



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

No. 4/154/CNV/AC-III/2020/657

Date: - 02/06/2021

Read: Application dated 03/09/2020 received from Shri. Sandip Kalangutkar and Smt. Shashikala Sandip Kalangutkar, r/o H. No. 741/2, NH17, Socorro, Porvorim, 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 thereunder by Shri. Sandip Kalangutkar and Smt. Shashikala Sandip Kalangutkar, r/o H. No. 741/2, NH17, Socorro, Porvorim, Bardez Goa, being the occupant of the plot registered under Survey No. 72/3(Part) situated at Moira 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. 72/3(Part) of village Moira admeasuring 3322 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

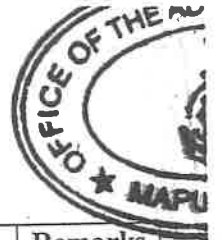
d) Traditional access passing through the plot, if any, shall be maintained.

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 thereunder.



Cont..2/-



APPENDIX - I

APPENDIX 1

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	
58.10 mts	77.95 mts	3322 Sq.mts	Sy No.72 Sub. Div No.3(Part)	Sy No.72 Sub. Div No.3	Sy No.72 Sub. Div No.3-A	Sy No.72 Sub. Div Nc.3	Sy No.72 Sub. Div No.3	NIL
Village :Moira Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.4,98,300/- (Rupees Four Lakh Ninety Eight Thousand Three Hundred Only) vide e-challan No. 202100476974 dated 21/05/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6270/MOIRA/TCP-2020/4686 dated 17/12/2020 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-388/DCFN/TECH/2019-20/994 dated 01/01/2021.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2020/6417 dated 16/11/2020.
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.

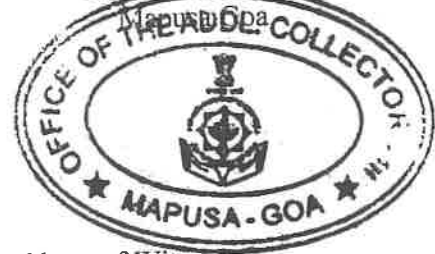
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and that Shri. Sandip Kalangutkar and Smt. Shashikala Sandip Kalangutkar, r/o H. No. 741/2, NH17, Socorro, Porvorim, Bardez Goa, here also hereunto set his/her hand on this 2nd day of June 2021.

K Asnodkar

Kishor Asnodkar
P.O.A of

Sandip Kalangutkar Shashikala S. Kalangutkar
Applicants

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



Name and Signature of Witnesses

1. Mohammad Salim Aga
2. Yajesh M. Naik

Complete address of Witness

1. H.No. :- 923/14, Near Socorro Panchayat Porvorim - Bardez - Goa.
2. H.No 1012/9, Goa Police Coop Society Socorro Bardez Goa

We declare that Shri. Kishor G. Asnodkar, r/o H. No. 449, Arrarim, Porvorim, Bardez Goa who have 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. Mohammad Salim Aga
2. Yajesh M. Naik

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 Moira Bardez - Goa.





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

PLAN

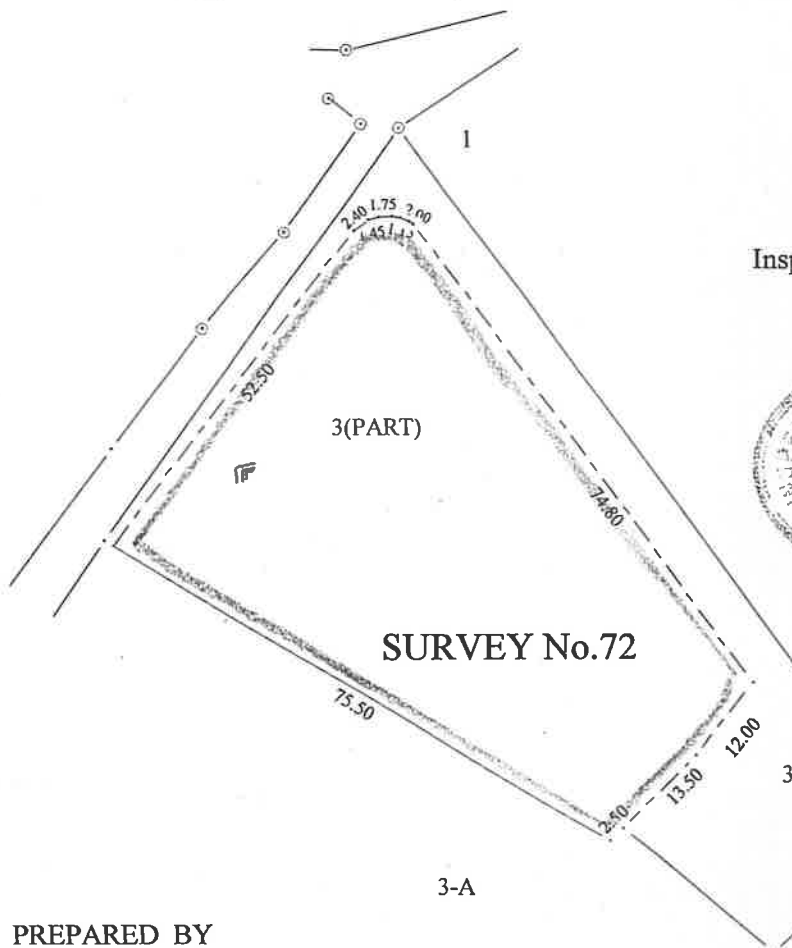


OF THE LAND BEARING SUB-DIV. No. 3 (PART) OF SURVEY No. 72 SITUATED
AT MOIRA VILLAGE OF BARDEZ TALUKA
APPLIED BY SANDIP KALANGUTKAR AND SHASHIKALA SANDIP KALANGUTKAR
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/154/CNV/AC-III/2020/127 DATED 25-01-2021
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 3322 Sq. Mts.



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



PREPARED BY

Vivek Bude
14/02/21

VIVEK BUDE
Field Surveyor

Yogesh B. Mashelkar
02.06.21
ADDITIONAL COLLECTOR - III YOGESH B. MASHELKAR.
North Goa District,
Mapusa - Goa

VERIFIED BY:

Yogesh B. Mashelkar

Head Surveyor

SURVEYED ON: 01/02/2021

FILE NO: 8/CNV/MAP/43/2021