



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

No. 4/241CNV/AC-III/2021/87

Dated : - 08/02/2022

**Read:** Application dated 07/09/2021 received from Domov Housing Private Limited c/o Agnelo Oliveria UG-27, Gomes Catao Complex next to Janata House Rajilwaddo Mapusa 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 **Domov Housing Private Limited c/o Agnelo Oliveria UG-27, Gomes Catao Complex next to Janata House Rajilwaddo Mapusa Bardez-Goa**, being the occupant of the plot registered under **Survey No. 405/4** situated at **Anjuna Village 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 **Survey No. 405/4 admeasuring 1875 Sq. mtrs** be the same a little more or less for the purpose of **Residential with 60 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.

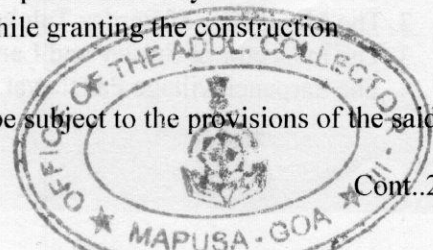
c) The necessary road widening set-back is to be maintained before any development in the land

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 shall verify the ownership documents while granting the 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.



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APPENDIX - I

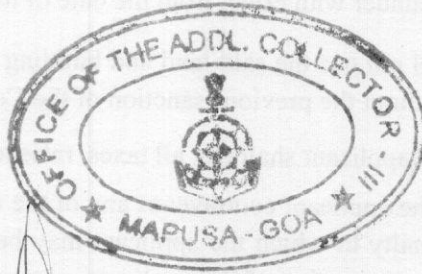
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
51.00 mts	40.75 mts	1875 Sq.mts	Survey No 405 Sub Div No 4 (Part)	ROAD	S No. 407 Sub Div No. 1	S No. 405 Sub Div No. 5	S No. 405 Sub Div No 3, 7	NIL
Village ANJUNA Taluka : BARDEZ								

**Remarks :-**

1. The applicant has paid conversion fees of Rs. 2,81,250 /- (Rupees Two Lakhs Eighty One Thousands Two Hundreds Fifty Only ) vide e-challan No.202200096302 dated 03/02/2022.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2021 dated 05/10/2021.
3. As per TCP Zoning certificate No. TPBZ/ZON/8686/ANJ/TCP-2021/2617 dated 02/07/2021 the plot fall in Settlement S-3 Zone (VP-2) with FAR-60 .
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-34/DCFN/TECH/2021-22/510 dated 08/12/2021.
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 hand and the seal of this Office on behalf of the Governor of Goa **Domov Housing Private Limited c/o Agnelo Oliveria UG-27, Gomes Catao Complex next to Janata House Rajilwaddo Mapusa Bardez-Goa**, here also hereunto set his/ her hand on this **day of February , 2022.**

**Mr .Ajit Pal Singh**  
Authorized Signatory for  
Domov Housing Private Limited  
Applicant



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

Name and Signature of Witnesses

1. Agnelo C.R.P. Oliveira
2. Nithil Hajade

Complete address of Witnesses

1. Quitia, Aldona, Bardez. Goa
2. Pisna Bardez- Goa

We declare that **Mr . Ajit Pal Singh Authorized Signatory for Domov Housing Private Limited c/o Agnelo Oliveria UG-27, Gomes Catao Complex next to Janata House Rajilwaddo Mapusa 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.

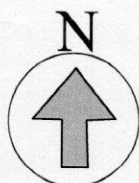
1. Agnelo C.R.P. Oliveira
2. Nithil Hajade

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, Anjuna , Bardez- Goa.




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

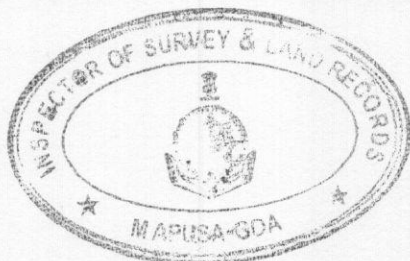


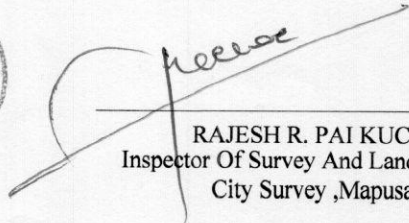
**PLAN**

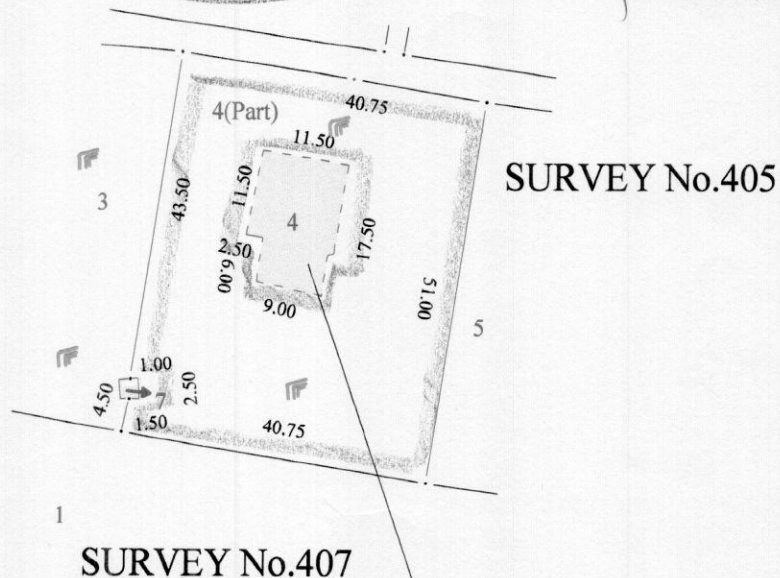
Of the Land bearing Sub. Div. No.4 (Part) of Survey No.405  
 Situated at Anjuna village of Bardez Taluka,  
 Applied by Domov Housing Private Ltd.  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. 4/241/CNV/AC-III/2021/1649 dated 07-12-2021  
 From the Office of the Additional Collector-III,Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 1875 Sq. Mts.



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



Structure as per existing survey records  
 excluded from the area proposed for conversion.

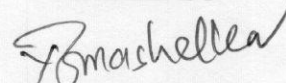
PREPARED BY



SAMIR A. NAIK

Field Surveyor

VERIFIED BY



YOGESH B. MASHELKAR

Head Surveyor