

Dated :- 25/05/2023

- Read:**
1. Application dated 24/11/2020 of Green Meadows Construction and Real Estate Limited, Salgaocar Centre, E4, Murgaon Estate, Off. Airport Road, Chicalim Goa.
 2. Report No. MAM/BICH/CI(II)/CNV/159/2020/17 dated 30/12/2020 of the Mamlatdar of Bicholim, Goa.
 3. Report No. 5/CNV/SAT-534/DCFN/TECH/2019-20/1232 dated 08/03/2021 of the Dy. Conservator of Forests, Ponda Goa.
 4. Report No. DC/7822/ARVALEM/BICH/TCP-21/414 dated 09/03/2022 of the Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Goa.
 5. Report No. 8/CNV/14/ISLR/BICH/2022/720 dated 22/08/2022 of the Inspector of Survey and Land Records, Bicholim 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 there under **GREEN MEADOWS CONSTRUCTION AND REAL ESTATE PRIVATE LIMITED**, being the occupant of the plot registered under **Survey No. 42/1-C** Situated at **Arvaalem Village in Bicholim Taluka** (hereinafter referred to as "the applicants, 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. 42/1-C** admeasuring **52659 sq. mts.** Be the same a little more or less for the purpose of **residential use.**

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 there under, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicants 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 Applicants 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 applicants 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 applicants 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) Not with standing 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.

Contd.....2/-

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

Sr. No.	Length & Breadth		Total Superficial Area	Forming (Part) of Survey No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1.	211.16 Mts	165.78 Mts	30352 Sq. Mts.	Sy. No. 42/1-C (P) (Part 'A')	S. No. 42/1	S. No. 42/1-C	S. No. 42/1 & S. No. 37/0	ROAD, S. No. 42/1 & 1-C & 45/4	NIL
2.	241.91 Mts	110.97 Mts	22307 Sq. Mts	Sy. No.42/1-C (P) (Part 'B')	S. No. 42/1-C	S. No. 41/0	S. No. 42/1-C	ROAD	NIL
		Total Area	52659 Sq. Mts.						
		Village : ARVALEM Taluka : BICHOLIM							

Remarks:-

1. The applicant has paid conversion fees of Rs. 63, 19, 080/- (Rupees Sixty Three Lakhs Nineteen Thousand and Eighty only) vide Challan No. 08/23-24 dated 19/04/2023.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. 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.
6. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I North** Goa District has hereunto set his hand and the seal of his office on behalf of the Governor of Goa and **GREEN MEADOWS CONSTRUCTION AND REAL ESTATE PRIVATE LIMITED THROUGH DIRECTOR MR. JUSTINIANO DA COSTA** here also hereunto set his hands this 25th day of May, 2023.

(JUSTINIANO DA COSTA)

Director

(SANJEEV C. GAUNS DESSAI)

Additional Collector – I

Name and Signature of Witnesses

1. Blupal M. Chodankar
2. PARISHIL GAUNS

Complete address of Witnesses

1. H. No. B/70, Betim-Berdeg-Ace
2. A-108, Sah Adhar Comp. Keraswady, Mapusa.

We declare that **JUSTINIANO DA COSTA** has signed this Sanad is, to our personal knowledge, the persons whom represent themselves to be, and that he has affixed his signature hereto in our presence.

1. Blupal M. Chodankar
2. PARISHIL GAUNS

To,

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

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



PLAN

Of the Land bearing Sub. Div.No.1-C-Part (Part 'A & B') of Survey No.42
Situated at Arvalem village of Bicholim Taluka,
Applied by Green Meadows Construction And Real Estate Private Limited
for Conversion of use of land from agricultural into non-agricultural
purpose, vide Order No. RB/CNV/BICH/AC-1/07/20 dated 16-06-2022, from the
Office of the Additional Collector-1, North Goa.

SCALE 1:1000

- AREA PROPOSED TO BE CONVERTED (PART 'A') -----30352 Sq. Mts.
AREA PROPOSED TO BE CONVERTED (PART 'B') -----22307 Sq. Mts.

TOTAL AREA- 52659 Sq. Mts.

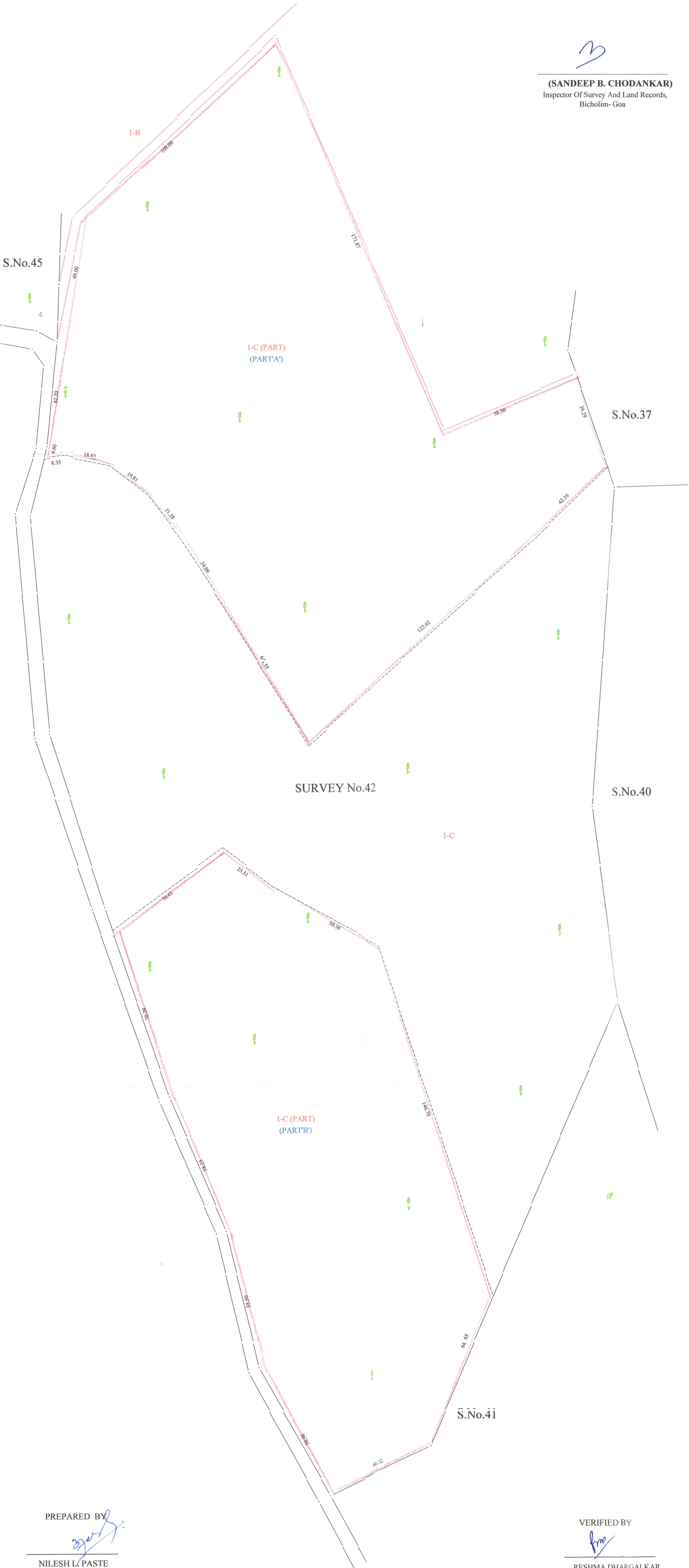
(Area proposed to be converted as per Collector- North Goa Order -----53150 Sq. Mts.)

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(SANDEEP B. CHODANKAR)
Inspector Of Survey And Land Records,
Bicholim- Goa



S.No.45



SURVEY No.42

S.No.37

S.No.40

S.No.41

PREPARED BY

NILESH L. PASTE
Field Surveyor

VERIFIED BY

RESHMA DHARGALKAR
Head Surveyor