



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

No. 4/416 /CNV/AC-III/2023 /320
CAD3BAR10-23-572

Dated: - 28 / 02 /2024

Read: Application dated 14/10/2023 received from M/s K K Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068 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 M/s K K Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068 being the occupant of the plot registered, under Survey No. 262 Sub Div No. 20 (Part) Situated at Tivim 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. 262/20 (Part) admeasuring 1743 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, than the office of the Additional Collector-III, Bardez 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.

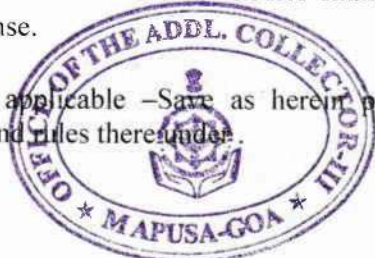
c) The necessary road widening set-back is to be maintained before any development in the land

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 thereunder.



APPENDIX - I

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	
56.40 Mts.	31.80 Mts	1743 Sq. Mts.	Survey No. 262 Sub. Div No. 20 (Part)	Survey No. 262 Sub. Div No. 19	Survey No. 262 Sub. Div No. 25	Survey No. 262 Sub. Div No. 20	Survey No. 262 Sub. Div No. 20	
Village : Tivim Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 235305/- (Rupees Two Lakh Thirty Five Thousand Three Hundred Five Only) vide e-challan No. 202400138798 dated 21/02/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/8602/TIV/TCP-2021/5939 dated 16/12/2021 the plot falls in "Partly Settlement Zone (VP-I) an area admeasuring 5582.40 m2 approx & partly Orchard Zone (Plan enclosed) with permissible FAR 60.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1344/DCFN/TECH/2023-24/1791 dated 18/01/2024.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 12/02/2024.
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 **M/s. K. K. Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068** here also hereunto set his hand on this 28th day of 2024.

Mrs. Priya Pramod Mahale
Power of Attorney Holder for
M/s. K. K. Builders
Applicant



(Kedar Naik)
Additional Collector III
North Goa District
Mapusa - Goa

Signature and Designation of Witnesses

1. Alisha Vennekan
2. Jaiwant Amonkan

Complete address of Witness

1. House no. 326/4 (P) A, Sodiem, Siolim-Goa.
2. House no. 563, Moira, Bardez - Goa.

We declare that **Mrs. Priya Pramod Mahale**, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai, 400068, Power of Attorney Holder for M/s. K. K. Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068 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. Alisha Vennekan
2. Jaiwant Amonkan

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Tivim- 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. 20(PART) OF SURVEY No.262
SITUATED AT TIVIM VILLAGE OF BARDEZ TALUKA
APPLIED BY K K BUILDERS FOR CONVERSION OF
LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. CAD3BAR10-23-572/1767 DATED 27/11/2023, FROM THE
OFFICE OF THE ADDITIONAL COLLECTOR III, NORTH GOA DISTRICT, MAPUSA-GOA.

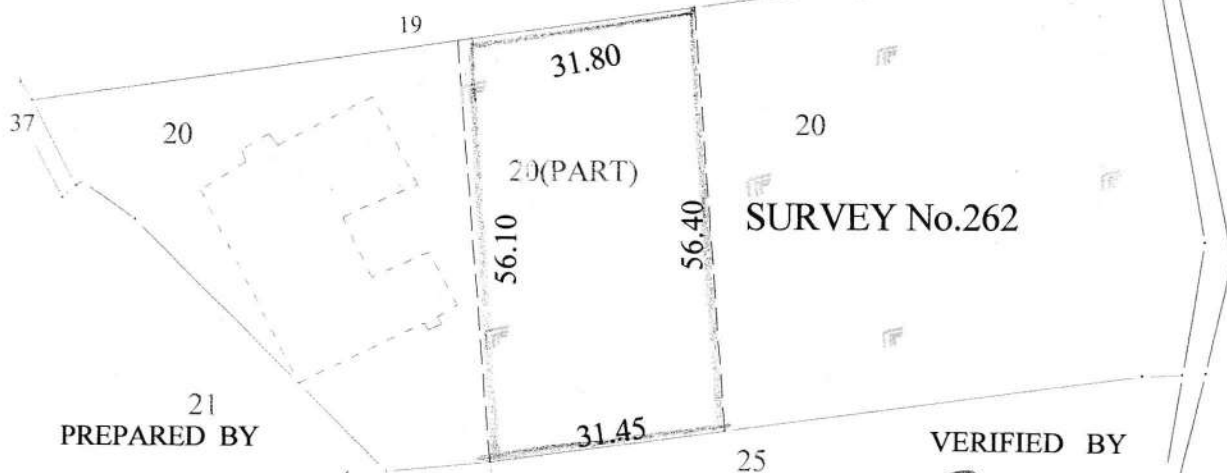
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AREA PROPOSED FOR CONVERSION 1743.00 Sq. Mts.



18/12/23
(PATRICK H. GONSALVES)
Inspector of Surveys And Land Records
City Survey, Mapusa



21
PREPARED BY

DATTARAM MANDREKAR
Field Surveyor

VERIFIED BY

PARESH RIVANKAR
Head Surveyor

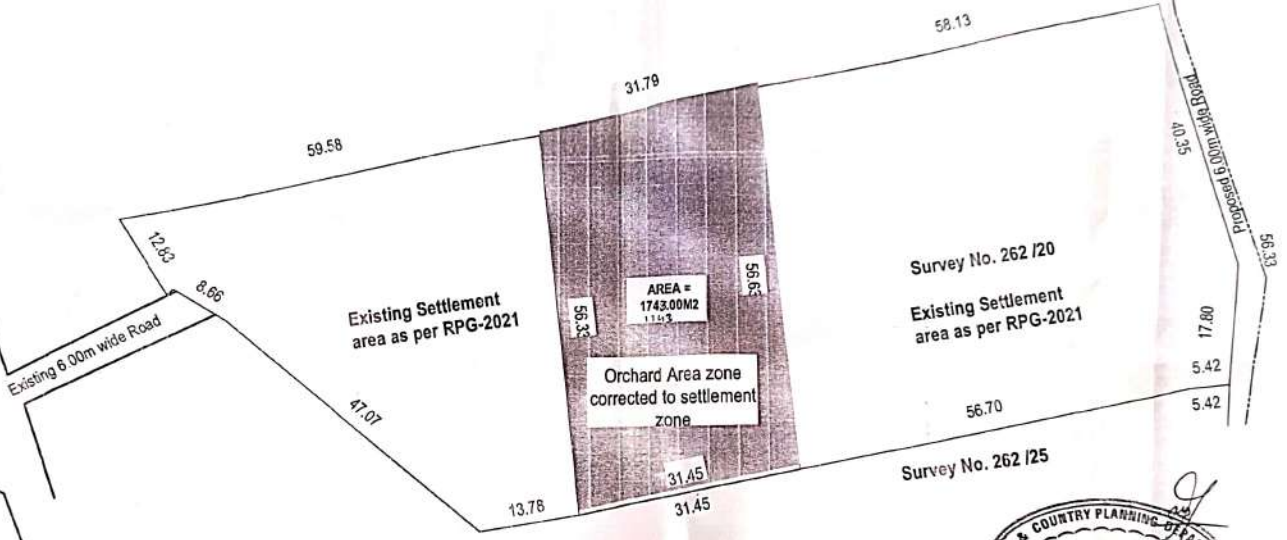
SURVEYED ON: 08/12/2023

FILE NO: 8/CNV/MAP/400/2023

L. COLLECTOR
GOA
KAREKAR
S. 30M. LL.
VE OF GOA
NO. 265
DATE:
1/2024
GOA (INDIA)

SITE PLAN

PLAN SHOWING THE PROPERTY BEARING SURVEY NO-262 SUB
DIV NO.20 SITUATED AT THIVIM VILLAGE OF BARDEZ TALUKA



For K. K. BUILDERS

AUTHORITY SIGNATORY

Ashwin Kumar Prabhu
ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: CA/97/21951



AREA OF PLOT = 7325.00M2
EXISTING SETTLEMENT ZONE AS PER RPG -2021 = 5582.00M2

ORCHARD AREA ZONE CORRECTED TO SETTLEMENT ZONE = 1743.00m2



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

No. 4/417 /CNV/AC-III/2023 /321
CAD3BAR10-23-575

Dated: -28 / 02 /2024

Read: Application dated 14/10/2023 received from M/s K K Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068 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 M/s K K Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068 being the occupant of the plot registered, under Survey No. 262 Sub Div No. 25 (Part) Situated at Tivim 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. 262/25 (Part) admeasuring 840 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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.

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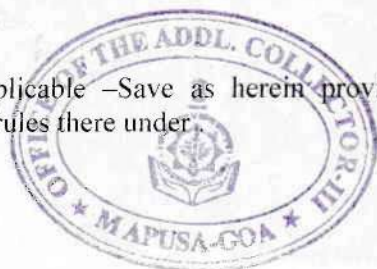
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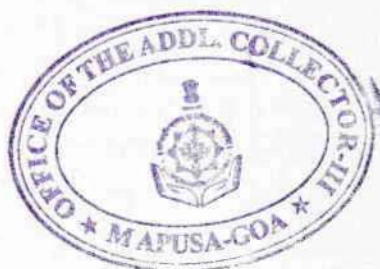
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
28.50 Mts.	31.45 Mts	840.00 Sq. Mts.	Survey No. 262 Sub. Div No. 25 (Part)	Survey No. 262 Sub. Div No. 20	Survey No. 262 Sub. Div No. 26	Survey No. 262 Sub. Div No. 25	Survey No. 262 Sub. Div No. 21	
Village : Tivim Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 113400/- (Rupees One Lakh Thirteen Thousand Four Hundred Only) vide e-challan No. 202400138618 dated 21/02/2024 and conversion fine of Rs. 15188/- (Fifteen Thousand One Hundred Eighty Eight Only) vide e challan No. 202400138700 dated 21/02/2024.
2. As Per Zoning Certificate No. TPBZ/ZON/8603/TIV/TCP-2021/5938 dated 16/12/2021 the plot falls in Partly Settlement Zone (VP-I) an area admeasuring 1810.50 m2 & partly orchard zone with Permissible FAR 80 (Plan enclosed).
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1345/DCFN/TECH/2023-24/1790 dated 18/01/2024.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023 dated 29/01/2024.
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 **M/s K K Builders, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068** here also hereunto set his hand on this 28th day of February, 2024.

P. Mahale
28/2/2024
Mrs. Priya Pramod Mahale
Power of Attorney Holder for
M/S. K. K. Builders
Applicant



Kedar Naik
(Kedar Naik)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

1. Alisha Vennekari *[Signature]*
2. Jaiwant Amonkar *[Signature]*

Complete address of Witness

1. House no. 326/4(P)A, Sadiem, Siolim-Goa
2. House no. 563, Moira, Bardez -Goa

We declare that **Mrs. Priya Pramod Mahale**, having its registered office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai 400068, Power of Attorney Holder for M/S. K. K. Builders 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. Alisha Vennekari *[Signature]*
2. Jaiwant Amonkar *[Signature]*

To,

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

256/C



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

PLAN

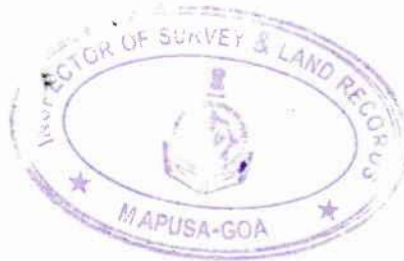


OF THE LAND BEARING SUB-DIV. No. 25(PART) OF SURVEY No.262
SITUATED AT TIVIM VILLAGE OF BARDEZ TALUKA
APPLIED BY K K BUILDERS FOR CONVERSION OF
LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. CAD3BAR10-23-575/1768 DATED 27/11/2023, FROM THE
OFFICE OF THE ADDITIONAL COLLECTOR III, NORTH GOA DISTRICT, MAPUSA-GOA.

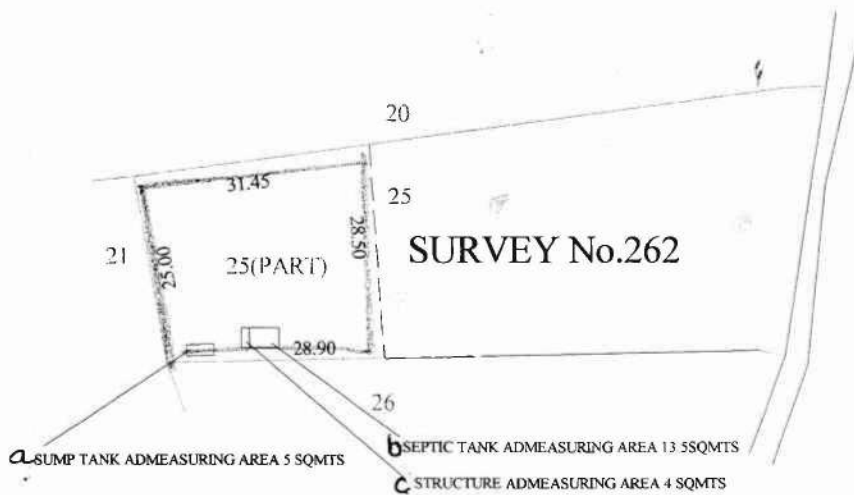
SCALE : 1:1000



AREA PROPOSED FOR CONVERSION 840.00 Sq. Mts.



18/12/23
(PATRICK H. GONSALVES)
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

Dattaram Mandrekar
DATTARAM MANDREKAR
Field Surveyor

VERIFIED BY

Pareesh Rivankar
PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 08/12/2023

FILE NO: 8/CNV/MAP/401/2023

SITE PLAN

PLAN SHOWING THE PROPERTY BEARING SURVEY NO-262 SUB
DIV NO-25 SITUATED AT THIVIM VILLAGE OF BARDEZ TALUKA



Scale:- 1:500

For K. K. BUILDERS

P. Mahab

AUTHORITY SIGNATORY

Survey No. 262 /20

56.70

5.42

31.45

31.45

Orchard Area zone
corrected to Settlement
zone

AREA = 840.00M2

28.51

25.07

28.89

Survey No. 262 /25
Existing Settlement
area as per RPG-2021

32.90

3.54

Proposed 6.00m wide Road

49.50

AREA OF PLOT = 2650.00M2

EXISTING SETTLEMENT ZONE AS PER RPG -2021 = 1810.00M2

ORCHARD AREA ZONE CORRECTED TO SETTLEMENT ZONE = 840.00m2

Ashwin Kumar Prabhu
ASHWINIKUMAR PRABHU
ARCHITECT

COA REG. NO: CA/97/21951

