



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

No. 4/279/CNV/AC-III/2019/131

Date: - 27/01/2021

Read: Application dated 24/09/2019 received from M/S Solanki & Sons, r/o FFS1, 4th Floor, Padmavati Towers, 18th June Road, 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 Solanki & Sons, r/o FFS1, 4th Floor, Padmavati Towers, 18th June Road, Panaji Goa, being the occupant of the plot registered under Survey No. 180/2-C situated at Penha De Franca 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. 180/2-C of village Penha De Franca admeasuring 2256 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/-

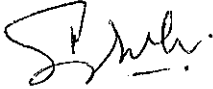
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
54.25 mts	48.15 mts	2256 Sq.mts	Sy No.180 Sub. Div No.2-C	S. No. 180 Sub.Div. No.1-A, 1-B, 1-B-1	Sy No.180 Sub. Div No.2	Sy No.180 Sub. Div No.2-D	Sy No.180 Sub. Div No.2-B	NIL
Village : Penha De Franca Taluka : Bardez								


Remarks:-

1. The applicant has paid conversion fees of Rs.4,06,080/- (Rupees Four Lakh Six Thousand Eighty Only) vide e-challan No. 202100055478 dated 19/01/2021 and fine of Rs. 7020/- (Rupees Seven Thousand Twenty Only) vide e-challan No. 202100055504 dated 19/01/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5565/PDF/TCP-2020/4169 dated 11/11/2020 and Corrigendum No. TPB/5565/PDF/TCP-2020/4318 dated 23/11/2020 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-511/DCFN/TECH/2019-20/963/1759 dated 13/12/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/Conv/PDF/2019/4424 dated 31/10/2019.
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 and that **M/S Solanki & Sons, r/o FFS1, 4th Floor, Padmavati Towers, 18th June Road, Panaji Goa**, here also hereunto set his/her hand on this 27th day of January, 2021.



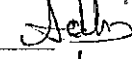
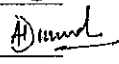
M/S Solanki & Sons
Through Partner
Pravin Laxman Solanki



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



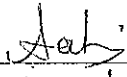
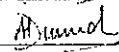
Name and Signature of Witnesses

1. Sonam K. Kunkollikar 
2. Anup Raj Damodar 

Complete address of Witness

1. H No. C 20/78 Nagali Taleigero -Goa
2. 406/32, PDA Colony, Porvornim - Goa

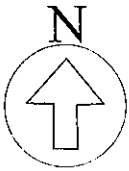
We declare that **M/S Solanki & Sons through Partner Shri. Pravin Laxman Solanki, r/o Plot No. 222, P.D.A Colony, Alto Porvornim, Bardez Goa**, who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Sonam K. Kunkollikar 
2. Anup Raj Damodar 

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 Penha De Franca Bardez -Goa.

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

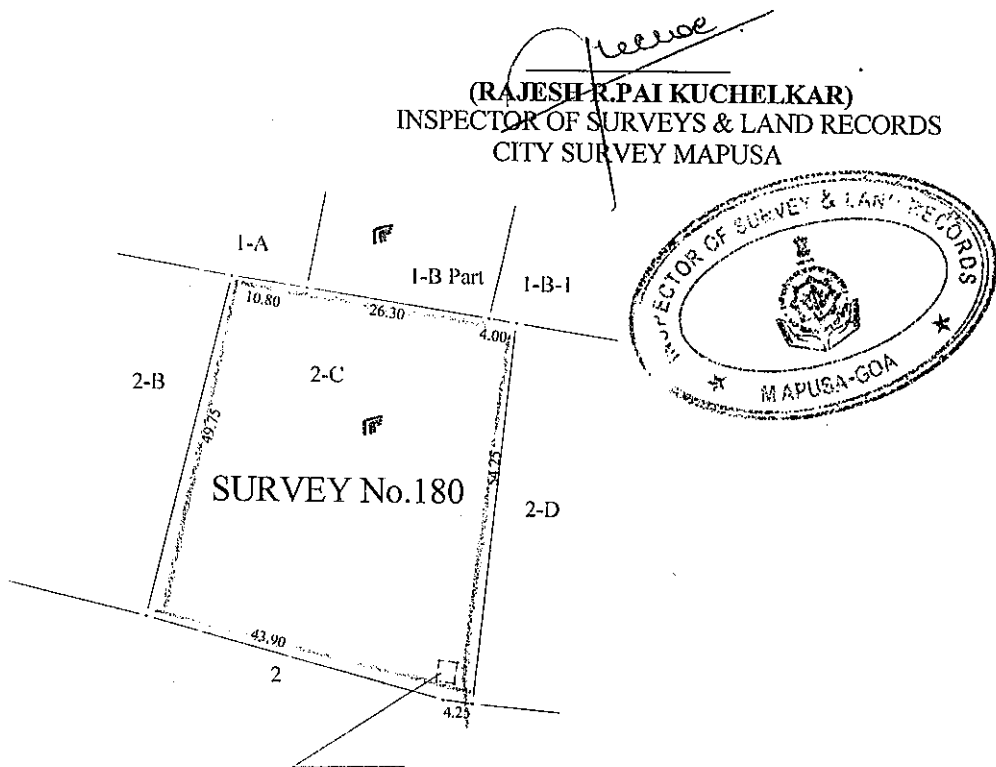


PLAN

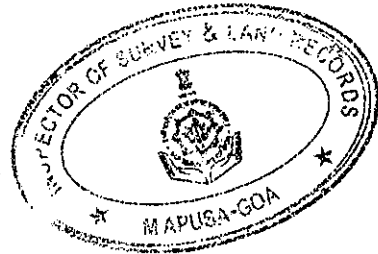
Of the Land bearing Sub. Div. No.2-C of Survey No.180
Situated at Penha De Franca village of Bardez Taluka,
Applied by M/S Solanki & Sons
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/279/CNV/AC-III/2019/1089 dated 25-11-2020
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 2256 Sq. Mts.



Relive
(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



There exists structure admeasuring plinth area 7.80sq.mts.

PREPARED BY

Santosh Chodankar
28/11/2020

SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 02/12/2020

Relive
27.01.21
ADDITIONAL COLLECTOR
North Goa District,
Mapusa - Goa

FILE No. 8/CNV/MAP/280/2020