

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

No. 4/73/CNV/AC-III/2020/596

Dated :- 12/05/2021

Read: Application dated 02/06/2020 received from Mr. Meghshyam R. Arolkar, Mrs. Pooja M. Arolkar, Mrs. Kamini Ashok Arolkar, Mrs. Kavita Nikhil Sawant, Mr. Nikhil J. Sawant, Mr. Vijay R. Talawanekar and Mr. Raju B. Talawanekar all r/o Dhuler, Bardez-Goa all r/o Dhuler, 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 there under by Mr. Meghshyam R. Arolkar, Mrs. Pooja M. Arolkar, Mrs. Kamini Ashok Arolkar, Mrs. Kavita Nikhil Sawant, Mr. Nikhil J. Sawant, Mr. Vijay R. Talawanekar and Mr. Raju B. Talawanekar all r/o Dhuler, Bardez-Goa, being the occupant of the plot registered under P.T.Sheet No 86 of Chalta No 29 situated at Siolim, 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 P.T.Sheet No 86 of Chalta No 29 admeasuring 733 Sq. mtrs be the same a little more or less for the purpose of Residential with 100 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.

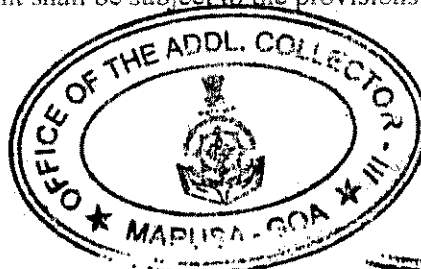
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.



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APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
29.50 mts	34.40 mts	733 Sq.mts	P.T.Sheet No 86 of Chalta No 29 (Part)	ROAD	P.T.Sheet No 86 of Chalta No. 30	ROAD	ROAD	

Village : Mapusa-City  
Taluka : Bardez

**Remarks :-**

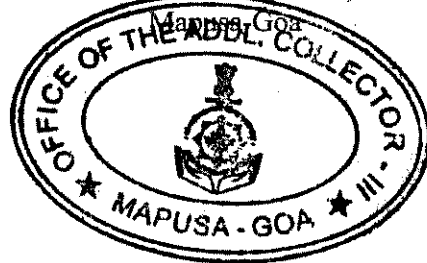
- The applicant has paid conversion fees of Rs.1,75,920/- (Rupees One Lakh Seventy Five Thousands Nine Hundred Twenty Only ) vide e-challan No.202100040188 dated 14/01/2021.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, 7Mapusa vide his report No. TPB/6256/MAPUSA/TCP-20/2524B dated 08/07/2020 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-55/DCFN/TECH/2019-20/216 dated. 28/07/2020.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2020/3001 dated 24/06/2020.
- 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 Mr. Meghshyam R. Arolkar, Mrs. Pooja M. Arolkar, Mrs. Kamini Ashok Arolkar, Mrs. Kavita alias Ratnabai A. Arolkar, Mr. Nitin Sawant, Mr. Vijay R. Talawanekar and Mr. Raju B. Talawanekar all r/o Dhuler, Bardez- Goa here also hereunto set his/ her hand on this 12<sup>th</sup> day of May, 2021.

MAHESH DATTARAM NARVEKAR

Mr. Mahesh Dattaram Narvekar  
POA holder for  
Mr. Mr. Meghshyam R. Arolkar  
Mrs. Pooja M. Arolkar  
Mrs. Kamini Ashok Arolkar  
Mrs. Kavita Nikhil Sawant  
Mr. Nikhil Jaywant Sawant & Mr. Vijay R. Talawanekar  
Mr. Raju B. Talawanekar  
Applicants

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



Name and Signature of Witnesses

- SURESH K. KULAM
- XAMARAV V. PERNEKAR

Complete address of Witnesses  
S/o. KRISHNA KULAM NR. KRISHNA TEMPLE  
1. H.NO. 93/10, SATIGANWADO, KANOLIM MAPUSA  
2. 477 ABBAS WADO BEHIND SUMA BUILDING  
CANCA, NORTH GOA.

We declare that Mr. Mahesh Dattaram Narvekar POA holder for Mr. Meghshyam R. Arolkar, Mrs. Pooja M. Arolkar, Mrs. Kamini Ashok Arolkar, Mrs. Kavita Nikhil Sawant, Mr. Nikhil J. Sawant, Mr. Vijay R. Talawanekar and Mr. Raju B. Talawanekar all r/o Dhuler, 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 our presence.

- SURESH K. KULAM
- XAMARAV V. PERNEKAR

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 Chief Officer Mapusa, Municipal Council Mapusa Goa .

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



PLAN

OF THE LAND BEARING CHALTA . No.29 (PART) OF P.T.SHEET No. 86  
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,  
APPLIED BY SHRI. MEGHSHYAM R. AROLKAR and SIX OTHERS  
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE  
PURPOSE, VIDE CASE NO.4/73/CNV/AC-III/2020/760 DATED 10-09-2020  
FROM THE OFFICE ADDITIONAL COLLECTOR -III., MAPUSA-GOA.

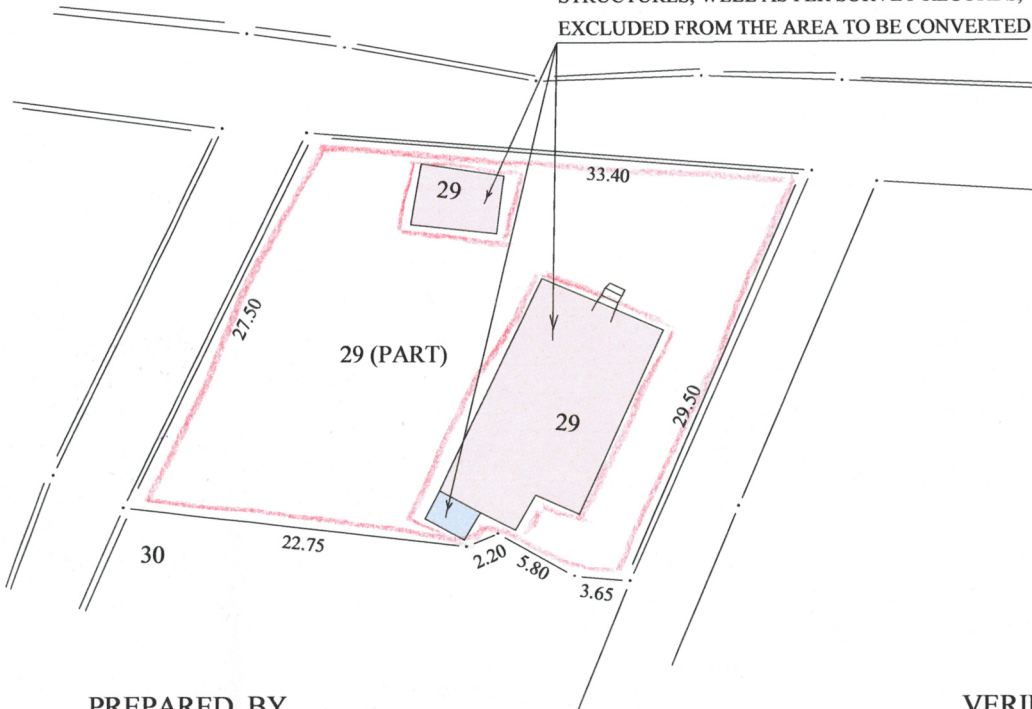
SCALE : 1:500

 AREA APPLIED FOR CONVERSION. .... 733 Sq. Mts.

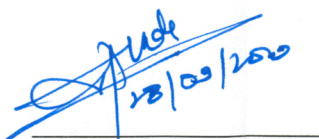


RAJESH R. PAI KUCHELKAR  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

STRUCTURES, WELL AS PER SURVEY RECORDS,  
EXCLUDED FROM THE AREA TO BE CONVERTED.



PREPARED BY


  
12/09/2020

VIVEK BUDE.  
Field Surveyor

VERIFIED BY



YOGESH B. MASHELKAR.  
Head Surveyor

  
12.05.21  
ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa