



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

No. 4/228/CNV/AC-III/2019/164

Date : - 31/01/2020

Read: Application dated 20/06/2019 received from Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, John Abraham and Abraham J. Abraham through power of attorney holder Shri. Dasharath Kashinath Kalangutkar r/o. H.No.719, Dando wada, Nerul, Bardez - Goa received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

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 Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, John Abraham and Abraham J. Abraham through power of attorney holder Shri. Dasharath Kashinath Kalangutkar r/o. H.No.719, Dando wada, Nerul, Bardez - Goa , being the occupant of the plot registered under Survey No. 79/3-B situated at Reis-Magos, 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. 79/3-B admeasuring 3648 Sq. mtrs be the same a little more or less for the purpose of Residential with 80 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/

...2...
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Rema
North to South	East to West			5				
1	2	3	4	North	South	East	West	
35.15 mts	107.30 mts	3648 Sq.mts	Survey No. 79 Sub Div No.3-B (PART)	Survey No. 79 Sub Div No.1	Survey No. 79 Sub Div No. 3-D	Survey No. 79 Sub Div No. 3-B, ROAD	Survey No. 79 Sub Div No. 2 S.No.27	NIL

Village : Reis Magos
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.605568 /- (Rupees Six Lakhs Five Thousand Five Hundred Sixty Eight Only) vide e-challan No.202000103950 dated 28/01/2020,
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5737/RM/TCP-19/5281 dated 22/11/2019 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-318/DCFN/TECH/2019-2020/789 dated 22/10/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2019/3578 dated 08/08/2019.
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 **Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, John Abraham and Abraham J. Abraham** through power of attorney holder **Shri. Dasharath Kashinath Kalangutkar** r/o. H.No.719, Dando wada, Nerul, Bardez - Goa here also hereunto set his/ her hand on this 31st day of January, 2020.

(Dasharath Kashinath Kalangutkar)
P.O.A of Applicants

(Mahadev J. Araundekar)
Additional Collector III



Name and Signature of Witnesses

1. MANOJ R. MANDREKAR
2. UDAY R. NAIK

Complete address of Witnesses

1. H.No. 366, TETA WADA, NI
2. H.No. 737, NERUL, MAHIL

We declare by **Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, John Abraham and Abraham J. Abraham** through power of attorney holder **Shri. Dasharath Kashinath Kalangu** r/o. H.No.719, Dando wada, Nerul, Bardez - 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 presence.

1. MANOJ R. MANDREKAR
2. UDAY R. 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 Reis Magos 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. 3-B (PART) OF SURVEY No. 79 SITUATED AT REIS MAGOS VILLAGE OF BARDEZ TALUKA APPLIED BY KASU DHRUTI REDDY, KASU JYOSTNA REDDY, THOMAS ABRAHAM, JOHN ABRAHAM and ABRAHAM J ABRAHAM CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/228/CNV/AC-III/2019/1558 DATED 10-12-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 3648 Sq. Mts.



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

S. No.28

S. No.27

3-B (PART)

3-D

SURVEY No.79

PREPARED BY

[Signature]
28/12/19

VIVEK BUDE
Field Surveyor

VERIFIED BY:

[Signature]

YOGESH B. MASHELKAR.
Head Surveyor

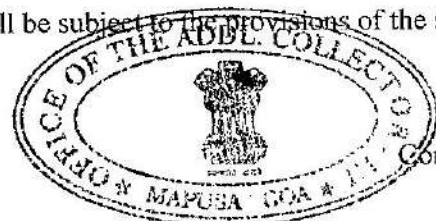
SURVEYED ON: 18/12/2019

[Signature]
31-01-20
Additional Collector - III
North, Mapusa - Goa

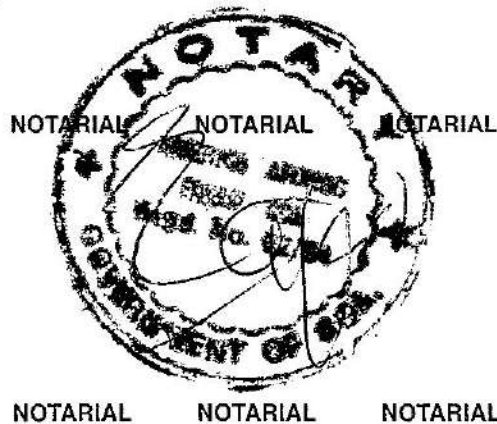
FILE NO: 8/CNV/MAP/411/19

- 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/_



CERTIFIED
TRUE COPY
OF ORIGINAL

REG. No. 43/2020

DATE 08-02-2020

EMERIK U. AFONSO
ADVOCATE & NOTARY
JOHN PAUL BLDG.
GARDEN SQUARE
PANAJI - GOA

1. NANDA R. MANOJIKR (N)
2. PRABU UDAY R. NOLIK

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 Reismagos Bardez Goa



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

No. 4/229/CNV/AC-III/2019/165

Dated: - 31/01/2020



Application dated 20/07/2019 received from Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, Jhon Abraham and Abraham J. Abraham, through constituted attorney Dasharath Kashinath Kalangutkar R/o. Nerul-Bardez, Goa received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

(Schedule 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 Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, Jhon Abraham and Abraham J. Abraham, through constituted attorney Dasharath Kashinath Kalangutkar r/o H. No. 719, Dando Wada, Nerul-Bardez, Goa being the occupant of the plot registered under Survey No. 79/3-D, Situated at Reis Magos-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. 79/3-D admeasuring 3,671 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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.

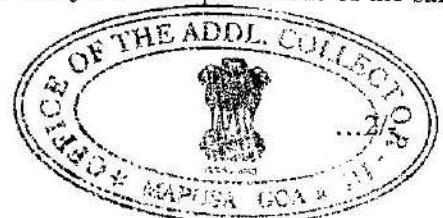
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 .



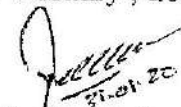
Length and Breadth		Total Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
35.50 Mts	103.45 Mts	3174	Survey No. 79 Sub Div.No. 3-D(Part)	S. No. 79 Sub. Div No. 3-B	S. No. 79 Sub. Div No. 3	S. No. 79 Sub. Div No. 3-D	S. No. 27 Sub. Div No. 1	
Village : Reis Magos Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.526884/- (Rupees Five Lakhs Twenty Six Thousand Eight Hundered and Eighty Four Only) vide e-challan No.202000091406 dated 22/01/2020.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5652/RM/TCP/19/5318 dated 26/11/2019 with the following conditions:
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-319/DCFN/TECH/2019-20/790 dated 22/10/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv./2019/3577 dated 08/08/2019.
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

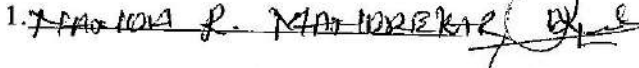
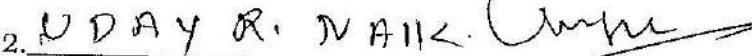
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, Jhon Abraham and Abraham J. Abraham, through constituted attorney Dasharath Kashinath Kalangutkar r/o H. No. 719, Dando Wada, Nerul-Bardez, Goa here also hereunto set his hand on this 31st day of January, 2020.


(Dasharath Kashinath Kalangutkar)
P.O.A of Applicants


(Mahadev J. Araundekar)
Additional Collector III



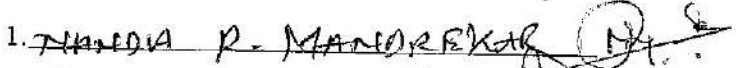
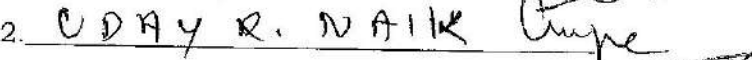
Signature and Designation of Witnesses

1.  NANDHA R. MANIANDEKAR
2.  UDAY R. NAIK

Complete address of Witness

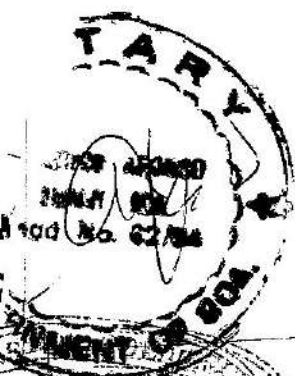
1. H. No. 366, Dando Wada Nerul
2. H. No. 737 Nerul - Mahimma

We declare Kasu Dhruthi Reddy, Kasu Jyotsna Reddy, Thomas Abraham, Jhon Abraham and Abraham J. Abraham, through constituted attorney Dasharath Kashinath Kalangutkar r/o H. No. 719, Dando Wada, Nerul-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.

1.  NANDHA R. MANIANDEKAR
2.  UDAY R. NAIK

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 Sarnanch. Village Panchayat Reis Magos. Bardez -Goa.



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

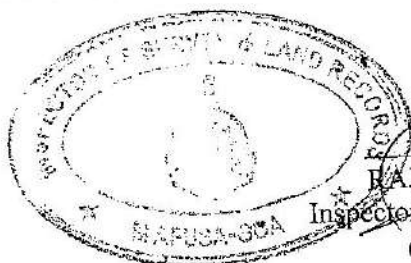
PLAN

OF THE LAND BEARING SUB-DIV. No. 3-D (PART) OF SURVEY No. 79 SITUATED AT REIS MAGOS VILLAGE OF BARDEZ TALUKA APPLIED BY KASU DHRUTI REDDY, KASU JYOSTNA REDDY, THOMAS ABRAHAM, JOHN ABRAHAM and ABRAHAM J ABRAHAM CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/229/CNV/AC-III/2019/1559 DATED 10-12-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

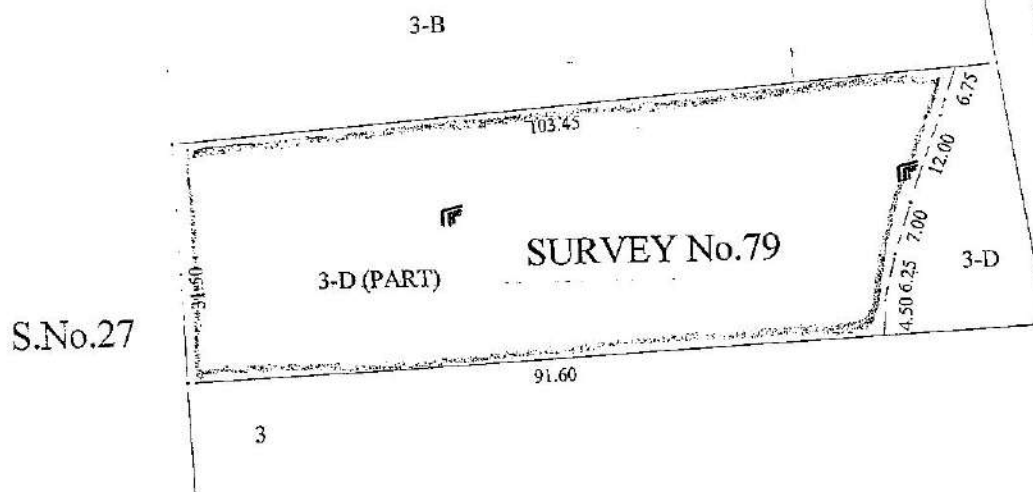
SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 3174 Sq. Mts.



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



PREPARED BY

[Signature]
VIVEK BUDE
Field Surveyor

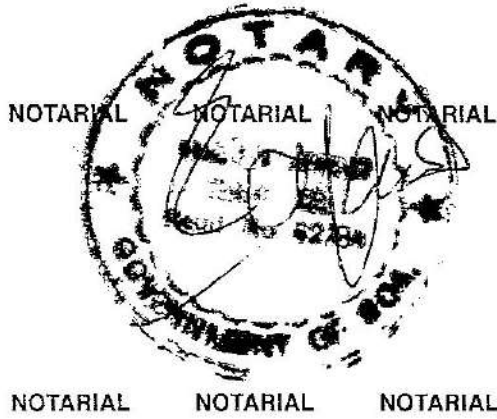
VERIFIED BY:

[Signature]
YOGESH B. MASHELKAR
Head Surveyor


SURVEYED ON: 18/12/2019

[Signature]
Additional Collector - III
North, Mapusa - Goa

FILE NO: 8/CNV/MAP/412/19



CERTIFIED
TRUE COPY
OF ORIGINAL
REG. No. 44/2020
DATE 08-02-2020


EMERICO AFONSO
ADVOCATE & NOTARY
JOHN PAUL BLDG.
GARDEN SQUARE
PANAJI - GOA