

No.CNV/CITY/12/2018 1211
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 01 / 3 / 2019

Read:- Application dated 24/07/2018 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 **M/S M. G. DEVELOPERS R/o O/o 6th Floor, R.R. Tower, Angod, Mapusa, Bardez Goa** being the occupant of the plot registered under **P.T.Sheet No.119 of Chalta No.47-A** situated at **Mapusa, Bardez Goa** registered under **P.T.Sheet No.119 of Chalta No.47-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.119 of Chalta No.47-A** admeasuring **500.00 sq.mts.** be the same a little more or less for the purpose of **Commercial**.

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 **commercial 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:-

Cont..... 2/-



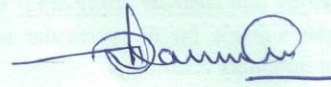
Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
23.25 mts.	21.70 mts.	500.00 sq. mts	P.T.Sheet No.119 of Chalta No.47-A Village: Mapusa, City.	North:- Nalla South:- Road East :- Road West :- P.T.Sheet No.119 of Chalta No.47	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/4968/MAP/TCP/18/5586 dated 26/12/2018.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2018/4976 dated 12/12/2018.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-904/DCFN/TECH/2018-19/1015 dated 24/01/2019.
10. Conversion fees charge at rate of Rs.700/- of area 500 sq. mts. Received conversion fees of Rs.3,50,000/-(Rupees three lakh fifty thousand only) Vide Challan No.349/2018-19 dated 27/02/2019. Which is deposited in S.B.I., Mapusa by applicant M/S M. G. DEVELOPERS through its partners Ravi R. Gohil.
11. This Sanad is issued for conversion of an area for commercial 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 **M/S M. G. DEVELOPERS O/o 6th Floor, R.R. Tower, Angod, Mapusa, Bardez Goa** here also hereunto set his hand this day of March, 2019. 1st


 


(Signature of the Applicant)
M/S M. G. DEVELOPERS
Through its partners Ravi Rameshchandra Gohil &
Dipesh Gordhan Makadia




(Gaurish J. Shankhwalkar)
DY.COLLECTOR & S.D.O.,
MAPUSA-GOA.


Signature & Designation of Witness

1.  Bimblas . Mourya, Quirim Goa


2.  Sudam Dicholkar, Socorro Goa

Signature & Designation of Witness

1.  Bimblas . Mourya, Quirim Goa

2.  Sudam Dicholkar, Socorro Goa

We declare that by M/s M. G. Developers O/o 6th Floor, R.R. Tower, Angod, 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.  Bimblas . Mourya, Quirim Goa

2.  Sudam Dicholkar, Socorro Goa



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

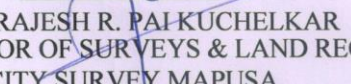


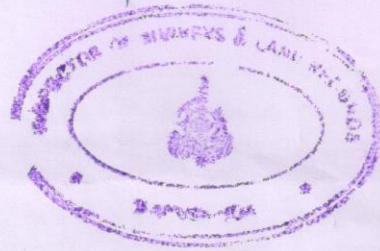
PLAN

OF THE LAND BEARING CHALTA . No.47-A OF P.T.SHEET No.119
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY M/S M.G. DEVELOPERS
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.CNV/CITY/12/2018 DATED 30-01-2019
FROM THE OFFICE DY. COLLECTOR, & S. D. O., MAPUSA-GOA.

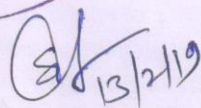
SCALE : 1:500

 AREA APPLIED FOR CONVERSION. 500 Sq. Mts.


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

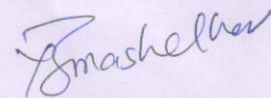


PREPARED BY



SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY



YOGESH B. MASHELKAR.
Head Surveyor

SURVEYED ON: 11/02/2019

FILE No. 08/CNV/CITY/MAP/19



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Mapusa city

Page No. 1

Date 23/01/2019

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
119	47-A	500.00			Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

M/s M G DEVELOPERS

By virtue of Partition Order dated 15/10/2018 in
case No 15/200/2018/PART/LAND passed in
the court of the Deputy Collector and Sub
Divisional Office at Bardez, Mapusa, Goa and
ISLR file No 62/PART/CITY/MAP/2018

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

---- Nil ----

[]Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



Computer Print Generated By:
Nirmala G. Bagkar (F.S)

Bagkar

Rajesh R. Pai
(RAJESH R. PAI KUCHELKAR)
Inspector of Survey & Land Records.
Mapusa Bardez Goa.