

No.CNV/CITY/17/2021/433
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 09/02/2021

Read:- Application dated 22/10/2021 received u/s 32
of LRC 1968.

SANAD
SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.]

Whereas an application has been made to the Collector of 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, Daman and Diu 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 **Shri. Sanjeev Vaman Swar & Samira Sanjeev Swar R/o Sapana Village, Co-op., Housing Society, Mapusa, Bardez Goa** being the occupant of the plot registered under P.T. Sheet No.13 of Survey No.61/11-A situated at **Cunchelim (Mapusa), City Bardez Goa** registered under P.T. Sheet No.13 of Survey No.61/11-A (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 of P.T. Sheet No.13 of Survey No.61/11-A admeasuring 248.00 sq.mts. be the same a little more or less for the purpose of **Residential**.

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 erected thereon for any other purpose other than residential purpose, without the previous sanction of the Collector.
4. **Liability for rates**- The applicant shall pay all taxes, rates and cesses leviable 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
6. **Code provisions applicable**- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-

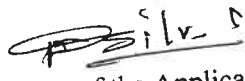


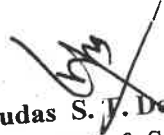
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Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES		Remarks
				North,South,East and West		
1	2	3	4	5	6	
19.50 mts.	14.50 mts.	248.00 sq. mts	P.T.Sheet No.13 of Survey No.61/11-A Village: Cunchelim (Mapusa), City.	North:- P.T.Sheet No.13 of Survey No.61/10 South:- P.T.Sheet No.13 of Survey No.61/11 East :- P.T.Sheet No.13 of Survey No.61/11-E West :- P.T.Sheet No.13 of Survey No.61/5		

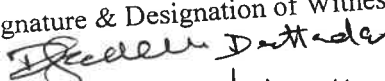
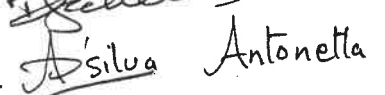
7. This Conversion Sanad is issued based on the Zoning Information of the North Goa Planning and Development Authority, Panaji Goa Vide No.NGPDA/Tech. Gen/Vol-XIX/640/2021 dated 24/09/2021.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2021/6198 dated 24/11/2021.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-94/DCFN/TECH/2019-20/611 dated 22/12/2021.
10. Conversion fees charge at rate of Rs.160/- of area 248 sq. mts. Received conversion fees of Rs.39,680/- (Rupees thirty nine thousand six hundred eighty only) Vide Challan No.432/2022 dated 31/01/2022. Which is deposited in S.B.I., Mapusa by applicant Sanjeev Vaman Swar through P.O.A. Albert D'Silva.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

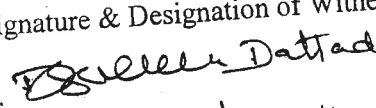
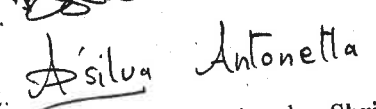
In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by Shri. Sanjeev Vaman Swar & Samira Sanjeev Swar R/o Sapana Village, Co-op., Housing Society, Mapusa, Bardez Goa here also hereunto set his hand this 9th day of February, 2022.


(Signature of the Applicant)
Sanjeev Vaman Swar & Samira Sanjeev Swar
Through P.O.A. Albert D'Silva

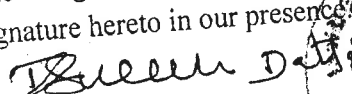
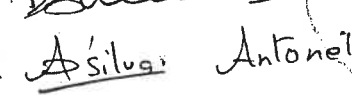

(Gurudas S. J. Desai)
DY.COLLECTOR & S.D.O.,-I
Mapusa Goa.

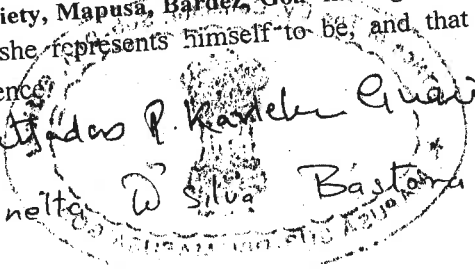


Signature & Designation of Witness
1.  Dattadas P. Kavlekar Quirim
2.  A'silva Antonetta D'silva Bastora

Signature & Designation of Witness
1.  Dattadas P. Kavlekar Quirim
2.  A'silva Antonetta D'silva Bastora

We declare that by Shri. Sanjeev Vaman Swar & Samira Sanjeev Swar R/o Sapana Village, Co-op., Housing Society, Mapusa, Bardez, Goa, has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  Dattadas P. Kavlekar Quirim
2.  A'silva Antonetta D'silva Bastora





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

No. 4/329/CNV/AC-III/2021/78

Dated : - 03/02/2022

Read: Application dated 20/10/2021 received from Mr. Mangaldas Shambhu Gad and Mr. Umesh S Tivrekar both r/o 1/307/G, Faria Bhat, Dangui Colony Mapusa Goa, received u/s 32 of LRC 1968.

SANAD

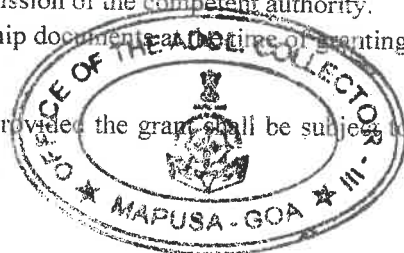
SCHEDULE-II

(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. Mangaldas Shambhu Gad and Mr. Umesh S Tivrekar both r/o 1/307/G, Faria Bhat, Dangui Colony Mapusa Goa, being the occupant of the plot registered under P.T.Sheet No 13 of Chalta No 61/11-E situated at Mapusa City 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 P.T.Sheet No 13 of Chalta No 61/11-E admeasuring 1240 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, 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 should verify the ownership documents at the time of granting 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.



...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								
1	2	3	4	5				6	
				North	South	East	West		
24.00 mts	50.50 mts	1240 Sq.mts	P.T.Sheet No 13 Survey No 61 Sub Div.11-E	P.T.Sheet No 13 Survey No 61 Sub Div.10	P.T.Sheet No 13 Survey No 61 Sub Div.11	P.T.Sheet No 13 Survey No 61 Sub Div.11-B	P.T.Sheet No 13 Survey No 11, 11-A	NIL	

Village : CUNCHELM
Taluka : BARDEZ

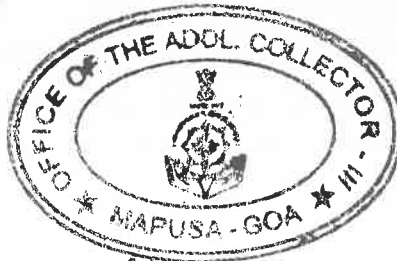
Remarks :-

- The applicant has paid conversion fees of Rs. 2,97,600/- (Rupees Two Lakh Ninety Seven Thousand Six Hundreds Only) vide e-challan No.202100047301 dated 19/01/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2021/6459 dated 06/12/2021.
- As per NGPDA Zoning certificate No.NGPDA/Tech.Gen/Vol.XIX/639/2021 dated 24/09/2021 the plot fall in settlement S-1 Zone with FAR-100.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-134/DCFN/TECH/2021-22/612 dated 22/12/2021.
- 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. Mangaldas Shambhu Gad** and **Mr. Umesh S Tivrekar** both r/o 1/307/G, Faria Bhat, Dangui Colony Mapusa Goa, here also hereunto set his/ her hand on this 3rd day of February, 2022.

Albert D'Silva
A. Silva

Mr. Albert D'Silva
POA holder for
Mr. Mangaldas Shambhu Gad
Mr. Umesh S Tivrekar
Applicant



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

Name and Signature of Witnesses

- Dattadon Purnshottan Ken Teku *Dattadon*
- Antonette D'Silva *A. Silva*

Complete address of Witnesses

- H. No. 36, Vacio, Colintim, Bardez Goa
- Boa Vista Waddo Bastora, Bardez Goa

We declare that and and **Mr. Albert D'Silva** POA holder for **Mr. Mangaldas Shambhu Gad** and **Mr. Umesh S Tivrekar** both r/o 1/307/G, Faria Bhat, Dangui Colony Mapusa Goa, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has fixed his/her signature hereto in our presence.

- Dattadon Purnshottan Ken Teku *Dattadon*
- Antonette D'Silva *A. Silva*

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 Inspector of Survey and Land Records
MAPUSA - GOA



CBAR 121-35018

Plan Showing plots situated at

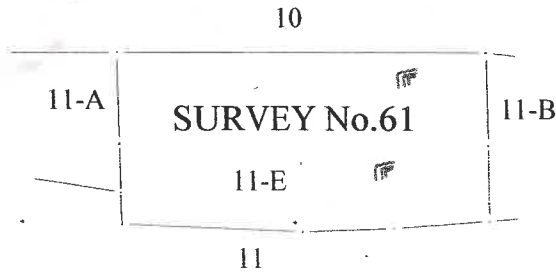
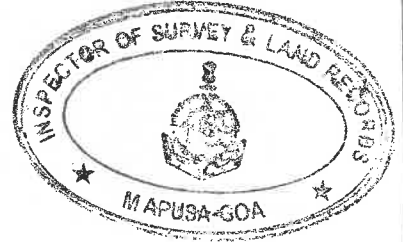
CITY : CUNCHELM

Taluka : BARDEZ

P.T. Sheet No. 13 / Survey No./Subdiv No. : 61/ 11-E

Scale : 1:1000

[Signature]
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



[Signature]

Generated By : Mitali Naik (D' Man Gr. II)

On : 23-12-2021

Compared By: *[Signature]*