

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji - Goa.

Ref: NGPDA/ M /1425 / 1 / 67 / 15 Date: 11 APR 2015

FORM - F

- 1) Name of Assessee Boshan Developers Pvt. Ltd.
Address: Boshan Homes. C-501/502
Opp. Shri Bodgeshwar Temple,
Mapusa Bardez Goa
- 2) Explain in short if assessee has sufficient interest in land to carry our development.
Application received under Section 44 of Town & Country Planning Act 1974.
- 3) Chalta / Survey Number and city/village of plot to be developed:
Chalta Number 3/7,8,9,10,11,12,13,14 P.T.Sheet Number 161 of Mapusa
- 4) Nature of Development (Strike out what is not necessary)
 - (i) Single/Multi Family dwelling (ii) Commercial/Public & Semi-Public building
 - (iii) Industrial building (iv) Building for transport & Communication.
 - (v) Other building (specify) -----
 - (vi) Sub-division of land -----
 - (vii) Change in land/building use (specify) -----
 - (viii) Institution of use -----
- 5) Zone of area as per ODP/ **Commercial C-1 zone**
- 6) Is the proposed development as per Rules ? **Yes.**
- 7) Method of assessment (sq.mt. of floor area/sq.mts. of land area/running meter)
- 8)

i)	Zoning information : 2437.00m ² = Rs.1000.00	(A)
ii)	Amalgamation 2437.00 m ² @ Rs. 20.00/m ² = Rs. 48,740.00	(B)
iii)	Institution charges: 2437.00 m ² @ Rs. 20.00/m ² = Rs. 48,740.00	(C)
iv)	Built up area commercial : 7755.11m ² @ Rs. 24.00/m ² = Rs.1,86,122.64	(D)
v)	Residential area : -----m ² @ Rs.8.00/m ² = Rs. -----	(E)
vi)	Compound wall: 81.50r.m @ Rs. 10.00/r.m.= Rs.815.00	(F)
vii)	Swimming Pool: ----- m ² @ Rs.20.00/m ² = Rs. -----	(G)
- 9) Total — A+B+C+D+E+F+G= **Rs. 2,85,417.64**
- 10) Total amount Le. Say Rs. 285418/-
- 11) Any other remarks
 - a) The payment is to be made at the Goa Urban Co-operative Bank Ltd. Mala Branch, of North Goa P.D.A. Account No. 4226 and receipt produced.
 - b) Payment is to be made within days from the date of issue, failing which the file will be closed.

"Swachha Bharat, Swachha Goa"
 "साथे साथे सफ़ेकें भारत"
 "साथे साथे सफ़ेकें गोवा"
 "Clean India, Clean Goa"



(R.K.PANDHAR)
MEMBER SECRETARY

ASSESSMENT ORDER No.

- i) Application duly made in Form C and hearing completed.
- ii) Assessment made after service of notice on hearing completed.
- iii) Best judgment assessment made as applicant did not attend hearing development charges payable Rs. 285418/- Rupees
- iv) Assessment is refused/postponed for the following reasons:

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1425/ 267

/15

Date:

30 APR 2015

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Boshan Developers Pvt. Ltd.**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Proposed Amalgamation of plots & Construction of Commercial Residential building** with respect to his land zoned as **Commercial C -I Zone** in O.D.P./Zoning Plan/regional—plan and situated at **Mapusa City bearing Chalta Number 3/7,8,9,10,11,12,13,14 P.T.Sheet Number 161** approved sub-division reference number No. -
---- dated -----

And whereas, a Development charge affixed at **Rs. 2,85,418/-and Infrastructure Tax of Rs. 52,68600/-**vide Challan No.M-11 dated 23/4/2015 has been paid

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the regulations.
- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for

Occupancy Certificate from the Licencing Authority.

- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting sloppy land or filling of low lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974
- 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.
- 14) 1) This Development Permission shall not in any way construed to be a document conforming any or all the following:
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 16) Any other NOC from any other Dept /Authority if required shall be obtained prior to commencement of the work.
- 17) This Development Permission issued based on the decision taken in 55th Authority Meeting held on 26/11/2014
- 17) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010**

This permission is issued with reference to the application dated 24/11/2014 under Section 44 of the Goa Town and Country Planning Act, 1974, from **Boshan Developers Pvt. Ltd.**,

This permission is valid for three years from the date of issue of construction licence provided the construction licence is issued within the period of three years




(R.K. PANDITA)
MEMBER SECRETARY

To,
Boshan Developers Pvt. Ltd,
Boshan Homes, C-501/502
Opp. Shri Bodgeshwar Temple,
Mapusa Bander Goa

Copy to:

The Chief Officer, Mapusa Municipal Council Mapusa Goa
* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

/Ac

UNION BANK OF INDIA
TITLE REPORT

Date: 17/10/2016

Title Report of M/s Boshan Developers Pvt. Ltd for project Approval of
"BOSHAN CLASSIC".

1	Name and address of the branch to whom the title report is given	Union Bank of India, Mapusa Branch.
2	Name of the Account and details of the borrower.	M/s Boshan Developers Pvt. Ltd
3	Full Description of Property 3.1 NATURE OF IMMOVABLE PROPERTY	DESCRIPTION OF THE PROPERTY :- 1st property:- i) ALL THAT property known as PREM or NOVOT, situated at Mapusa , within the limits of Mapusa Municipal Council, Taluka Bardes , Sub-District of Bardes , District of North Goa , State of Goa , not described in the Land Registration Office nor enrolled in Taluka Revenue Office , bearing survey no.3/7 of P.T Sheet no.161 of City Survey , Mapusa admeasuring 481 sq.mtrs and bounded as under:- East- By Survey no. 3/8 of P.T sheet no. 161, of City survey Mapusa. West- By Survey no. 3/6 of P.T sheet no. 161, of City survey Mapusa. North :- By Survey no. 4/10 of P.T sheet no. 161, of City survey Mapusa South- By Survey no. 3/3 of P.T sheet no. 161, of City survey Mapusa ii) ALL THAT property known as PREM or NOVOT, situated at Mapusa

South:- By Survey no. 3/13 of P.T sheet no. 161. of City survey Mapusa & Mapusa- Calangute Road.

2nd property

i) All that property known as ORACHO CJUNTO, situated at Mapusa , within the limits of Mapusa Municipal Council, Taluka , Bardex Sub-District of Bardex . District of North Goa , State of Goa , described in the Land Registration Office under number 23037 at fl. 155 reverse of B 59, not enrolled in Taluka Revenue Office , bearing survey no.3/8 of P.T Sheet no.161 of City Survey , Mapusa admeasuring 1019 sq.mtrs and bounded as under:-

East:- By Survey no. 3/9 of P.T sheet no. 161. of City survey Mapusa.

West:- By Survey no. 3/7 of P.T sheet no. 161. of City survey Mapusa

North :- By Survey no. 4/10 of P.T sheet no. 161. of City survey Mapusa

South:- By Survey no. 3/3 of P.T sheet no. 161. of City survey Mapusa & Mapusa - Calangute Road

ii) All that property known as ORACHO CJUNTO, situated at Mapusa , within the limits of Mapusa Municipal Council, Taluka , Bardex Sub-District of Bardex . District of North Goa , State of Goa , described in the Land Registration Office under number 23036 at fl. 135 reverse of B 59, not enrolled in Taluka Revenue Office , bearing survey no.3/13 of P.T Sheet no.161 of City Survey , Mapusa admeasuring 75 sq.mtrs and bounded as under:-

East:- By Survey no. 3/9 of P.T sheet no. 161. & Mapusa -Calangute road

West:- By Survey no. 3/12 of P.T sheet no. 161. of City survey Mapusa

North :- By Survey no. 4/10 of P.T sheet no. 161. of City survey Mapusa

South:- By Survey no. 3/3 of P.T sheet no. 161. of City survey Mapusa .

3rd property

(j) ALL THAT property known as PREM or NOVOT, situated at Mapusa , within the limits of Mapusa Municipal Council, Taluka Bardes , Sub-District of Bardes , District of North Goa , State of Goa , not described in the Land Registration Office but enrolled in Taluka Revenue Office under no. 238 of 1st division , bearing survey no.3/10 of P.T Sheet no.161 of City Survey , Mapusa admeasuring 156 sq.mtrs and bounded as under:-

East:- By Survey no. 3/11 of P.T sheet no. 161. & Mapusa -Calangute road

West:- By Survey no. 3/9 of P.T sheet no. 161. of City survey Mapusa

North :- By Survey no. 4/10 of P.T sheet no. 161. of City survey Mapusa

South:- By Survey no. 3/3 of P.T sheet no. 161. of City survey Mapusa , & Mapusa - Calangute Road.

ii) ALL THAT property known as PREM or NOVOT, situated at Mapusa, within the limits of Mapusa Municipal Council, Taluka Bardex, Sub-District of Bardex, District of North Goa, State of Goa, not described in the Land Registration Office but enrolled in Taluka Revenue Office under no. 238 of 1st division, bearing survey no.3/12 of P.T Sheet no.161 of City Survey, Mapusa admeasuring 225 sqmtrs and bounded as under:-

East:- By Survey no. 3/13 of P.T sheet no. 161, & Mapusa - Calangute road

West:- By Survey no. 3/11 of P.T sheet no. 161, of City survey Mapusa

North :- By Survey no. 4/10 of P.T sheet no. 161, of City survey Mapusa

South:- By Survey no. 3/3 of P.T sheet no. 161, of City survey Mapusa, & Mapusa - Calangute Road.

4th property:-

All that property known as ORACHO CUNTO, situated at Mapusa, within the limits of Mapusa Municipal Council, Taluka, Bardex Sub-District of Bardex, District of North Goa, State of Goa, described in the Land Registration Office under number 7759 at fl. 286 reverse of B 20, not enrolled in Taluka Revenue Office, bearing survey no.3/11 of P.T Sheet no.161 of City Survey, Mapusa admeasuring 75 sqmtrs and bounded as under:-

East:- By Survey no. 3/12 of P.T sheet no. 161, & Mapusa - Calangute

	road West:- By Survey no. 3/10 of P.T sheet no. 161. of City survey Mapusa North :- By Survey no. 4/10 of P.T sheet no. 161. of City survey Mapusa South:- By Survey no. 3/3 of P.T sheet no. 161. of City survey Mapusa . Mapusa - Calangute road.
3.2. i. Survey No.	Survey no.3/7 , 3/8, 3/9, 3/10 , 3/11,3/12,3/13,3/14 of P.T Sheet no.161 of City survey Mapusa.
3.3 Number / identification details as per building map/plan	Mapusa-Goa.
3.4 Extent of property	
3.5 Name/s of the owner/s	M/s Boshan Developers Pvt Ltd
3.6 Nature of ownership	• Freehold
4. Tracing of title	<p>1. The said properties acquired by M/s Boshan Developers Pvt Ltd by virtue of Sale Deed dated 22/10/2008 by & between Mr. Jose Filip P. Braganza, Mrs. Vilma Z. Braganza, Antonio J.M Pegado Braganza & maria F. Braganza.</p> <p>The said Deed is duly registered in the office of Sub-Registrar of Bardex under no BRZ-BK1-05254-2008. CD</p>

Number BRZD13 dated
4/11/2008.

2. By another Sale Deed dated
19/11/2009 by & Between
Mr. ramakant S. Shetye &
Mrs. Supriya R. Shetye .

The said Deed is duly
registered in the office of Sub-
Registrar of Bardex under
no.2483 at pages 30 to 50.
Book I. Vol 2904 dated
26/11/2009.

3. By Sale Deed dated
23/02/2012 registered in
the office of Sub- Registrar of
Bardex under no. 209/12 at
pag.1 to 42 . Book I , vol .2999
dated 5/07/2012 & Sale Deed
dated 23/02/2012 by &
between heirs of Dvarkanath
Joishi and M/s Boshan
Developers. Pvt. Ltd.

The Said Deed is duly
registered in the office of Sub-
Registrar of Bardex under no.
BRZ-BK1-02668-2012 . CD
Number BRZD136 dated
21/06/2012.

4. By Sale Deed dated 5/04/2011 by & between Mr. Ricardo J. Inacio M. D'Souza & Mrs. Blossom I. D'Souza and M/s Boshan Developers Pvt. Ltd.

The said Deed is duly registered in the office of Sub-Registrar of Barches under no. BRZ-BK1-02388-2011 . CD Number BRZD173 dated 13/05/2011.

5. Accordingly M/s Boshan Developers Pvt. Ltd became owner of the said property and being owners of the said property of the said property they obtained necessary permissions from NGPDA dated 30/04/2015 . Mapusa Municipal Council issued construction license dated 22/05/2015 and permissions from other authorities for developing said property by constructing Commercial cum residential building consisting of basement ground floor & upper 6 floors under the name and style of "BOSHAN CLASSIC".

		6. Conversion/Sanad has been obtained from the office of the Deputy Collector & Sub-Divisional Officer, Mapusa - Bardex Goa dated 21/04/2016 is obtained in respect of the property bearing Chalta no. 3/8, 3/10.3/11.3/12 of P.T Sheet no 161.
5	Title deeds/document details under which ownership is acquired	<p>1) Sale Deed dated 05/04/2011 in respect of property bearing survey no. 3/11 of P.T sheet No.161.</p> <p>2) Deed dated 23/02/2012 in respect of property bearing survey no. 3/5.3/6 & 3/10 of P. T Sheet No 161</p> <p>3) Sale Deed dated 23/02/2012 in respect of property bearing survey no. 2/08.3/3.& 3/12 of P. T Sheet No 161</p> <p>4) Sale Deed of the property bearing Survey No. 3/7.3/8.3/9.3/13 & 3/14.</p> <p>5) Nil Encumbrance Certificate</p> <p>6) Permissions from NGPDA dated 30/04/2015.</p> <p>7) Construction License dated 22/05/2015 Mapusa Municipal Council</p> <p>8) Survey Plan</p>
6	List of Encumbrances	N.A.
7	View on Encumbrance	Three Nil Encumbrance Certificates all dated on 13/04/2016 certifying that the said properties described above are free from encumbrances.

8	Regulatory issues:	<p>Clearly provide the following details:</p> <ul style="list-style-type: none"> • Whether the property is affected by land Ceiling law. - N.A. • Whether the property is affected by land fragmentation law. - N.A. • Whether the property is affected by forest law. - N.A. • Whether the property is affected by planning law. - N.A. • Whether the property is affected by urban land Ceiling Law. - N.A. • Whether the property is affected by rent restriction /control Law. - N.A. • Whether the property is affected by Environment Law. - N.A. • Whether the property is affected by user restriction under Municipal/revenue Law. - N.A. • Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to industrial parks. - N.A. <p>Advocate has to give a report clearly that property is not subject any regulatory issues, if nothing above is applicable. - N.A.</p>
9	Views on regulatory hurdles	<p>if the property is affected by regulatory issues, the advocate has to give a clear view as to:</p>

		<ul style="list-style-type: none"> • How far such an encumbrance would affect the value of the property. - N.A. • Any permission / approvals are required for the bank to create security. - N.A. • The extent to which Bank's security would be jeopardized because of encumbrance. - N.A. • Manner and cost of removal of encumbrance. - N.A.
10	List of documents /deeds provided to the advocate and perused by him.	<ol style="list-style-type: none"> 1) Sale Deed dated 05/04/2011 in respect of property bearing survey no. 3/11 of P.T sheet No.161. 2) Deed dated 23/02/2012 in respect of property bearing survey no. 3/5,3/6 & 3/10 of P. T Sheet No 161 3) Sale Deed dated 23/02/2012 in respect of property bearing survey no. 2/08,3/3& 3/12 of P. T Sheet No 161. 4) Sale Deed of the property bearing Survey No. 3/7,3/8,3/9,3/13 & 3/14. 5) Nil Encumbrance Certificate 6) Permissions from NGPDA dated 30/04/2015. 7) Construction License dated 22/05/2015 Mapusa Municipal Council 8) Survey Plan
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined.	- N.A.

12	List of further documents called for examined and perused	- N.A.
13	Whether documents examined are duly stamped as per Stamp Act.	- Yes.
14	Whether the Registration endorsement are not in order	- N.A.
15	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious" by apparent tenor.
16	Certificate of Title	"I certify title of M/s Boshan Developers PVT. LTD to the properties and the Building therein described above is CLEAN, CLEAR AND MARKETABLE .
17	List of documents to be deposited for creating the mortgage by deposit of the title deeds.	Nil
18	Any other suggestions or advice to protect the security interest of the bank.	N.A.

Name

SATISH J. RAO
 ADVOCATE HIGH COURT
 MAPUSA-GOIA

Signature