Road Vasco Da Gama Goa**. Who has signed this Sanad is to our personal knowledge, the person he/she represents him to be and that he/she has affixed his/her signature hereto in our presence.

Copy to:

1. The Mamlatdar of Pernem Taluka, Pernem Goa.
2. The Dy. Town Planner, Pernem Taluka, Pernem Goa.
3. The Village Panchayat, Morjim, Pernem Goa.
4. The Inspector of Land Survey and Records, Panaji Goa.




 (S.P. SHETYE)
 DEPUTY COLLECTOR & SDO
 PERNEM -SUB-DIVISION
 PERNEM GOA.