



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

No. 4/66/CNV/AC-III/2019/243

Date: -17/02/2020

Read: Application dated 14/02/2019 received from M/S P. D. Kamat and Sons, r/o Laxmi Bhuvan, 2<sup>nd</sup> Floor, Feira Baixa, Opp. State Bank of India, Mapusa, Bardez 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 thereunder by M/S P. D. Kamat and Sons, r/o Laxmi Bhuvan, 2<sup>nd</sup> Floor, Feira Baixa, Opp. State Bank of India, Mapusa, Bardez Goa, being the occupant of the plot registered under Survey No. 7/6 situated at Nachinola 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. 7/6 admeasuring 767 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 thereunder.





## APPENDIX - I

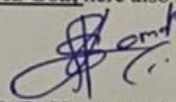
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	
36.00 mts	49.85 mts	767.00 Sq.mts	Sy No.7 Sub. Div No.6 (Part)	S. No. 7 Sub. Div. No. 6,19	Sy No.7 Sub.Div. 19	Sy. No. 7, Sub-Div.7	S. No. 7 Sub-Div. No. 19	NIL

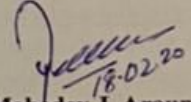
Village : Nachinola  
Taluka : Bardez

**Remarks:-**

- The applicant has paid conversion fees of Rs.78,234/- (Rupees Seventy Eight Thousand Two Hundred Thirty Four Only) vide e-challan No.202000103705 dated 24/01/2020.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5156/NACH/TCP-19/5945 dated 04/12/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1182/DCFN/TECH/2018-19/90/133 dated 17/04/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2019/2272 dated 28/03/2019.
- 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 by **M/S P. D. Kamat and Sons, r/o Laxmi Bhuvan, 2<sup>nd</sup> Floor, Feira Baixa, Opp. State Bank of India, Mapusa, Bardez Goa**, here also hereunto set his/her hand on this 17<sup>th</sup> day of February, 2020.

  
M/S P. D. Kamat and Sons  
Through P.O.A  
Shambhu P. Kamat

  
(Mahadev J. Araundekar)  
Additional Collector III  
North Goa District  
Mapusa-Goa





Name and Signature of Witnesses

- Romesh Valmiki 
- Kishor G Nair 

Complete address of Witness

- H.NO. 57/9, Dattawadi mapusa - Goa
- Dub mava GEA H.No. 2

We declare that **Mr. Shambhu P. Kamat, r/o Cottarbhat, Aldona, Bardez Goa**, 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.

- Romesh Valmiki 
- Kishor G Nair 

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, Nachinola Bardez -Goa.

Remarks	
6	
East	West
No. 7, -Div.7	S. No. 7 Sub-Div. No. 19




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

**PLAN**

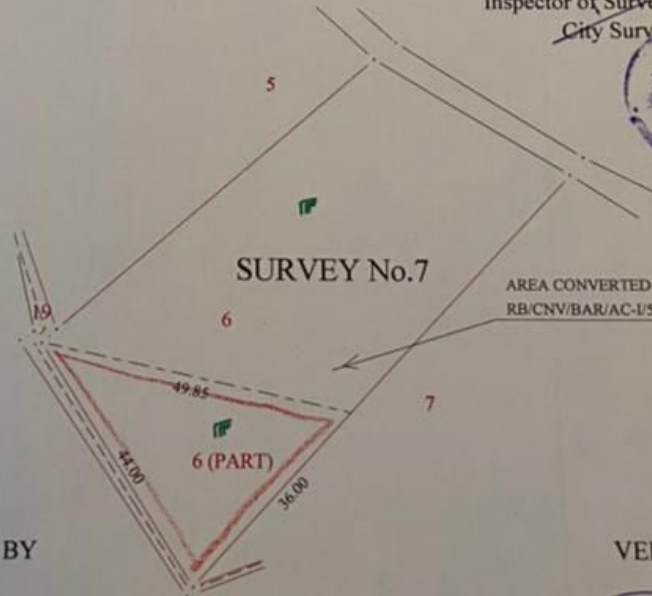
OF THE LAND BEARING SUB-DIV. No. 6 (PART) OF SURVEY No. 7 SITUATED AT NACHINOLA VILLAGE OF BARDEZ TALUKA APPLIED BY M/S. P.D. KAMAT AND SONS CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/66/CNV/AC-III/2019/1580 DATED 12-12-2019 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.



SCALE : 1:1000

 AREA PROPOSED TO BE CONVERTED . ..... 767 Sq. Mts.

*Rajesh R. Patkuchelkar*  
 RAJESH R. PATKUCHELKAR  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa



AREA CONVERTED VIDE SANAD NO. RB/CNV/BAR/AC-1/56/2015 DATED 20/11/2015

PREPARED BY

*Vivek Bude*  
 13/01/2020

VIVEK BUDE  
 Field Surveyor

VERIFIED BY:

*Yogesh B. Mashelkar*

YOGESH B. MASHELKAR  
 Head Surveyor

*Yogesh B. Mashelkar*  
 18-02-20  
 Additional Collector - III  
 North, Mapusa - Goa

SURVEYED ON: 06/01/2020

FILE NO: 8/CNV/MAP/426/19

GOA District, has and by M/S P. D. of India, Mapusa, D.

(Araundekar) Collector III



Mapusa - Goa

A H. No. 21

who have be, and that





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-1/56/2015

**Read: Application dated 9/6/2015 from Mr. Yeshwant P. Dhond, Mrs. Indira Y. Dhond, and Mrs. Rukmini N. Dhond through their P.O.A. Mr. Shambhu Pandurang Kamat.**

**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) **Yeshwant P. Dhond, Indira Y. Dhond, and Rukmini N. Dhond,** being the occupants of the plot registered under **Survey No. 7/6 known as Vaigui Vado** situated at **Nachinola Bardez Taluka** (hereinafter referred to as "the applicants, 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. 7/6 admeasuring 2433 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 applicants 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 applicants 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 applicants 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 applicants shall pay all taxes, rates and cesses liable on the said land.

**5.Penalty clause** - (a) If the applicants contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicants on payment of such fine and assessment as he may direct.

(b) Not withstanding 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 applicants 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 applicants.

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 applicants.

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 the provisions of the said Code and rules thereunder.

APPENDIX - I

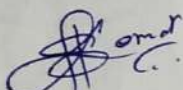
Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa)	BOUNDARIES				Remarks
	North to	East to			5				
	1	2	3	4	North	South	East	West	
1.	68.00 mts	49.80 mts	2433 Sq.Mts	S.No. 7/6(PART)	Existing Road & S.No. 7/5	S.No. 7/6	S.No. 7/7	S.No. 7/5, 19	NIL


Village : Nachinola  
Taluka : Bardez

Remarks:-


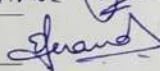
1. The applicant has paid conversion fees of Rs. 3,40,620/- (Rupees Three Lakh Forty Thousand Six Hundred Twenty Only) vide E-challan No.201500575146 dated 4/11/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2015-16/336/960 dated 28/7/2015.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1766/TCP-15/2587 dated 12/8/2015.
4. The development/construction in the plot shall be governed as per laws/rules in force.

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. Shambhu Pandurang Kamat P.O.A. for Mr. Yeshwant P. Dhond, Mrs. Indira Y. Dhond, and Mrs. Rukmini N. Dhond**, here also hereunto set his hand on this 20<sup>th</sup> day of November, 2015.

  
**(Shambhu P. Kamat)**  
P.O.A.

  
**(SWARNIL M. NAIK)**  
Additional Collector


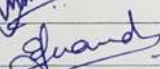
Signature and Designature of Witnesses

1. MAYUR M Chincharikar 
2. Edwin fernandes 

Complete address of Witness

1. H. No:- 33 - 'MATRUCHAYA', KUMYA MORAJ, GUERIM MAPUSA 411-41
2. H no 116, Barw Alh, Assagaw Goa 40310

We declare **Mr. Shambhu Pandurang Kamat**, 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 Nachinola, Bardez -Goa.



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

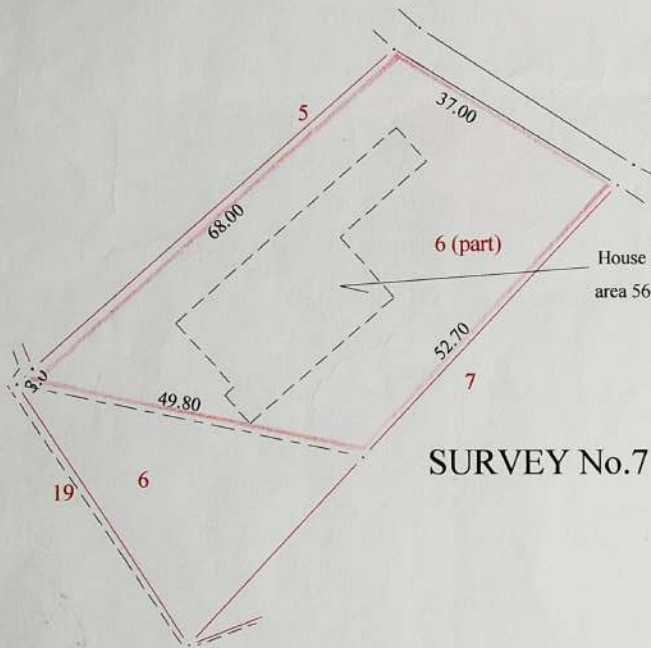
PLAN



OF THE LAND BEARING SUB-DIV. No. 6 OF SURVEY No. 7 SITUATED AT NACHINOLA VILLAGE OF BARDEZ TALUKA APPLIED BY MR. YESHWANT PUNDALIK DHOND & OTHERS CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-1/56/2015 DATED 17/08/2015 FROM THE OFFICE OF ADDITIONAL COLLECTOR-I, NORTH GOA DISTRICT, PANAJI GOA.

SCALE : 1:1000

 AREA APPLIED FOR CONVERSION. .... 2433 Sq. Mts.



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



House in delapidated condition admeasuring area 560sqmt. included in conversion area.

SURVEY No.7



PREPARED BY

*Signature*

CHANDRASHEKAR G. CHARI  
Field Surveyor

VERIFIED BY:

*Signature*  
6/9/15

RESHMA R. DHARGALKAR  
Head Surveyor

SURVEYED ON: 24/08/2015

FILE NO: 8/CNV/MAP/212/15