



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

No.4/679/CNV/ACIII/2022
CAD3BAR11-22-422

Dated: - 07 / 11 / 2023

Read: Application dated 16/11/2022 received from Goa Tourism Development Corporation Ltd, 3rd Floor, Paryatan Bhavan, Patto, 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 from Goa Tourism Development Corporation Ltd, 3rd Floor, Paryatan Bhavan, Patto, Panaji Goa being the occupant of the plot registered under Survey No. 206/1-H (Part), 210/5-A, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 & 212/6 situated at Anjuna 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 under Survey No. 206/1-H (Part), 210/5-A, 211/4, 211/5, 211/6, 211/7, 211/8, 212/1, 212/2, 212/3, 212/4 & 212/6 admeasuring 59229 Sq. Mts. be the same a little more or less for the purpose of Commercial with 33 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 Commercial 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.

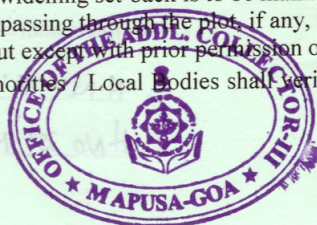
b) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

f) The Competent Authorities/ Local Bodies shall verify the ownership documents before issuing the Construction license



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. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
247.750 Mts.	409.75 Mts.	58754 Sq. Mts.	S. No. 206/1-H (Part), 212/1,2,3,4, 211/4,5,6,7,8, 210/5-A	S. No. 206/1, 210/4	S. No. 206/1-H, 212/5 & ROAD	S. No. 210/2,3,4,5 & 211/9	S. No. 206/1-H, 212/5, 211/3 & ARABIAN SEA	NIL
13.70 Mts.	56.80 Mts.	475 Sq. Mts.	S. No. 212/6	S. No. 212/5	S. No. 212/7 & ARABIAN SEA	S. No. 206/1-H	ARABIAN SEA	
TOTAL		59229 Sq. Mts.						
Village : ANJUNA Taluka : BARDEZ								

Remarks :-

1. The applicant has paid conversion fees of Rs. 4,73,83,200/- (Rupees Four Crore Seventy Three Lakh Eighty Three Thousand Two Hundred Only) vide e-challan No. 202300788358 dated 30/10/2023.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2022/75 dated 06/01/2023.
3. As per TCP Zoning certificate No. TPB/8413/ANJ/TCP-2023/8064 Dated 15/09/2023 the plot fall in Settlement Zone with FAR 33 and recommended for Commercial purpose.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-950/DCFN/TECH/2022-23/1252 dated 04/01/2023.
5. This Sanad is issued for conversion of an area for Commercial 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 letter No. GCZMA/N/CONV/23-24/12/1742 dated 29/09/2023 by the Goa Coastal Zone Management Authority, it has mentioned that plot partly falls within 200 mts and partly falls between 200 mts to 500 mtrs of HTL (CRZ III) as per CZMP 2011 and In case if party intends to do carry any construction activity then prior approval of GCZMA/Ministry of Environment and Forest, Government of India, as the case may be needs to obtained and subject to compliance of the guidelines / rule / regulations prescribed in the CRZ Notification, 2011. The same is required to be strictly complied by the applicant.

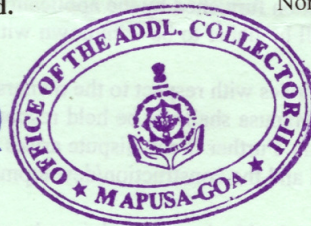
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the of Goa **Goa Tourism Development Corporation Ltd, 3rd Floor, Paryatan Bhavan, Patto, Panaji Goa**, here also hereunto set his/her hand on this 01st day of November, 2023.

Kpanguinkar
01.11.2023
Mr. Kapil N. Painguinkar
Authorized Signatory for
Goa Tourism Development Corporation Ltd.
Applicant

Chidan
01.11.23
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Sagar S. Gawas *Sf.*
2. Prathamesh P. Modkaike *P.*





Complete address of Witnesses

1. H.No. 51, Keri Sangueliso - Goa.
2. H.No 259, Mercas Panaji - Goa

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We declare that **Mr. Kapil N. Painguinkar General Manager (Finance & Properties), & Company Secretary, Goa Tourism Development Corporation Ltd. Panaji Goa, R/o C-2, Bldg C, Chaitra Apts., St. Joaquim Road, Borda Margao, Fatorda, Salcete, South Goa, Authorized Signatory for Goa Tourism Development Corporation Ltd, 3rd Floor, Paryatan Bhavan, Patto, 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. Sagar S. Gawas 
2. Prathmesh P. Modkar 

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, Anjuna, 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. 1-H OF SURVEY No. 206, SUB DIV. No. 1,2,3,4,6 OF SURVEY No. 212, SUB DIV. No. 4,5,6,7,8 OF SURVEY No. 211, SUB DIV. No. 5-A OF SURVEY No. 210 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY GOA TOURISM DEVELOPMENT CORPORATION LIMITED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO. CAD3BAR11-22-422/1304 DATED 13-12-2022 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - BARDEZ GOA.

SCALE : 1:2000

AREA PROPOSED FOR CONVERSION. 59229 Sq. Mts.



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



PREPARED BY
 RAJU A. SHETYE
 Field Surveyor

VERIFIED BY:
 PARESH RIVANKAR
 Head Surveyor