



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

No. 4/01/CNV/AC-III/2021/510

Dated : - 16/04/2021.

Read: Application dated 12/01/2021 received from M/s Sabar Real Estate LLP C/o. B-201, Saldanha Business Tower, Mapusa, Bardez, North -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 M/s Sabar Real Estate LLP C/o. B-201, Saldanha Business Tower, Mapusa, Bardez, North-Goa, being the occupant of the plot registered under Survey Nos. 118/18 & 19 situated at Marna, 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. 118/18 & 19 admeasuring 1550 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 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 there under.





Cont..2/

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

PLAN

OF THE LAND BEARING SUB-DIV. No. 18,19 OF SURVEY No. 118 SITUATED  
AT MARNA VILLAGE OF BARDEZ TALUKA  
APPLIED BY M/S. SABAR REAL ESTATE LLP  
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL  
PURPOSE, VIDE CASE NO. 4/01/CNV/AC-III/2021/364 DATED 16-03-2021  
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

-  AREA PROPOSED TO BE CONVERTED. .... 1350 Sq. Mts.  
(S.NO. /SUB DIV NO. 118/18)
-  AREA PROPOSED TO BE CONVERTED. .... 200 Sq. Mts.  
(S.NO. /SUB DIV NO. 52/19)
- TOTAL AREA PROPOSED TO BE CONVERTED . .... 1550 Sq. Mts.



*u u u u e*  
RAJESH R. PAI KUCHELKAR  
Inspector of Surveys And Land Records  
City Survey, Mapusa



SURVEY No.118

PREPARED BY

*Vivek Bude*  
20-5/2021

VIVEK BUDE  
Field Surveyor

VERIFIED BY:

*Yogesh B. Mashelkar*

YOGESH B.MASHELKAR.  
Head Surveyor

SURVEYED ON: 22/03/2021

FILE NO: 8/CNV/MAP/106/2021

*16-4-21*  
ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa

...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
S.NO./SUB.DIV.NO. 118/18								
66.50 mts	20.50 mts	1350 Sq.mts	Survey No. 118 Sub Div. No.18	Survey No. 118 Sub Div. No. 19, 19-A	ROAD	Survey No. 118 Sub Div. No. 19-A, 20	S. No. 118 Sub Div. No. 17	NIL
S.NO./SUB.DIV.NO. 118/19								
33.40 Mts	7.00 Mts	200	Survey No. 118 Sub Div. No.19	ROAD,	S. No. 118 Sub Div. No.18	S. No. 118 Sub Div. No.19-A	S. No. 118 Sub Div. No. 14, 17	NIL
Total Area proposed for conversion (1350 + 200) = 1550 Sq. mts								
Village MARNA Taluka : BARDEZ								

Remarks :-

1. The applicant has paid conversion fees of Rs.2,32,500/- (Rupees Two Lakhs Thirty Two Thousands Five Hundred Only ) vide e-challan No.202100363919 dated 08/04/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/3337/MARNA/TCP-2021/1161 dated 12/03/2021 with conditions which shall be binding on applicant.
3. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/Conv/2021/1350 dated 03/03/2021.
4. The Survey Nos. 118/18 & 19\_of Marna Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
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 by M/s Sabar Real Estate LLP C/o. B-201, Saldanha Business Tower, Mapusa , Bardez, North-Goa here also hereunto set his/ her hand on this 16<sup>th</sup> day of April, 2021.

*[Signature]*  
Mr. Roop Kumar Raj alias Roopkumar Raj  
POA holder for  
M/s Sabar Real Estate LLP  
Applicant

*[Signature]*  
( Mahadev J. Araundekar )  
Additional Collector III  
North Goa District,  
Mapusa Goa

Name and Signature of Witnesses

1. *Malcolm Desai*
2. *Pooja Krishna Shirode*

Complete address of Witnesses

1. A-105, Sai Greens Complex Mapusa
2. Myem Bichanm Area

We declare that Mr. Roop Kumar Raj alias Roopkumar Raj POA holder for M/s Sabar Real Estate LLP C/o. B-201, Saldanha Business Tower, Mapusa , Bardez, North-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. *Malcolm Desai*
2. *Pooja Krishna Shirode*

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, Marna, Bardez- Goa.