



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in



No. RB/CNV/BAR/AC-1/79/2015

Read: Application dated 1/9/2015 from Amar Sheel Developers (P) Ltd. through its P.O.A. Mr. Vishal Singh r/o 69-Lajpat Nagar, Varani, Uttar Pradesh.

**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) **Amar Sheel Developers (P) Ltd.**, being the occupant of the plot registered under **Survey No. 378/5-B known as --** situated at **Anjuna 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. 378/5-B admeasuring 2095 Square Metres** 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 contravene 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.

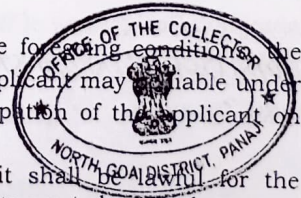
6 a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.



Contd....2

7. Code provisions applicable - Save as herein provided the grant shall be subject to provisions of the said Code and rules thereunder.

APPENDIX - I

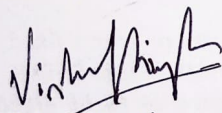
Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa)	BOUNDARIES				Remarks	
	North to	East to			5					6
	1	2			3	4	North	South		East
1.	114.60 mts	22.10 mts	2095 Sq.Mts	S.No. 378/5-B	S.No. 378/1, 1-K	Road	S.No. 378/5-C, 5-C-1	S.No. 378/5-D	NIL	

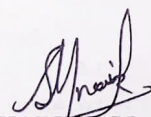
Village : Anjuna
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,93,300/- (Rupees Two Lakh Ninety Three Thousand Three Hundred Only) vide E-challan No.201500569235 dated 11/11/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2015-16/577 dated 20/10/2015.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1908/TCP-15/3386 dated 23/10/2015.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. Proposed construction in plot shall be 7.50 mtrs + 3.00 mtrs = 10.50 mtrs from the centre line of the existing road towards southern side of the property.

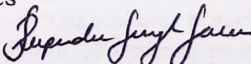

In witness whereof the ADDITIONAL COLLECTOR- I OF NORTH GOA district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the Mr. Vishal Singh P.O.A. for Amar Sheel Developers (P) Ltd., here also hereunto set his hand on this 23rd day of November, 2015.


(Vishal Singh)
P.O.A.


(SWAPNIL M. NAIK)
Additional Collector - I



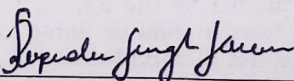

Signature and Designature of Witnesses

1. RUPINDER SINGH SAREEN 
2. NAVY DHALWAH 

Complete address of Witness

1. Coltage No 1, WPN, New Delhi
2. ED-126 7th New Delhi.

We declare Mr. Vishal Singh, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

1. 
2. 

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 Anjuna, Bardez -Goa.

Subject to

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

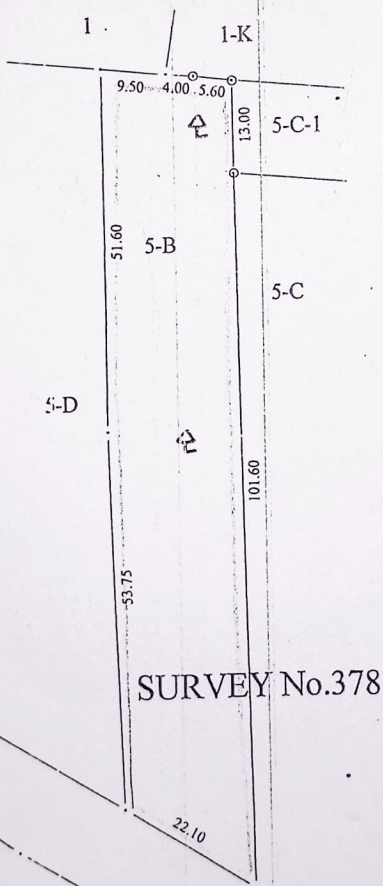
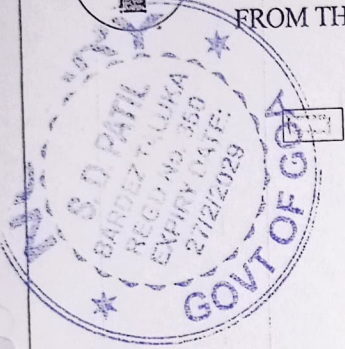
PLAN

OF THE LAND BEARING SUB-DIV. No. 5-B OF SURVEY No. 378 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. AMAR SHEEL DEVELOPERS (P) LTD CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-I/79/2015 DATED 26-10-2015 FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.



SCALE : 1:1000

AREA APPLIED FOR CONVERSION. 2095 Sq. Mts.



PREPARED BY

[Signature]
04/11/15

VIVEK BUDE
Field Surveyor

[Signature]
5/11/15

A. V. VAIGANKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



VERIFIED BY:

[Signature]
4/11/15

RESHMA DHARGALKAR,
Head Surveyor

SURVEYED ON: 02/10/2015

FILE NO: 8/CNV/MAP/259/15

[Handwritten mark]



Certified True Copy

S. D. Patil
S. D. Patil
Advocate & Notary
Mapusa, Bardez, Goa.
Reg. No. _____

1874/2024
16/12/2024

