



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

No. 4/41/CNV/AC-III/2021/684

Date: - 09/06/2021

Read: Application dated 09/02/2021 received from Shri. Dinesh Dhanwani, Shri. Nitesh Panjiwani, Smt. Manisha Sharma and Shri. Manishkumar Srivastava, r/o A-201, Devashri Splendor, Varsha Colony, Alto-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 Shri. Dinesh Dhanwani, Shri. Nitesh Panjiwani, Smt. Manisha Sharma and Shri. Manishkumar Srivastava, r/o A-201, Devashri Splendor, Varsha Colony, Alto-Porvorim, Bardez Goa, being the occupant of the plot registered under Survey No. 95/10 situated at Salvador-do-Mundo 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. 95/10 of village Salvador-do-Mundo admeasuring 975 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 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 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							
1	2	3	4	5				6
50.00 mts	21.25 mts	975 Sq.mts	Sy No.95 Sub. Div No.10	North Sy No.106 Sub. Div No.13	South Village boundary of Penha-de- Franca	East Sy No.95 Sub. Div No.11	West Sy No.95 Sub. Div No.9	NIL


Village :Salvador-do-Mundo
Taluka : Bardez

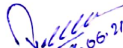
Remarks:-

- The applicant has paid conversion fees of Rs.1,10,175/- (Rupees One Lakh Ten Thousand One Hundred Seventy Five Only) vide e-challan No.202100500512 dated 04/06/2021 and fine of Rs.64,410/- (Rupees Sixty Four Thousand Four Hundred Ten Only) vide e-challan No. 202100500523 dated 04/06/2021.
- As per TCP Certificate No. TPBZ/ZON/8038/SDM/TCP-2021/1015 dated 05/03/2021 the plot falls in Settlement Zone (VP-2) with permissible FAR 60.
- The Survey No. 95/10 of Salvador-do-Mundo Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2021/1338 dated 04/03/2021.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- 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 Shri. Dinesh Dhanwani, Shri. Nitesh Panjwani, Smt. Manisha Sharma and Shri. Manishkumar Srivastava, r/o A-201, Devashri Splendor, Varsha Colony, Alto-Porvorim, Bardez Goa here also hereunto set his/her hand on this day of 9th June 2021.




Dinesh Dhanwani for self
& as P.O.A holder for
Nitesh Panjwani


Manisha Sharma for self
& as P.O.A holder for
Manishkumar Srivastava


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

Applicants

Name and Signature of Witnesses



- JOHN D'SOUZA 
- JOAO D'SOUZA 



Complete address of Witness

- PILARNE VOLVADO, BARDEZ SOA
- PILARNE VOLVADO, BARDEZ

We declare that Shri. Dinesh Dhanwani for self and as P.O.A holder for Nitesh Panjwani, r/o A-201, Devashri Splendor, Alto Porvorim, Bardez Goa and Smt. Manisha Sharma for self and as P.O.A for Manishkumar Srivastava, r/o H. No. 33/D, Army Camp Altinho, Opp. Circuit House, Panaji 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.

- JOHN D'SOUZA 
- JOAO D'SOUZA 

To,

- The Town Planner, Town and Country Planning Department, Mapusa-Goa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Panchayat Salvador-do-Mundo, 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. 10 OF SURVEY No. 95 SITUATED
AT SALVADOR DO MUNDO VILLAGE OF BARDEZ TALUKA
APPLIED BY DINESH DHANWANI, NITESH PANJWANI,
MANISHA SHARMA & MANISH KUMAR SRIVASTAVA,
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/41/CNV/AC-III/2021/404 DATED 23-03-2021,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.

SCALE : 1:1000

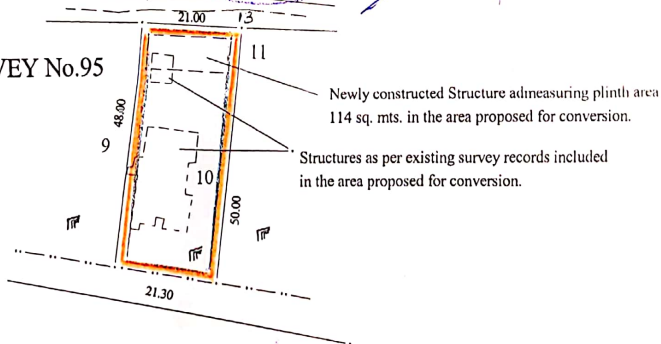


AREA PROPOSED TO BE CONVERTED 975 Sq. Mts.



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

SURVEY No.95



PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY:

YOGESH B. MASHELKAR
Head Surveyor

9.06.21
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

SURVEYED ON: 06/04/2021

FILE NO: 8/CNV/MAP/T21/2021