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OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/78/CNV/AC-III/2018/1199 Date:- 17/10/2018

Read: Application dated 09/03/2018 received in this office from Icon Realty, through authorized Partner, Mr. Amcet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa 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 Icon Realty, through authorised Partner, Mr. Amcet Vaz, R/o. S-2, Janaki Building, Near St. Inez Church, Panaji Goa being the occupant of the plot registered under survey No. 397/2 Situated at Aldona Village 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 survey No. 397/2 of Village Aldona admeasuring 505 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 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 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 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.



APPENDIX - I

Remarks

Length and Breadth		Total	Forming	BOUNDARIES				Remarks
North to South	East to West	Superficial Area	(part of) Survey No. Sub Div. No.	North Road	South Road	East Survey No. Sub Div. No.	West Survey No. Sub Div. No.	
1	2	3	4					6
62.40 Mts	14.90 Mts	805 Sq.mts	Sy. No. 107 Sub Div. No. 2 part			197 Sub Div. No. 1	197 Sub Div. No. 1	Nil

Village Aldona
Taluka Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 51510/- (Rupees Fifty one thousand five hundred Ten only) vide challan No. 201800868798 dated 10/10/2018.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department Mapusa vide his report No. 1PB/4300/ALD/TCP-18/1885 dated 21/05/2018 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5 CNV BAR-19 DCFN II CUI 2018-19/244 dated 13/07/2018.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM BAR CUI II Conv 2018/1930 dated 18/05/2018.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkari rights and Mundkari area should not be disturbed and should be protected if any.
- In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be Withdrawn cancelled.

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 **Icon Realty, through authorized Partner Mr. Ameet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa** here also hereunto set his hand on this 17th day of October, 2018.

Icon Realty
Applicant

Through authorized Partner
Mr. Ameet Vaz

(Dhisharath M. Redkar)
Additional Collector III
North Goa District, Mapusa



Signature and Designation of Witnesses

1. MACBETH DA ROCHA
2. MARVIN S. CONSOLES

Complete address of Witness

- H-N^o 580/1, GODDAR, ALDON
- H-N^o 1/1, BAMBOLIM VILLAGE

We declare that Mr. Ameet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa 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. MACBETH DA ROCHA
2. MARVIN S. CONSOLES

To

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka Goa
- The Inspector of Survey and Land Records Mapusa - Goa
- The Sarpanch, Village Panchayat Aldona - Bardez-Goa

APPENDIX - I

Length and Breadth		Total	Forming	BOUNDARIES				Remarks
North to	East to	Superficial	(part of)					
South	West	Area	Survey No.					
			Sub Div. No.					
1	2	3	4	5				6
				North	South	East	West	
				Road	Road	Survey No	Survey No	
62.30 Mts	14.90	805	Sy. No 197			197 Sub Sub	197 Sub Sub	Nil
	Mts	Sq.mts	Sub Div			Div. No. 3	Div. No. 1	
			No. 2 part					

Village Aldona
Taluka Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 51510/- (Rupees Fifty one thousand five hundred Ten only) vide challan No 201800868798 dated 10/10/2018
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department Mapusa vide his report No 1PB/4300 A/D/TCP-18 1885 dated 21/05/2018 with conditions which shall be binding on applicant
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No 5 CNV BAR-19 DCFN II C/I 2018-19 244 dated 13/07/2018.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No MAM BAR C/I II Conv 2018 1930 dated 18/05/2018
- 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
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkari rights and Mundkari area should not be disturbed and should be protected if any
- In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be Withdrawn cancelled

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Ameet Vaz
Icon Realty
Applicant
Through authorized Partner
Mr. Ameet Vaz

(Dnsharath M. Redkar)
Additional Collector III
North Goa District, Mapusa



Signature and Designation of Witnesses

1. *Macbeth Da Rocha* **MACBETH DA ROCHA**
2. *Marvin S. Goncalves* **MARVIN S. GONCALVES**

Complete address of Witness

- H.N^o 580/1, GODDAR, ALDON
- H.N^o 1/1, BAMBOLIM VILLAGE

We declare that Mr. Ameet Vaz, R/o, S-2, Junaki Building, Nr. St. Inez Church, Panaji Goa 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. *Macbeth Da Rocha* **MACBETH DA ROCHA**
2. *Marvin S. Goncalves* **MARVIN S. GONCALVES**

To

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka Goa
- The Inspector of Survey and Land Records Mapusa - Goa
- The Sarpanch, Village Panchayat Aldona Bardez-Go

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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

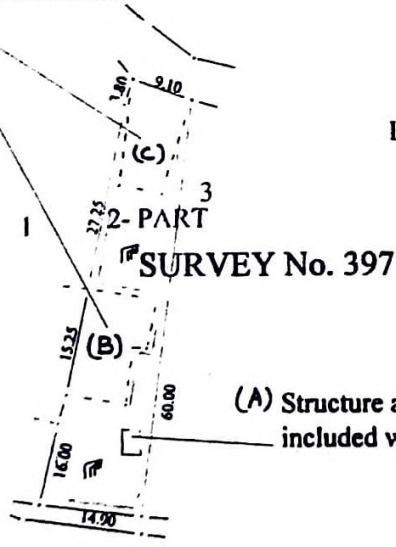
PLAN

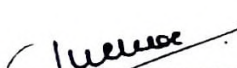
OF THE LAND BEARING SUB-DIV. No. 2-PART OF SURVEY No. 397 SITUATED
AT ALDONA VILLAGE OF BARDEZ TALUKA
APPLIED BY ICON REALTY
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/78/CNV/AC-III/2018/864 DATED 09-07-2018
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

 AREA PROPOSED TO BE CONVERTED. 505Sq. Mts.

Structure as per existing survey records
excluded from the area to be converted.

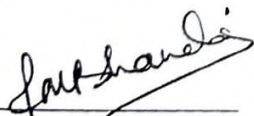



RAJESH R. PAI KUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



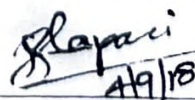
(A) Structure as per existing survey records
included within the area to be converted.

PREPARED BY



RAJESH M. BHANDARI
Field Surveyor

VERIFIED BY:


4/9/18

RESHMA DHARGALKAR
Head Surveyor


Additional Collector-III
North, Mapusa - Goa

SURVEYED ON: 03/08/2018

FILE NO: 8/CNV/MAP/240/18

OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/79/CNV/AC-III/2018 /1200 Date:- 17/10/2018

Read: Application dated 09/03/2018 received in this office from Icon Realty, through authorized Partner, Mr. Ameet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa 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 Icon Realty, through authorised Partner, Mr. Ameet Vaz, R/o. S-2, Janaki Building, Near St. Inez Church, Panaji Goa being the occupant of the plot registered under survey No. 397/1 Situated at Aldona Village 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 survey No. 397/1 of Village Aldona admeasuring 575 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 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 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 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.



APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No./ Sub. Div. No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North Road	South Road	East Survey No. 397 Sub Div. No. 2	West Survey No. 400 Sub Div. No. 10	
68.60 Mts	12.80 Mts	575 Sq.mts	Sy. No 397 Sub. Div. No. 1-part					Nil

Village Aldona
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 58650- (Rupees Fifty eight thousand six hundred fifty only) vide challan No 201800868884 dated 10/10/2018.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4299/ALD TCP-18/1886 dated 21/05/2018 with conditions which shall be binding on applicant
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No 5 CNV BAR-18 DCFN-TECH 2018-19 243 dated 13/06/2018.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No MAM BAR CI-II Conv 2018 1930 dated 18/05/2018.
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
8. In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be Withdrawn cancelled

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 Icon Realty, through authorized Partner Mr. Ameet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa here also hereunto set his hand on this 17th day of October, 2018.

Icon Realty
Applicant
Through authorized Partner
Mr. Ameet Vaz

(Dusharath M. Redkar)
Additional Collector III
North Goa District, Mapusa

Signature and Designation of Witnesses

1. MACBETH DA ROCHA
2. MARVIN S. GONSALVES

Complete address of Witness

1. H. No 520/1, GORDAR, ALDONA
2. H No 1/1, BOMBOLIM VILLAGE

We declare that Mr. Ameet Vaz, R/o. S-2, Janaki Building, Nr. St. Inez Church, Panaji Goa 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

MACBETH DA ROCHA
MARVIN S. GONSALVES

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

130/c

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 1-PART OF SURVEY No. 397 SITUATED
AT ALDONA VILLAGE OF BARDEZ TALUKA
APPLIED BY ICON REALTY
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/79/CNV/AC-III/2018/862 DATED 26-07-2018
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 575Sq. Mts.

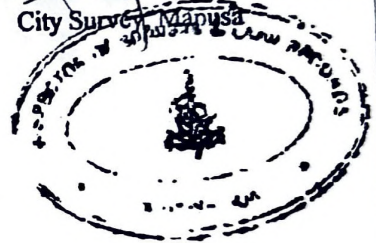
Structure(B) as per existing survey records
excluded from the area to be converted.

S. No. 400

SURVEY No. 397

Structure (A) as per existing survey records
included within the area to be converted.

RAJESH R. PAIKUCHEKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

Rajesh M. Bhandari

RAJESH M. BHANDARI
Field Surveyor

[Signature]
Additional Collector - III
North, Mapusa - Goa

VERIFIED BY:

Reshma Dhargalkar
4/9/18

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 03/08/2018

FILE NO: 8/CNV/MAP/239/18