



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

No. 4/132/CNV/AC-III/2021/847

Dated : - 15/07/2021.

Read: Application dated 09/10/2020 received M/s Avon Shire Developments, represented by P.O.A. Mr. Mehboob Hamid Mulla, Off No 6, Moledina Road, behinds Ram Krishna Hotel, Camp Pune -411001, received u/s 32 of LRC 1968.

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 M/s Avon Shire Developments, represented by P.O.A. Mr. Mehboob Hamid Mulla, Off No 6, Moledina Road, behinds Ram Krishna Hotel, Camp Pune -411001, being the occupant of the plot registered under Survey No. 66/3 situated at Oxel, 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. 66/3 admeasuring 1750 Sq. mtrs 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 :-

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 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.

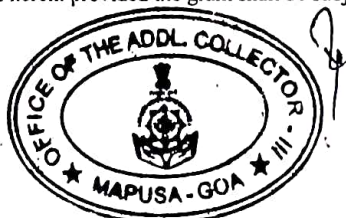
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



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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	
40.50 mts	87.20 mts	1750 Sq.mts	Survey No. 66 Sub Div. No 3	Survey No. 66 Sub Div. No 1	Survey No. 65 Sub Div. No 1, 9	Survey No. 60 Sub Div. No 34 35,36,37,38	ROAD	
Village OXEL Taluka : BARDEZ								

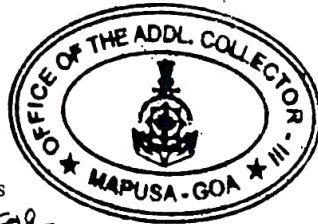
Village OXEL
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs.1,31,250/- (Rupees One lakh Thirty One Thousands Two Hundred Fifty Only) vide e-challan No.202100643941 dated 13/07/2021 & paid conversion fine of Rs.10,125/- (Rupees Ten Thousands One Hundred Twenty Five Only) vide e-challan No.202100643973 dated 13/07/2021.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/ CI-I/Conv/2021/2765 dated 29/06/2021
3. As per TCP Certificate No. TPBZ/ZON/8233/OXEL/TCP-2021/184 dated 12/01/2021 the plot fall in settlement Zone (VP-2) with FAR-60.
4. The Survey No 66/3 of Oxel Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 and by M/s Avon Shire Developments, represented by P.O.A. Mr. Mehboob Hamid Mulla, Off No 6, Moledina Road, behinds Ram Krishna Hotel, Camp Pune -411001, here also hereunto set his/ her hand on this 15th day of July 2021.

Mr. Mehboob Hamid Mulla
POA holder for
M/s Avon Shire Developments
Applicant



(Mahadev J. Araundekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Safran. Aga
Sitaran parab

Complete address of Witnesses

1. 112, Nalus, ward 6, Sittori, Goa
2. Virnada, pernenti - Ude

We declare that Mr. Mehboob Hamid Mulla POA holder for M/s Avon Shire Developments Off No 6, Moledina Road, behinds Ram Krishna Hotel, Camp Pune -411001, 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. Safran. Aga
2. Sitaran parab

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, Oxel, Bardez- Goa.



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



PLAN

Of the Land bearing Sub. Div. No.3 of Survey No.66,
Situated at Oxel village of Bardez Taluka,
Applied by M/s Avon Shire Developments,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/132/CNV/AC-III/2021/763 dated 30-06-2021,
From the Office of the Additional Collector-III, Mapusa-Goa.

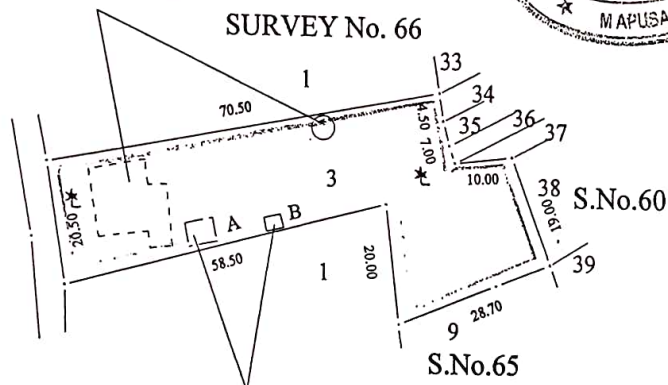
SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 1750 Sq. Mts.

(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



Structure & Well as per existing survey records included
in the area proposed for conversion.



Newly constructed structures A & B admeasuring 20 sq. mts. & 7 sq. mts.
respectively in the area proposed for conversion.

PREPARED BY

SAMIR A. NAIK
Field Surveyor

AC DITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

VERIFIED BY

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 05/07/2021

FILE No. 8/CNV/MAP/212/2021