



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/409/CNV/AC-III/2018/758 Dated:- 22/05/2019

Read: Application dated 19/11/2018 received from M/s Balaji Realtors Office at 3<sup>rd</sup> Floor, Adwalparkar Avenue St.Inez, Panaji 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 Balaji Realtors Office at 3<sup>rd</sup> Floor, Adwalparkar Avenue St.Inez, Panaji Goa being the occupant of the plot registered under Survey No.557/14 Situated at Tivim 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. 557/14 admeasuring 749 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.



*(Handwritten signature)*

**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       |
| 31.50 mts          | 25.20 mts    | 749 Sq.mts             | Survey No. 557 Sub Div No.14 (Part)      | Sy.No.557 Sub Div.No3, 4 | Sy.No.557 Sub Div No.14 | Sy.No.557 Sub Div No.15 | Sy.No.557 Sub Div No.3,3-G | NIL     |

Village : Tivim  
Taluka : Bardez



**Remarks:-**

1. The applicant has paid conversion fees of Rs. 93625/- (Rupees Ninety Three Thousand Six Hundred Twenty Five Only) vide e-challan No. 201900544716 dated 03/05/2019.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4924/TIV/TCP-18/761 dated 30/01/2019 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-936/DCFN/TECH/2018-19/1024 dated 28/01/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2018/188 dated 31/12/2018.
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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. 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 **M/s Balaji Realtors Office at 3<sup>rd</sup> Floor, Adwalparkar Avenue St.Inez, Panaji Goa** here also hereunto set his hand on this **22<sup>nd</sup> day of May, 2019.**

*[Signature]*

**M/s Balaji Realtors  
(Through Partner Sanjav M. Chavan)  
Applicant**



*[Signature]*  
**( Dasharath M. Redkar )  
Additional Collector-III,  
North Goa District, Mapusa.**

Signature and Designation of Witnesses:

1. *[Signature]* Mohit RAS
2. *[Signature]* Appasheb Desai

Complete address of Witness

1. Gopal Nayer, H.No. 1632, Porvorim
2. H.No - C/16/7101 AMARA WADO TALE

We declare **M/s Balaji Realtors Office at 3<sup>rd</sup> Floor, Adwalparkar Avenue St.Inez, Panaji Goa** and 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. *[Signature]* Mohit RAS
2. *[Signature]* Appasheb Desai

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 Tivim, 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. 14(PART) OF SURVEY No. 557 SITUATED AT TIVIM VILLAGE OF BARDEZ TALUKA APPLIED BY M/S BALAJI REALTORS CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/409/CNV/AC-III/2018/202 DATED 11-02-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

AREA PROPOSED FOR CONVERSION. .... 784Sq. Mts.  
AREA AVAILABLE FOR CONVERSION. .... 749Sq. Mts.



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



SURVEY No.557



structure as per survey records exists on ground and included in conversion area.

PREPARED BY

HARISH P. GAWAS  
Field Surveyor

VERIFIED BY:

YOGESH MASHELKAR  
Head Surveyor

SURVEYED ON: 26/02/2019

Additional Collector - III  
North, Mapusa - Goa

FILE NO: 8/CNV/MAP/67/19

original