

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

No. 4/327/CNV/AC-III/2021/107

Dated : -/16/02/2022

Read: Application dated 18/11/2021 received from Mr. Rahul Mohan Nadkarni alias Rahul M Nadkarni r/o B-105/106, Devashri Garden near Corporation Bank Porvorim Bardez - Goa and Mr. Bhuvanish Sadanand Sheth r/o B-13-102 (463/f2, Nova Cidade Complex Village Panchayat Pilerne Marra Porvorim 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 Mr. Rahul Mohan Nadkarni alias Rahul M Nadkarni r/o B-105/106, Devashri Garden near Corporation Bank Porvorim Bardez-Goa and Mr. Bhuvanish Sadanand Sheth r/o B-13-102 (463/F2, Nova Cidade Complex Village Panchayat Pilerne Marra Porvorim Goa, being the occupant of the plot registered under Survey No. 10/4 & 11/7 situated at Sangolda Village in 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 Nos. 10/4 & 11/7 admeasuring 3025 Sq. mtrs be the said plots 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.

(c) 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 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.

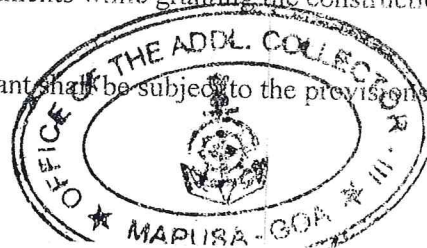
c) The necessary road widening set-back is to be maintained before any development in the land

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 shall verify the ownership documents while granting the 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.



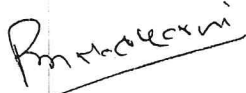
...2...  
APPENDIX - I

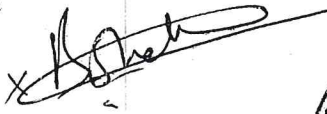
Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
41.00 mts	73.50 mts	2850 Sq.mts	Survey No 10 Sub Div No 4	S No. 10 Sub Div No 3	Survey No. 10 Sub Div Sub Div 3	Survey No. 10 Sub Div Sub Div 3	Survey No. 11 Sub Div Sub Div 3	NIL
44.00 mts	5.00 mts	175 Sq.mts	Survey No 11 Sub Div No 7	S No. 10 Sub Div No 1	Survey No. 11 Sub Div Sub Div 6	Survey No. 10 Sub Div Sub Div 4, 3	Survey No. 10 Sub Div Survey No. 11 Sub Div Sub Div 3,4	NIL
<b>Total 3025 sq.mts</b>								
Village SANGOLDA Taluka BARDEZ								

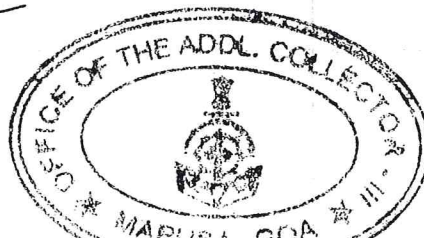
**Remarks :-**

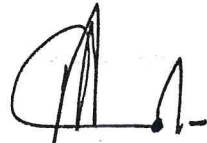
- The applicant has paid conversion fees of Rs. 3,41,825/- (Rupees Three Lakhs Fourty One Thousands Eight Hundreds Twenty Five Only ) vide e-challan No.202200099559 dated 07/02/2022 and has paid conversion fines of Rs. 15,255/- (Rupees Fifteen Thousands Two Hundred Fifty Five Only ) vide e-challan No. 202200099564 dated 07/02/2022 and has paid fee Rs.1,11,925/- (Rupees One Lakh Eleven Thousands Nine Hundreds Twenty Five Only ) vide e-challan No. 202200105814 dated 08/02/2022 and has paid conversion fines of Rs. 4,995/- (Rupees Four Thousands Nine Hundred Ninety Five Only ) vide e-challan No. 202200105830 dated 08/02/2022 .
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2021/619 dated 30/11/2021.
- As per TCP Zoning certificate Nos.TPBZ/ZON/8707/SAN/TCP-2021/2669 dated 06/07/2021 & TPBZ/ZON/8706/SAN/TCP-2021/2670 dated 06/07/2021 the plot fall in Settlement VP-2 Zone with FAR-60.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No 5/CNV/BAR-164/DCFN/TECH/2019-20/747 dated 18/01/2022.
- 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.
- Mundkaria rights and Mundkaria 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 **Mr. Rahul Mohan Nadkarni** alias **Rahul M Nadkarni** r/o B-105/106, Devashri Garden near Corporation Bank Porvorim Bardez-Goa and **Mr. Bhuvanish Sadanand Sheth** r/o B-13-102 (463/F2, Nova Cidade Complex Village Panchayat Pilerne Marra Porvorim Goa, here also hereunto set his/ her hand on this **16<sup>th</sup>** day of February , 2022.

  
Mr. Rahul Mohan Nadkarni alias  
Rahul M Nadkarni  
Applicant

  
Mr. Bhuvanish Sadanand Sheth  
Applicant



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

Name and Signature of Witnesses

1. SCHALAZETA FALCAO *Schalao*

2. Sunil Ramkrishna Pednekar *SRP*



Complete address of Witnesses

1. H.No. 841/2 VADDIVADDO CANSA TIVIM BARDEZ - GOA

2. H.No. 1984 VISHWAS NAGAR LAMGAO BICHOLIM - GOA

We declare that Mr. Rahul Mohan Nadkarni alias Rahul M Nadkarni r/o B-105/106, Devashri Garden near Corporation Bank Porvorim Bardez-Goa and Mr. Bhuvanish Sadanand Sheth r/o B-13-102 (463/F2, Nova Cidade Complex Village Panchayat Pilerne Marra Porvorim -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. SCHALAZETA FALCAO *Schalao*

2. Sunil Ramkrishna Pednekar *SRP*

To,

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