



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

No. 4/179/CNV/AC-III/20219/428

Dated : - 31/03/2022.

Read: Application dated 22/05/2019 received from R9 Ventures r/o A/199, Verem, Ambekhand, Reismagos, Bardez - 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 from R9 Ventures r/o A/199, Verem, Ambekhand, Reismagos, Bardez - Goa, being the occupant of the plot registered under Survey No. 252/3 situated at Assagao , 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. 252/3 admeasuring 12400 Sq.mtrs be the same a little more or less for the purpose of Residential with applicable 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, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further 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.

f) The Local bodies should verify the ownership documents at the time of granting construction licence.

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

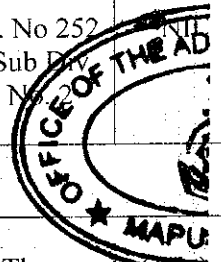


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APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
80.75 mts	150.80 mts	12400 Sq.mts	Survey No 252 Sub Div No 3 (Part)	S. No 252 Sub Div No 3, 3-A	S. No/ Sub Div No 252/5, 245/2, 2-C, 2-B, 3,4 227/1	S. No. 227 Sub Div No 1	S. No 252 Sub Div No	

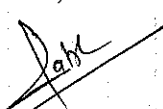
Village ASSAGAO  
Taluka : BARDEZ





**Remarks :-**


- The applicant has paid conversion fees of Rs.18,60,000/- (Rupees Eighteen Lakhs Sixty Thousands Only) vide e-challan No.202200247882 dated 29/03/2022 and paid conversion fines of Rs.7,57,750/- (Rupees Seven Lakhs Fifty Seven Thousand Seven Hundred Fifty Only) vide e-challan No. 202200247920 dated 29/03/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/2646 dated 01/07/2019.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5367/ASSG/TCP-19/405 dated 24/01/2020 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-180/DCFN/TECH/2018-19/522 dated 31/07/2019.
- 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.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- The applicant has submitted Deed of Partnership dated 25/11/2017.
- The applicant has submitted Affidavit dated 22/05/2019 execute before Shashikant Nabar with Reg No. 1747 dated 22/05/2019
- Affidavit cum NOC taken from Jasmin Fernandes, Satan M Fernandes & Gelmind Braganza dated 22/05/2019 execute before Shashikant Nabar with Reg No. 1747 dated 22/05/2019.

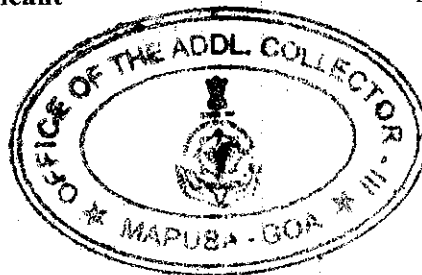
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and by **R9 Ventures r/o A/199, Verem, Ambekhand, Reismagos, Bardez - Goa**, here also hereunto set his/ her hand on this 31<sup>st</sup> day of March, 2022.

  
Mr. Chinmay Vishwas Patil  
Partner for R9 Ventures  
Applicant

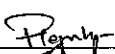

  
Mr. Jaideep Anil Dessai  
Partners for R9 Ventures  
Applicant

  
(Narayan M. Gad)  
Additional Collector III  
North Goa District,  
Mapusa- Goa

  
Mr. Patrick Francis Xavier Gonsalves  
Partner for R9 Ventures  
Applicant



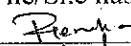

Name and Signature of Witnesses

- Prajot Temlekar 
- MOHAN SAIL 

Complete address of Witnesses

- H.No. 1264, Morjim Pernem - Goa
- H.No-129, Plot No-88, Alto-Dabolim, Goa

We declare that Mr. Chinmay Vishwas Patil, Mr. Jaideep Anil Dessai and Mr. Patrick Francis Xavier Gonsalves Partners for R9 Ventures r/o Assagao, Bardez- 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.

- Prajot Temlekar 
- MOHAN SAIL 

To.

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

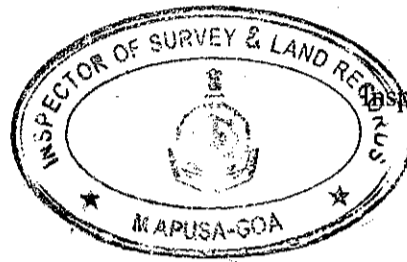
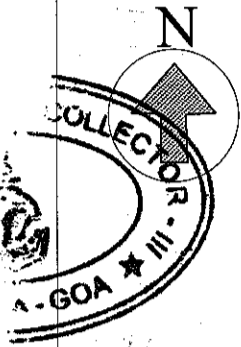
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of surveys & land records.  
 MAPUSA - GOA

**PLAN**

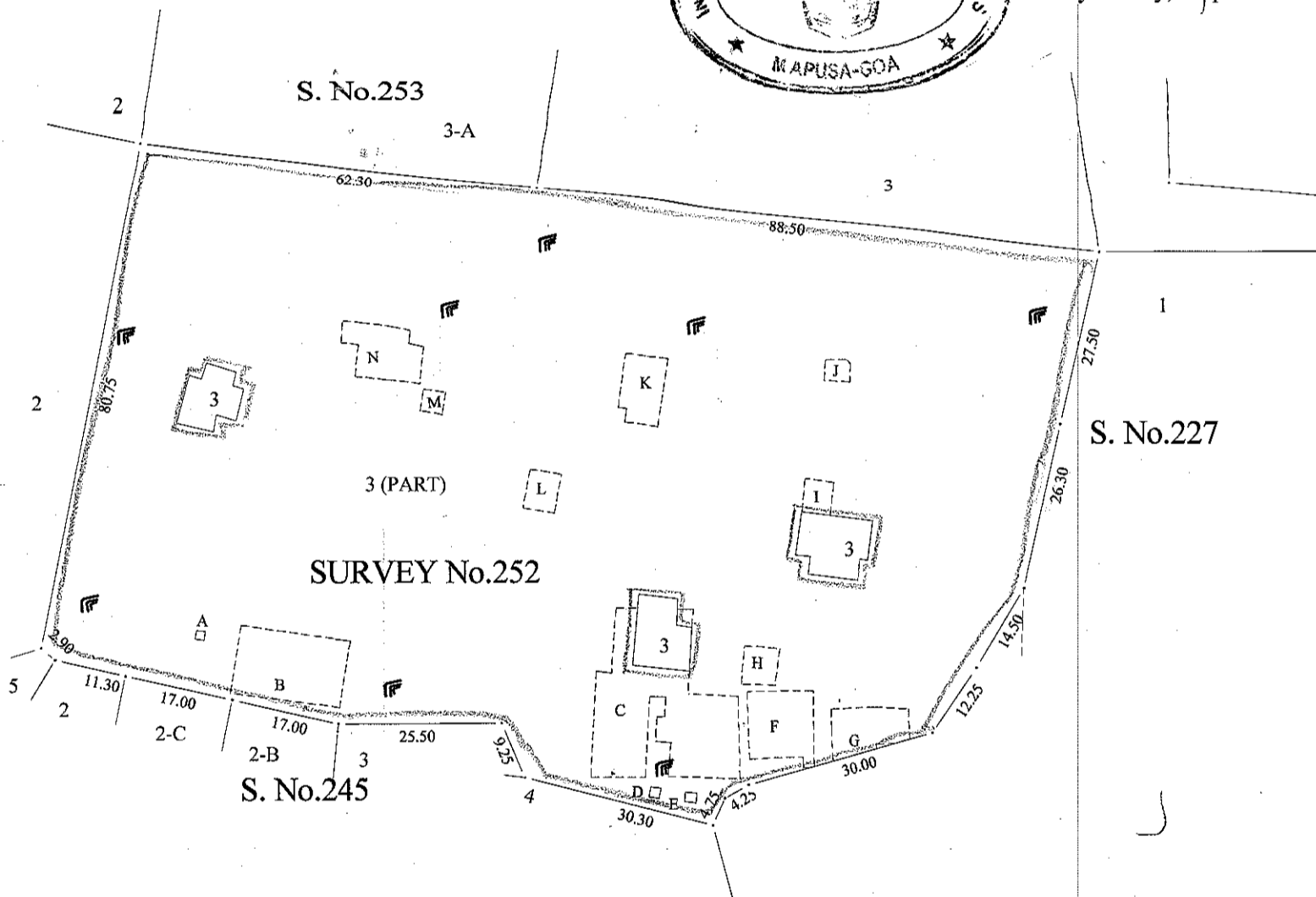
OF THE LAND BEARING SUB-DIV. No. 3 (PART) OF SURVEY No. 252 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA APPLIED BY R9VENTURES CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.4/179/CNV/AC-III/2019/251 DATED 19-02-2020 FROM THE OFFICE OF ADDL. COLLECTOR, NORTH GOA DISTRICT, MAPUSA

SCALE : 1:1000

 AREA APPLIED FOR CONVERSION. .... 12400 Sq. Mts.



*Rajesh*  
**RAJESH R. PAIKUCHELKAR**  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa



- A... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 2.00 SQMTS
- B... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 183.00 SQMTS
- C... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 354.00 SQMTS
- D... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 3.00 SQMTS
- E... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 3.00 SQMTS
- F... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 109.00 SQMTS
- G... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 80.00 SQMTS
- H... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 32.00 SQMTS
- L... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 23.00 SQMTS
- J... AREA OF EXISTING WELL ADMEASURING AREA 13.00 SQMTS
- K... AREA OF EXISTING CROSS ADMEASURING PLINTH AREA 68.00 SQMTS
- L... AREA OF EXISTING PLINTH ADMEASURING PLINTH AREA 30.00 SQMTS
- M... AREA OF EXISTING WELL ADMEASURING AREA 12.00 SQMTS
- N... AREA OF EXISTING STRUCTURE ADMEASURING PLINTH AREA 89.00 SQMTS

PREPARED BY

*Vivek Bude*  
 16/03/2020  
**VIVEK BUDE**  
 Field Surveyor

VERIFIED BY:

*Yogesh B. Mashelkar*  
**YOGESH B. MASHELKAR**  
 Head Surveyor

SURVEYED ON: 25/02/2020

FILE NO: 8/CNV/MAP/56/2020