



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

No. CAD3BAR06-23-346/1532

Date: -05/10/2023

Read:- Application dated 04/07/2023 received from M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026, 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 M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026, being the occupant of the plot registered under Survey No. 254/7 situated at Salvador-do-Mundo 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. 254/7 of village Salvador-do-Mundo admeasuring 1650 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 FAR.

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.

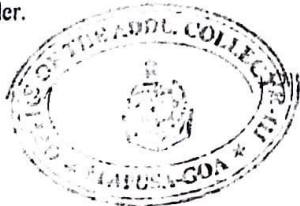
d) Traditional access passing through the plot, if any, shall be maintained.

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.

Cont..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							
1	2	3	4	5				6
				North	South	East	West	
66.80 mts	66.73 Mts	1650 Sq.mts	Sy No.254 Sub. Div No.7	S.No. 254 Sub. Div. No. 6	ROAD	ROAD	ROAD	NIL.
Village : Salvador-do-Mundo Taluka : Bardez								

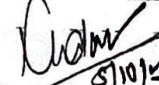
Remarks:-

1. The applicant has paid conversion fees of Rs.1,86,450/- (Rupees One Lakh Eighty Six Thousand Four Hundred Fifty Only) vide e-challan No.202300698879 dated 25/09/2023.
2. As per TCP Certificate No. TPBZ/ZON/8467/SDM/TCP-2021/1736 dated 22/04/2021 the plot falls in Settlement Zone (VP-2) 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-553/DCFN/TECH/2022-23/701 dated 21/07/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 04/08/2023.
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 **M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026**, here also hereunto set his/her hand on this 5<sup>th</sup> day of October 2023.

  
Dharampal Kukreja  
Authorised Director for  
**M/s D Pal Buildcon Private Limited**  
Applicant



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

Name and Signature of Witnesses

1. MR. ASIF SALEEM MAKRAHBI
2. MR. ADITYA TULSHIDAS PARAB

Complete address of Witness

1. L.H. G-43, EKTA NAGAR HOUSING BOARD
2. HNO-103, PIMPALWADA, AMONA, BACHOLER

We declare that **Dharampal Kukreja, Authorised Director, r/o 16/71, 3<sup>rd</sup> Floor Back Side, West Punjabi Bagh, New Delhi-110026**, 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. MR. ASIF SALEEM MAKRAHBI

2. MR. ADITYA TULSHIDAS PARAB

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 Salvador-do-Mundo Bardez-Goa.





# Government of Goa

Directorate of Settlement and Land records

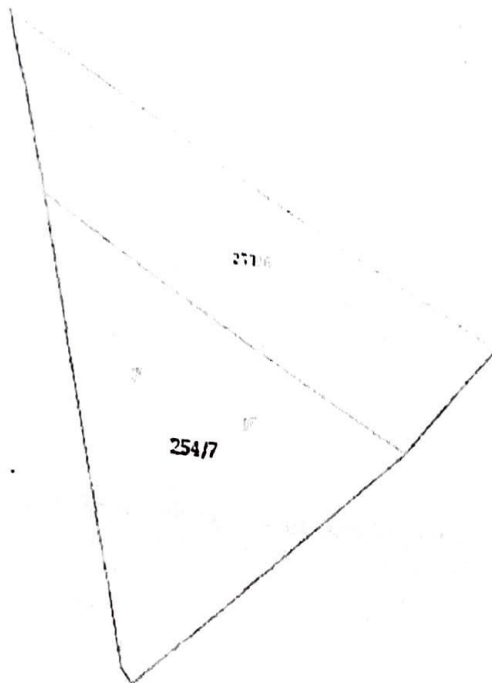
Survey Plan

Bardez Taluka, Salvador-Do-Mundo Village

Survey No.: 254, Subdivision No.: 7

Scale 1:1000

Reference No.: REV192331050



This record is computer generated on 29-03-2023 12:26:26. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



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

No. CAD3BAR05-23-284 / 1533

Date: - 05/10/2023

Read:- Application dated 26/05/2023 received from M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026, 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 M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026, being the occupant of the plot registered under Survey No. 254/6 situated at Salvador-do-Mundo 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. 254/6 of village Salvador-do-Mundo admeasuring 1525 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 FAR.

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.



Cont.



## APPENDIX - I

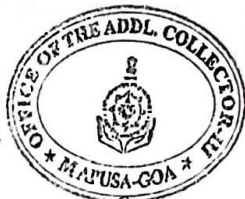
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
23.70 mts	86.93 Mts	1525 Sq.mts	Sy No.254 Sub. Div No.6	S.No. 254 Sub. Div. No. 5	S.No. 254 Sub. Div. No. 7	ROAD	ROAD	NIL
Village : Salvador-do-Mundo Taluka : Bardez								

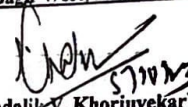
## Remarks:-

- The applicant has paid conversion fees of Rs.1,72,325/- (Rupees One Lakh Seventy Two Thousand Three Hundred Twenty Five Only) vide e-challan No.202300674606 dated 12/09/2023.
- As per TCP Certificate No. TPBZ/ZON/8469/SDM/TCP-2021/1737 dated 22/04/2021 the plot falls in Settlement Zone (VP-2) with permissible FAR 60.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No.5/CNV/BAR-552/DCFN/TECH/2022-23/700 dated 21/07/2023.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 04/08/2023.
- 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.
- 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 **M/s D Pal Buildcon Private Limited, Office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi-110026**, here also hereunto set his/her hand on this 5<sup>th</sup> day of October 2023.

  
Dharampal Kukreja  
Authorised Director for  
**M/s D Pal Buildcon Private Limited**  
Applicant



  
(Pundarik V. Khorjuvekar)  
Additional Collector-III  
North Goa District,  
Mapusa-Goa

Name and Signature of Witnesses

- MR. ASIF SALEEM MAWRABBI
- MR. ADITYA TULSHIDAS PARAS

Complete address of Witness

1. L.H.G-13 EKTA NAGAR, HOUSING CO-OP SOCIETY, ALTO PORWARI
2. HNO. 103 PIMPAL WAO, AMONA BELHI TALUK

We declare that **Dharampal Kukreja, Authorised Director, r/o 16/71, 3<sup>rd</sup> Floor Back Side, West Punjabi Bagh, New Delhi-110026**, 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. MR. ASIF SALEEM MAWRABBI
2. MR. ADITYA TULSHIDAS PARAS

To.

- The Town Planner, Town and Country Planning Department, Mapusa-Goa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Panchayat Salvador-do-Mundo Bardez-Goa.

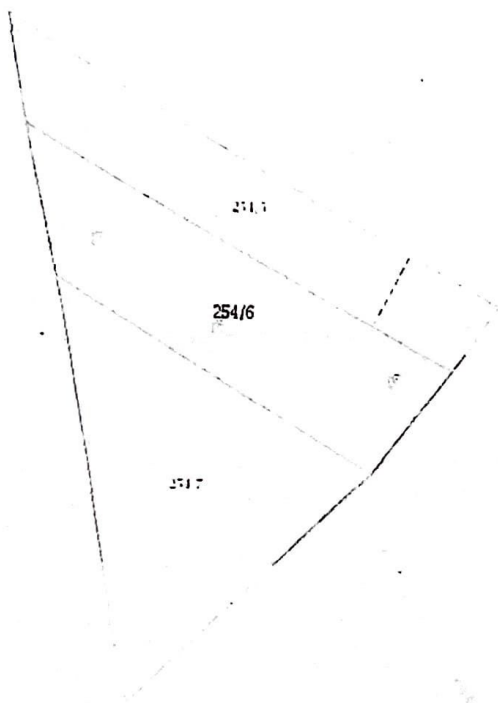


**Government of Goa**  
**Directorate of Settlement and Land records**

**Survey Plan**  
**Bardez Taluka, Salvador-Do-Mundo Village**  
**Survey No.: 254 , Subdivision No.: 6**

**Scale 1:1000**

**Reference No.: REV192331047**



This record is computer generated on 29-03-2023 12:26:35. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

**NOTE: PLAN TO BE PRINTED ON A4 SIZE**