



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

No. 4/118/CNV/AC-III/2017 /1494

Date: 22/ 12/2017

Read: Application dated 05/09/2017 received from Coicao Estibeirol alias Conceicao Estibeirol R/o Ambirna, Socorro, 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 Coicao Estibeirol alias Conceicao Estibeirol R/o Ambirna, Socorro, Bardez-Goa being the occupant of the plot registered under Survey No.407/5 situated at Socorro 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. 407/5 admeasuring 1790 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 thereunder.

Cont..2/



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	6
20.65 mts	100.35 mts	1790 Sq.mts	Sy No.407 Sub Div No.5 (PART)	S.No.407 Sub.Div No.4	Sy No.407 Sub Div No.6,6-B, 6-C, 6-J	Sy.No.321 Sub Div. No.8,9	Sy No. 407 Sub Div No.5	NIL THE ADI

Village : Socorro

Taluka : Bardez

Village : Socorro
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 3,60,000/- (Rupees Three lakhs Sixty thousand only) vide e-challan No. 201700875509 dated 06/12/2017.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/3261/SOC/TCP-17/3167 dated 23/10/2017 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-235/DCFN/TECH/2017-18/317 dated 18/07/2017.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2017/2932 dated 10/07/2017.
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.
8. In case it is revealed that applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.

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 **Coicaao Estibeiuro alias Conceicao Estibeiuro R/o Ambirna, Socorro, Bardez-Goa** here also hereunto set his hand on this 22nd day of December, 2017.

Coicaao Estibeiuro alias Conceicao Estibeiuro

Applicant

Through Power of Attorney
Mandakini D. Harmalkar

Name and Signature of the witness

1. Rohan S. Varaska
2. Padmajee P. Sawant

(Dasharath M Redkar)
Additional Collector III
North Goa District
Mapusa - Goa.



Complete address of Witness

1. porvorim Bardez Goa Huse No. 1032
2. H.No.: 257 Khutwal Pernem Goa.

We declare **Mandakini D. Harmalkar R/o H.No.730, Sodiem, Siolim, 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.

1. Rohan S. Varaska
2. Padmajee P. Sawant

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 Socorro, Bardez -Goa.

MAPUSA. GOA

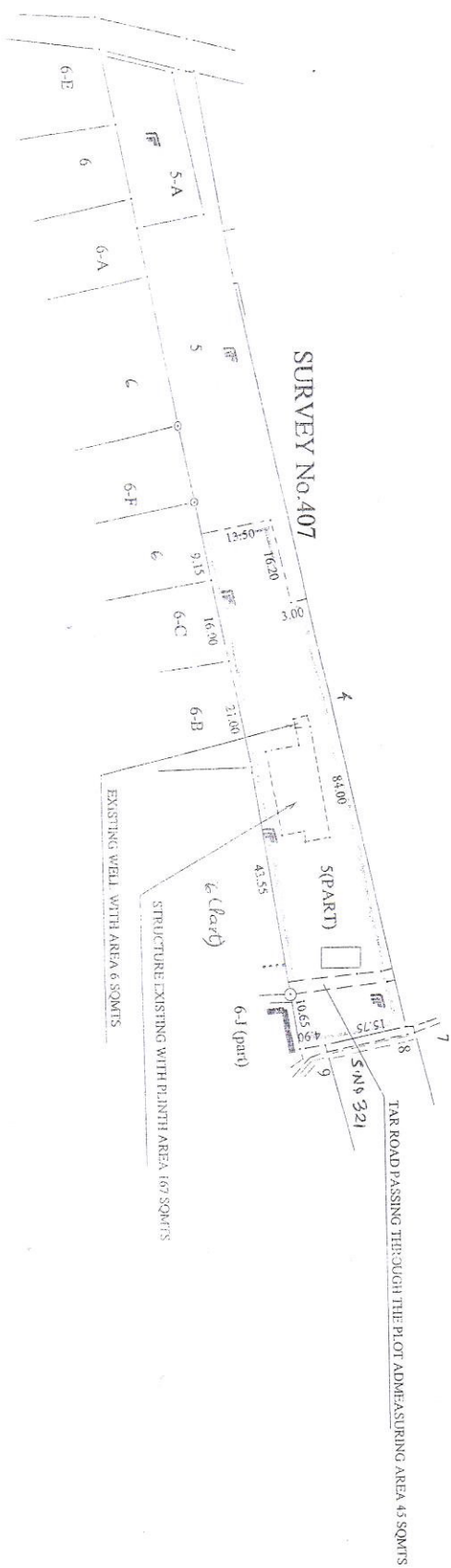
PLAN

OF THE LAND BEARING SUB-DIV. No. 5 (PART) OF SURVEY No. 407 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY COLCAO ESTIBEIRO *alias* CONCEICAO FERNANDES CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/118/CNVAC/JUD2017/1304 DATED 13-11-2017 FROM THE OFFICE OF ADDITIONAL COLLECTOR-JIL, MAPUSA - BARDEZ, GOA.

SCALE : 1:1000

AREA PROPOSED TO BE CONVERTED. 1790 Sq. Mts.

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



PREPARED BY:

WILEY-BLIND
Field Supervisor

SURVEYED ON: 2/11/2017

Admission Collectors
W. J. H. Jones - Ed.

VERIFIED BY:

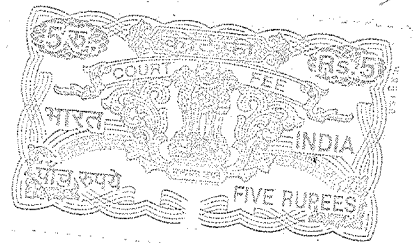
MINIMA DHARMAKAR
Lead Surveyor

REC'D CIVIL RIGHTS DIV.

TO BE SUBMITTED
IN TRIPLICATE

SCHEDULE - I

(See Rule 3)



Form of Application under sub-section (1) of Section 32 of the Goa Land Revenue Code, 1968

original
only

To,

The Collector of M. APUSA, BARDEZ - GOA,
Sub-Divisional Officer
The Mamlatdar

Sir,

SONO DAB RAL

I/We MR. AMAN ISANI (RAJESH U. TARKAR, P.O.A. Holder to Owner) residing
at RAJDEEP RESIDENCY, Nagli, Donapaula Taluka DONAPAUHA in District TISWADI hereby
apply for permission to use the land described below which is:—

*(a) assessed or held for the purpose of agriculture for the non-agricultural purpose/purpose of

*(b) assessed or held for non-agricultural purposes of RESIDENTIAL
for the non-agricultural purpose/purpose of

*(c) assessed or held for the non-agriculture purpose of for the
same purpose but in relaxation of condition**

imposed at the time of grant of land of permission for such non-agricultural use viz.

2. I annex to this application:—

- certified copy of record of right in respect of land as it is existed at the time of application.
- a sketch or lay out of the site in question (in triplicate) showing the location of the proposed building or other works for which permission is sought and the nearest roads or means of access.
- written consent of the tenant/superior holder occupant.

3. I also furnish the following information:—

- Full name of the applicant MR. RAJESH U. TARKAR, POA Holder for OWNERS Vide
POA dt. 9/02/2021 & executed before Notary Adv. Shashikant Nekar, Paym
Reg NO 406 dt. 12/02/2021
- Full postal address R/o. Rajdeep Residency, Raviraj Colony, Akagali hills, Pinapula
Tiswadi Goa
- Occupation Business
- Village, taluka and district where the land is situated
Village SOCARMO Taluka Tiswadi District North - Goa
- Survey No./Hissa No. Survey No. 407/5 Hissa No.
area and assessment
rent of the land
Area 1185 m² assessment/rent of the
land

* Score out portion not applicable.

** Here state in brief the gist of conditions.

Purpose	Area in Sq. meters
Residential	1185 m ²
Industrial	
Commercial	
Any other non-agricultural purpose	

6. Area of the site of (5) above posed to be used.
7. Whether the applicant is occupant Class I or Class II or a tenant or a Government lessee.
8. Present use of the land whether any building exist thereon, if so, its use.
9. Whether the land is situated or included:— NA —
 - (a) in municipal area:
 - (b) in City Surveyed area:
 - (c) in or near cantonment area:
 - (d) near an airport or rly. station or rly. line or jail or prison or local public office or cremation or burial ground. If so, its approximate distance therefrom:
10. Whether electrical high transmission line pass over the land, if so, what is the distance thereof from the proposed building or other works. NA
11. Is the land under acquisition, if so state details.
12. Is there a road from where the land is easily accessible? State the name of the road, whether its highway, major district road or village road. What is the distance of the proposed building or other works from the centre of the road?
13. Is there no road adjoining the land. How is it proposed to provide for access to the site?
14. Was similar application made in past for non-agricultural use of this land and was it rejected? If yes, why?

I solemnly affirm that the information given above is true to the best of my knowledge and belief.

Place: Panaji
 Date: 25/10/2024

Rajdeep
 Builders

 Proprietor

(TO BE FILLED BY REVENUE OFFICER)

Date of receipt of the application

Stamp of the officer

Signature and designation of the receiver



Rajdeep
Builders
COMFORT FOR LIFE

5 YEARS WARRANTY
LIFETIME MAINTENANCE FOR 25 YEARS

102/c

11th April, 2022

To,
The Additional Collector,
Office of the Addl. Collector, North Goa District,
Mapusa, Bardez-Goa.

MAPUSA - GOA

INWARD NO. 522

DATE 12/04/2021

[Signature]
Clerk

SUB: Issuance of Sanad for balance area admeasuring 932 sq. mtrs., bearing Survey No. 407, Sub Division No. 5 of village Socorro, Taluka Bardez-Goa.

Respected Sir,

This is to bring to your kind notice that there exists a Plot of land in property known as "CORLICEM BHATA" or "KHORLECHEM BHAT" totally admeasuring 2975 sq. mtrs., bearing Survey No. 407, Sub-Division No. 5 of village Socorro, Taluka Bardez-Goa.

That the said Plot of land totally admeasuring 2975 sq. mtrs was owned by Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro and on her application dated 05/09/2017, this authority was pleased to issue Sanad dated 22/12/2017 for an area admeasuring 1790 sq. mtrs. for the purpose of Residential use with 80 F.A.R.

That subsequently Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro sold part of the said Plot admeasuring 2722 sq. mtrs. bearing survey no. 407/5 to the present owners i.e. Mr. Aman T. Issani and Mrs. Sonu Dabral vide Deed of Sale dated 08/01/2021 duly executed before the Sub Registrar of Ilhas, Panaji-Goa at Registration No. BRZ-1-210-2021 dated 18/01/2021.

That out of the balance area of 253 sq. mtrs., 45 sq. mtrs. is used by the existing road, and the rest 208 sq. mtrs. is in legal ownership and possession of Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro.

That we are the lawful Power of Attorney holders for present owners Mr. Aman T. Issani and Mrs. Sonu Dabral, vide POA dated 09/02/2021, executed before Advocate and Notary Shashikant V. Nabar, under Reg. No. 406 dated 12/02/2021.

That we wish to obtain Sanad for the balance area of 932 sq. mtrs., and in this respect kindly request you to do the needful.

That Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro has no objection for obtaining Sanad for the balance area of 932 sq. mtrs. in our name and that we are solely responsible in case of any future claims/disputes with respect to the same.

We are herewith requesting you to kindly process our application at the earliest.

Thanking you in anticipation,

Yours faithfully,

Prepared by:

[Signature]
Santosh A. Sawant

Verified by:

[Signature]
Mr. Milind Kamat Tarkar
(Liaisoning Manager)
7720847755

[Signature]
Senior Legal

Head Office: #708, 709 & 710, 7th floor, "Gera Imperium Star", Next to Central Library, Patto, Panaji-Goa, 403001.
Tel.: 0832-2957755, E-mail: admin@rajdeepbuilders.com

Warranty & Maintenance Dept: #UG-2, Upper Ground Floor, "Rajdeep Residency", Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa-403004, Tel.: 0832-2456860, Email: warranty@rajdeepbuilders.com

Branch Office: Shop No. B-5H-1, Ground Floor, Mevilton Heights, Navelim, Margao, Salcete, Goa-403707.