



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

No. 4/63/CNV/AC-III/2021 /835-

Dated: 13 /07/2021

Read: Application dated 25/02/2021 received from Mr. Dinesh Suresh Dhanwani and Mr. Nitesh Vijay Panywani r/o. Porvorim-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 Mr. Dinesh Suresh Dhanwani and Mr. Nitesh Vijay Panywani, R/o. A-201, Devashri Splendor, Varsha Colony, Alto-Porvorim, Bardez-Goa being the occupant of the plot registered under Survey No. 94 Sub Div No. 3 Situated at Marra 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.94/3 admeasuring 1025 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 removed 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 .



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
53.00 Mts	21.50 Mts	1025	Survey No.94 Sub Div No.3	Survey No.95 Sub Div No.1 & ROAD	S. No. 94 Sub Div No. 4 & ROAD	S. No. 95. Sub Div No. 1	S. No. 94 Sub Div No. 3-A & ROAD	
Village : Marra Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 92250/- (Rupees Ninety Two Thousand Two Hundred and Fifty Only) vide e-challan no. 202100532842 dated 16/06/2021.
2. As per TCP Certificate No. TPBZ/ZON/8335/MARRA/TCP-2021/676 dated 12/02/2021 the plot falls in Settlement Zone with permissible FAR 80.
3. The Survey No. 94/3 of Marra Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2021/1665 dated 23/03/2021.
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/her hand and the seal of this Office on behalf of the Governor of Goa by **Mr. Dinesh Suresh Dhanwani and Mr. Nitesh Vijay Panjwani** here also hereunto set his/her hand on this 13th day of July, 2021.

(Dinesh Suresh Dhanwani)
for Self and POA holder for
(Nitesh Vijay Panjwani)
Applicants

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

Signature and Designation of Witnesses

1. Sotash D'Souza
2. Sham V. Padanabkar

Complete address of Witness

1. H.No:180,SULTANATE,BARDEZ GOA
2. Carla Myriad, Goa

We declare that **Mr. Dinesh Suresh Dhanwani** for Self and POA holder for **Mr. Nitesh Vijay Panjwani**, R/o. A-201, Devashri Splendor, Varsha Colony, Alto-Porvorim, 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. JOHN D'SOUZA
2. Sham V. Padanabkar

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 Samanah Village Panchayat Marra Bardez -Goa

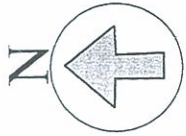
150/1



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 OF SURVEY No. 94 SITUATED
AT MARRA VILLAGE OF BARDEZ TALUKA
APPLIED BY DINESH SURESH DHANWANI & NITESH VIJAY PANJAWANI,
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/63/CNV/AC-III/2021/442 DATED 30-03-2021,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.



SCALE : 1:1000

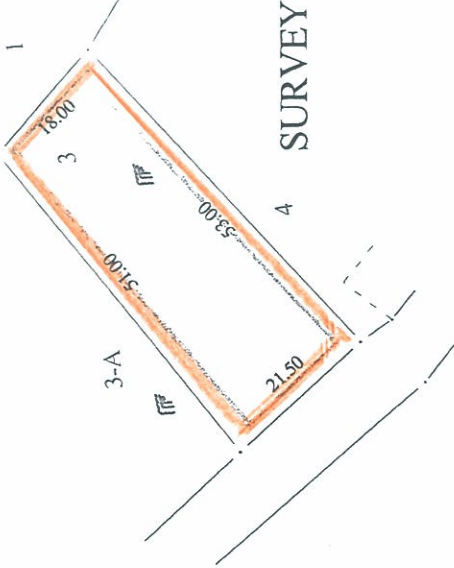


AREA PROPOSED TO BE CONVERTED1025 Sq. Mts.



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

S. No.95



SURVEY No.94

PREPARED BY

Samir A. Naik

SAMIR A. NAIK
Field Surveyor

VERIFIED BY:

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

SURVEYED ON: 21/04/2021

FILE NO: 8/CNV/MAP/I52/2021



MR. DINGSH

No. CNV/BAR-II/26/2021/5394
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 13 / 7 / 2021

Read:- Application dated 16/03/2021 received u/s 32
of LRC 1968.

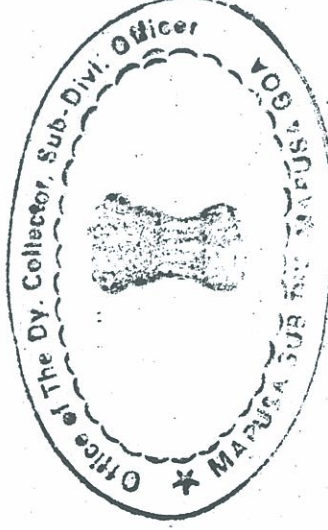
SANAD SCHEDULE-II

[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 Mr. Nitesh Vijay Panjwani and Mr. Dinesh Suresh Bhanwani R/o. A-201, Devashri Splendor, Varsha Colony, Alto Porvorim, Bardez Goa being the occupant of the plot registered under Sy. No. 94/3-A (Part) Situated at Marra, Bardez Goa registered under Sy. No. 94/3-A (Part) (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 Survey No. 94/3-A (Part) admeasuring 500.60 sq.mts. be the same a little more or less for the purpose of Residential.

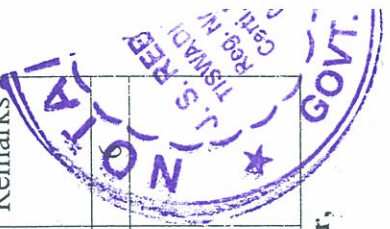
Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

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 contravene 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 created 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:-



Cont..... 2/-

Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	
26.50 mts.	20.00 mts.	500 sq. mts	Sy. No. 94 Sub Div. No. 3-A (Part)	North:- Sy. No. 95/1, 94/2 South:- Sy. No. 94/3, 3-A East :- Sy. No. 95/1, 94/3 West :- Sy. No. 94/2, 3-A	



7. This Conversion Sanad is issued based on the Zoning Information of the Deputy Town Planner, T.C.P. Department, Mapusa Goa, vide No.TPBZ/ZON/8334/MARRA/TCP-2021 dated 12/02/2021.

8. Report received from the Mamlatdar of Bardez vide No. MA/M/BAR/CI-I/Conv/2021/1766 dated 30/03/2021.

9. The Survey No.94/3-A(Part) of Marra Village is not listed in Private Forest identified by Sawant, Karapurkar & Thomas Committee.

10. The conversion fees charge at rate of Rs. 60/- per sq. mts of area 500 sq. mts. Received conversion fees of Rs. 30,000/- (Rupees thirty thousand only) Vide

Challan No. 75/2021 dated 17/06/2021 which is deposited online by applicants Nitesh Panjwani and Dinesh Dhanwani at State Bank of India.

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 Mr. Nitesh Vijay Panjwani and Mr. Dinesh Suresh Dhanwani, R/o. A-201, Devashri Splendor, Varsha Colony, Alto Porvorim, Bardez Goa here also hereunto set his hand this 13th day of July 2021.



(Signature of the Applicant)

1. Nitesh Vijay Panjwani

2. Dinesh Suresh Dhanwani for self & as P.O.A. holder for applicant No.1


(Veera V. Khayak)
Dy. Collector, S.D.M. & S.D.O.-II
Mapusa, Bardez Goa

Signature & Designation of Witness

1.  J.D. JOTW D'SOUZA H.No:180, PILEANE, BARDEZ GOA

2.  Sy. Shem V. Padmanabha Caneu Mapusa Goa

Signature & Designation of Witness

1.  J.D. JOTW D'SOUZA H.No:180, PILEANE, BARDEZ GOA

2.  Sy. Shem V. Padmanabha Caneu Mapusa Goa

We declare that by Mr. Nitesh Vijay Panjwani and Mr. Dinesh Suresh Dhanwani R/o. A-201, Devashri Splendor, Varsha Colony, Alto Porvorim, Bardez 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.

 J.D. JOTW D'SOUZA H.No:180, PILEANE, BARDEZ GOA

2.  Sy. Shem V. Padmanabha Caneu Mapusa Goa

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

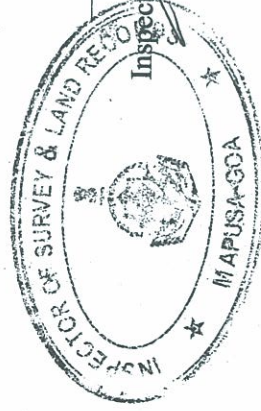
PLAN

OF THE LAND BEARING SUB-DIV. No. 3-A(PART) OF SURVEY No. 94 SITUATED AT MARRA VILLAGE OF BARDEZ TALUKA APPLIED BY DINESH SURESH DHANWANI & NITESH VIJAY PANJWANI, CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. CNV/BAR-II/26/2021/3644 DATED 06-04-2021, FROM THE OFFICE OF THE DEPUTY COLLECTOR & S.D.O., MAPUSA - GOA.

SCALE : 1:1000

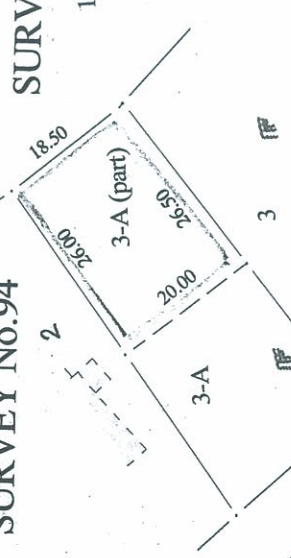


AREA PROPOSED TO BE CONVERTED500 Sq. Mts.

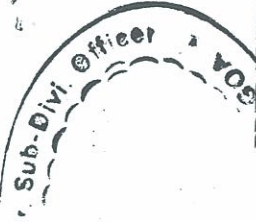


RAJESH R. PAI KUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa

SURVEY No.94



SURVEY No.95



PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY:

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 21/04/2021

FILE NO: 8/CNV/MAP/151/2021

CERTIFIED TRUE COPY OF ORIGINAL
REG No. 10251/21 DATED 14/05/2021

J. S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA

