



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

No. 4/334/CNV/AC-III/2021/91

Dated : - 09/02/2022

Read: Application dated 27/08/2021 received from Mr Saurabh R. Sangekar, Archana S Sangekar, Akbar A. Jaffer, Zeenat A Jaffer, Heena K Jaffer, Zeenat A Jaffer and Muntaz A Jaffer r/o Sundar Sadan, 5<sup>th</sup> Floor, 63-A Proctor Road, Mumbai 400004, 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 Mr Saurabh R. Sangekar, Archana S Sangekar, Akbar A. Jaffer, Zeenat A Jaffer, Heena K Jaffer, Zeenat A Jaffer and Muntaz A Jaffer r/o Sundar Sadan, 5<sup>th</sup> Floor, 63-A Proctor Road, Mumbai 400004, being the occupant of the plot registered under Survey No. 48/4 situated at Moiria Village in 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. 48/4 admeasuring 8200 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 Mapusa shall not be held responsible for the same. And the applicant shall be safely 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 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 Local bodies shall verify the ownership documents while granting the construction licence.

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





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APPENDIX - I

Length and Breadth	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
			North	South	East	West	
1	2	3	4	5			
109.50 mts	89.00 mts	8200 Sq.mts	Survey No 48 Sub Div No 4 (Part)	NALLA	ROAD	Survey No. 48 Sub Div No 16,15 & NALLA & Sr No 48/4	

Village MOIRA  
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 12,30,000/- (Rupees Twelve Lakhs Thirty Thousands Only) vide e-challan No.202200083367 dated 29/01/2022.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2021/6740 dated 10/12/2021.
3. As per TCP Zoning certificate No. TPBZ/ZON/8672/MOIRA/TCP-2021/2558 dated 30/06/2021 the plot fall in Settlement VP-2 Zone with FAR-60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. S/CNV/BAR-155/DCFN/TECH/2021-22/577 dated 15/12/2021.
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. Mundkari rights and Mundkari area should not be disturbed and should be protected if any.
8. The applicant has submitted affidavit cum undertaking dt 06/01/2022 executed by Adv. Anita P. Patil Reg No.4 dated 06/01/2022, Page No. 81 having inward No. 178 dated 09/02/2022.
9. The applicant has submitted POA dated 03/02/2022 executed by Pallavi R. Marathe Reg No. 26 dated 03/02/2022 Page No 29 having Inward No 178 dated 09/02/2022.

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 Mr Saurabh R. Sangekar, Archana S Sangekar, Akbar A. Jaffer, Zeenat A Jaffer, Heena K Jaffer, Zeenat A Jaffer and Mumtaz A Jaffer r/o Sundar Sadan, 5<sup>th</sup> Floor, 63-A Proctor Road, Mumbai 400004, here also hereunto set his/ her hand on this 09 day of February, 2022.

Mr. Rajesh Kamat

POA holder for

Mr Saurabh R. Sangekar, Archana S Sangekar, Akbar A. Jaffer, Zeenat A Jaffer, Heena K Jaffer, Zeenat A Jaffer, Mumtaz A Jaffer Applicants

Name and Signature of Witnesses

1. Maruti G. Talwar

2. Raghuba Ajinkya A. Naik



(Narayan M. Gad)  
Additional Collector III  
North Goa District,  
Mapusa-Goa

Complete address of Witnesses

1. 42, Anganwadi Nagar, N.P. T. Colony, Por 2678, Anyawade, Candola Ponda Goa

We declare that Mr. Rajesh Kamat POA holder for Mr Saurabh R. Sangekar, Archana S Sangekar, Akbar A. Jaffer, Zeenat A Jaffer, Heena K Jaffer, Zeenat A Jaffer and Mumtaz A Jaffer r/o Sundar Sadan, 5<sup>th</sup> Floor, 63-A Proctor Road, Mumbai 400004 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. Maruti G. Talwar

2. Raghuba Ajinkya A. Naik

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, Moira, Bardez- Goa.



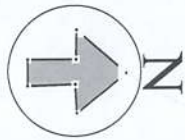


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA

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PLAN

Of the Land bearing Sub. Div. No.4(Part) of Survey No.48,  
Situated at Moira village of Bardez Taluka,  
Applied by Saurabh Ramesh Sangekar & Others,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. 4/334/CNV/AC-III/2021/10 dated 04-01-2022,  
From the Office of the Additional Collector-III, Mapusa-Goa.



SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----8200 Sq. Mts.



*here*  
**(RAJESH R. PAI KUCHELKAR)**  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



*[Signature]*  
**SAMIR A. NAIK**  
Field Surveyor

SURVEYED ON: 10/01/2022

*[Signature]*  
**YOGESH B. MASHELKAR**  
Head Surveyor

FILE No. 8/CNV/MAP/01/2022