



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

No. 4/445/CNV/AC-III/2022/1119

Dated : - 28/10/2022

Read: Application dated 23/03/2022 received from Mr. Devanand Arjun Naik r/o H No. 179/143, Shiv Ganaga Niwas, Alto Bela Vista, Sangolda, 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 Mr. Devanand Arjun Naik r/o H No. 179/143, Shiv Ganaga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa being the occupant of the plot registered under Survey No. 199/3 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. 199/3 admeasuring 1450 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.

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							
1	2	3	4	5				6
				North	South	East	West	
63.10 mts	75.00 mts	1450 Sq.mts	Survey No 199 Sub Div No 3	S No.199 Sub Div No 4 & 5	S No.199 Sub Div No 2 & 2-A & ROAD	S No.199 Sub Div No 5 & ROAD	S No. 199 Sub Div No 2 & 2 & 2-B	NIL

Village : ANJUNA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs.2,17,500/- (Rupees Two Lakhs Seventeen Thousands Five Hundreds Only) vide e-challan No.202200835165 dated 25/10/2022 and has paid conversion fine of Rs.2,09,250/- (Rupees Two Lakhs NineThousands Two Hundreds Fifty Only) vide e-challan No.202200835188 dated 25/10/2022
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/2204 dated 09/05/2022.
3. As per TCP Zoning certificate No. TPBZ/ZON/9875/ANJ/TCP-2022/1805 dated 07/04/2022 the plot fall in Settlement S-2 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-137/DCFN/TECH/2022-23/100/555 dated 14/06/2022.
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 **Mr. Devanand Arjun Naik r/o H No. 179/143, Shiv Ganaga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa** , here also hereunto set his/ her hand on this 28th day of Oct, 2022 .

Mrs. Alisha V. Polle alias Alisha A. Shirodkar
POA holder for
Mr. Devanand Arjun Naik
Applicant



(**Kedar A Naik**)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Prasanna Bhange
2. Shradddha N. kamat

Complete address of Witnesses

1. H No 128/131 Narayan Ngar Nandga EOG
2. _____

We declare that **Mrs. Alisha V. Polle alias Alisha A. Shirodkar, R/o. H. No. 443, "Perna" Near Rasthrolli Temple, Canca-Bardez, Goa** POA holder for **Mr. Devanand Arjun** 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. Prasanna Bhange
2. Shradddha N. kamat

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.

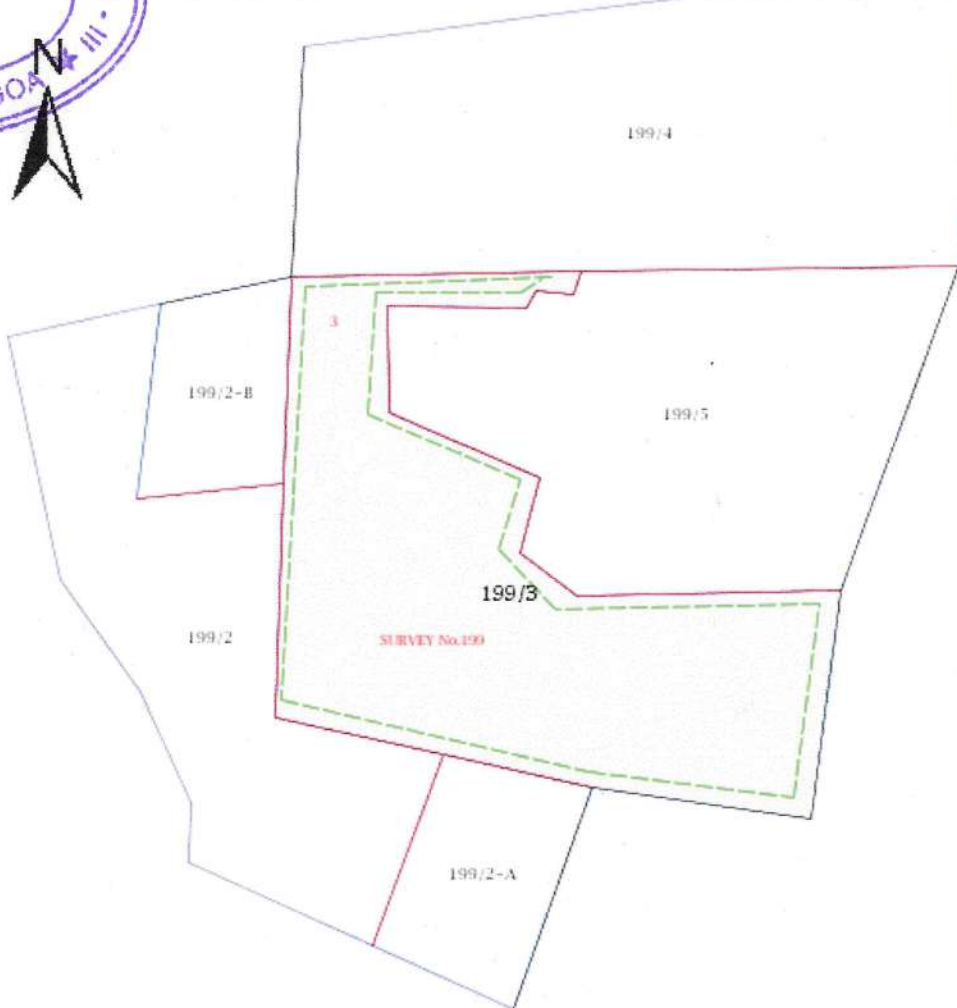


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 199 , Subdivision No.: 3



Scale 1:1000

Reference No.: REV192212724




ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

This record is computer generated on 11-04-2022 01:46:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

No.RB/CNV/BAR/131/2008

Government of Goa,

OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 14/11/2008

Read Application dated Nil from Shri Devanand Naik & Shivrām Dalvi, r/o Porvorim, Bardez

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 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, 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 Devanand Naik & Shivrām Dalvi being the occupant of the plot registered under Survey No. 199/4 as Saranto situated at Anjuna, Bardez registered under Survey No. 199/4 (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 hereto, forming a part of Survey No. 199/4 admeasuring 3300.00 square metres 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 be erected thereon for any purpose other than residential/industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. 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 to be erected in contravention 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.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the Code and rules thereunder.

APPENDIX - I

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 and West		
1	2	3	4	5		6
42.00	91.50	3300 Sq. mts	Survey No. 199/4	North Road		There are following trees 25-Coconut 05-Mango 01-Jack 01-Sawar 05-other forestry trees
			Village - Anjuna	South S. No. 160/3 & 5		
			Taluka Bardez	East Road		
				West Road		
Remarks -						

Remarks -

1. The applicant has paid the conversion fees amounting to Rs. 82,500/- (Rupees Eighty two thousand five hundred only) vide Challan No. 343/08 dated 12/11/2008 an amount of Rs. 8050/- (Rupees Eight thousand fifty only) vide Challan No. 344/2008 dated 12/11/2008 towards fine for illegal conversion of land.
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide report No. TPB2/1196/AN/1199/08/ 768 dated 12/06/2008.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut except with prior permission of the competent authority.
6. The information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
7. This N.O.C. should not be read as NOC for regularization of existing structure on the site which is not reflected in the survey record.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office, or behalf of the Administrator of Goa, Daman and Diu and the applicant Shri Devanand Naik & Shivram Dalvi here also hereunto set his hand this 11th day of Nov, 2008

(Devanand Naik & Shivram Dalvi)
Signature of the applicant

(M. P. Porob)
Additional Collector-II
Collectorate of North Goa

Signature and designation of witnesses

1. Sandesh Shantu Ustakkar
2. Jose Fernandes

Signature and designation of Witnesses

1. Manceb Carral Khato Illas
9096649838
2. Sr. C. R. B. B. B.
9822143808

We declare that Shri Devanand Naik & Shivram Dalvi who 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. S. Ustakkar
2. [Signature]

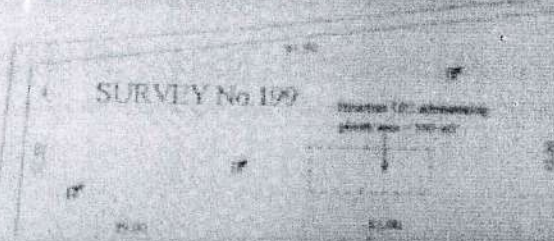
To

1. The Town Planner, Town and Country Planning Department, Mapusa
2. The Mamtadar of Bardez
3. The Inspector of Surveys and Land Records, City Survey, Mapusa
4. The Sarpanch, [Signature] Bardez, Goa

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a copy of the original letter, and is signed by Abraham Lincoln.

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ARIA APPLIED TO BE CONFIDENTIAL



FILED ON 22APR70

CHECKED BY

① 10/26/88

A. V. Vainoskas
Head Engineer

FILING BENEFICIARIES



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

No. 4/09/CNV/ACIII/2020/1120

Dated : - 07/12/2020

Read: Application dated 08/12/2019 received from Mr. Shivram Gopal Dalvi r/o H. No 224, Jambul Gallu, 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 there under by Mr. Shivram Gopal Dalvi r/o H. No 224, Jambul Gallu, Porvorim, Bardez - Goa, being the occupant of the plot registered under Survey No. 199/5 situated at Anjuna, 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. 199/5 admeasuring 2575 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, 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 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							
1	2	3	4	5				6
				North	South	East	West	
47.20 mts	74.90 mts	2575 Sq.mts	Survey No. 199 Sub Div No.5	Survey No. 119 Sub Div No.3,4	Survey No. 119 Sub Div No.3	ROAD	Survey No. 119 Sub Div No.3	NIL

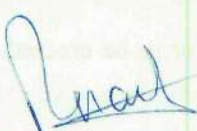
Village : Anjuna
Taluka : Bardez

Village : Anjuna
Taluka : Bardez

Remarks:-

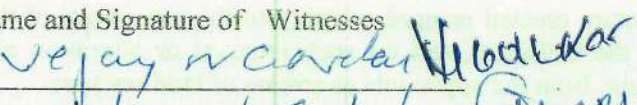
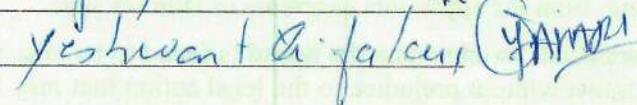
1. The applicant has paid conversion fees of Rs.5,15,000/- (Rupees Five Lakhs Fifteen Thousands Only) vide e-challan No.2020001 5553 dated 04/12/2020.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5931/ANJUNA/TCP-20/1373 dated 19/03/2020 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-748/DCFN/TECH/2019-20/1256 dated 20/02/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2020/3465 dated 12/02/2020
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 Mr. Shivram Gopal Dalvi r/o H. No 224, Jambul Gallu, Porvorim, Bardez - Goa here also hereunto set his/ her hand on this 7th day of Dec, 2020.


Mr. Ratish Mahableshwar Naik
Through POA holder of
Mr. Shivram Gopal Dalvi
applicant


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

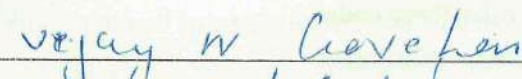
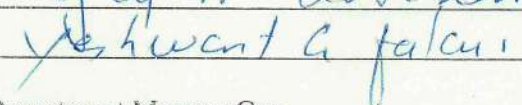
Name and Signature of Witnesses

1. 
2. 

Complete address of Witnesses

1. Cunchelim mapusa-ho
2. Canwadda mapusa-ho

We declare that Mr. Shivram Gopal Dalvi r/o H. No 224, Jambul Gallu, Porvorim, 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.

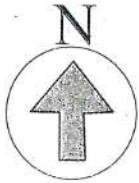
1. 
2. 

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
Inspector of surveys & land records.
MAPUSA - GOA

PLAN



OF THE LAND BEARING SUB-DIV. No. 5 OF SURVEY No. 199 SITUATED
AT ANJUNA VILLAGE OF BARDEZ TALUKA
APPLIED BY SHIVRAM GOPAL DALVI
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/09/CNV/AC-III/2020/932 DATED 23-10-2020
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

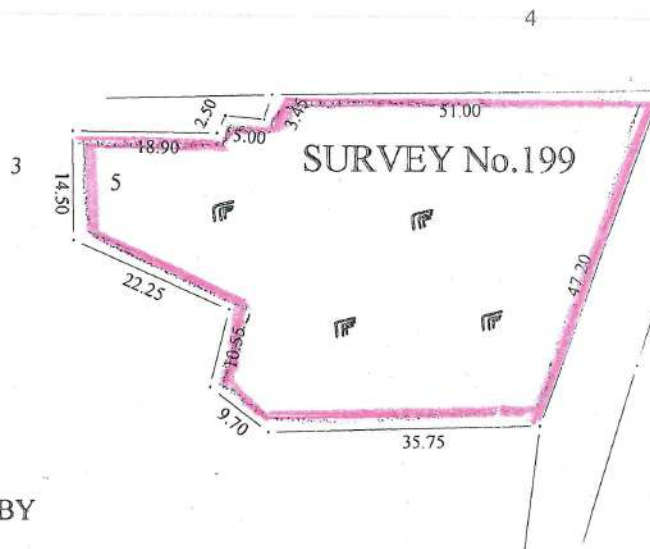
SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 2575 Sq. Mts.



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



PREPARED BY

Vivek Bude
02/11/2020

VIVEK BUDE
Field Surveyor

VERIFIED BY:

Yogesh B. Mashelkar

YOGESH B. MASHELKAR.
Head Surveyor

SURVEYED ON: 02/11/2020

FILE NO: 8/CNV/MAP/245/2020

Y. B. Mashelkar
7/12/20
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

