



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

No. 4/317/CNV/AC-III/2018 /504

Date:- 26/ 03/2019

Read: Application dated 06/09/2018 received from Al-Mustafa Developers, Office No.C2, 3rd Floor, Eldorado Plaza, 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 **Al-Mustafa Developers, Office No.C2, 3rd Floor, Eldorado Plaza, Panaji- Goa** being the occupant of the plot registered under **Survey No.404/4-A** situated at **Socorro 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. 404/4-A admeasuring 1400 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.

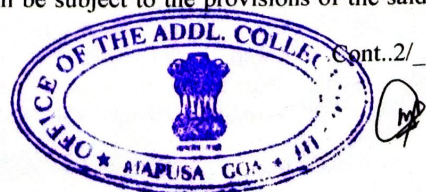
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 thereunder.



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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			5				
1	2	3	4	North	South	East	West	
24.00 mts	62.50 mts	1400 Sq.mts	Sy No.404 Sub Div No.4-A	ROAD	Sy No.404 Sub Div 6 and Nallah	Sy No.404 sub Div 4	Sy.No.404 Sub Div 3	NH


Village : Socorro
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.1,42,800/- (Rupees One Lakh Forty Two Thousand Eight Hundred only) vide e-challan No. 201900391121 dated 26/03/2019
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/4789/SOC/TCP-19/994 dated 06/02/2019 with conditions which shall be binding on applicant.
3. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2018/3943 dated 27/09/2018.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-656/DCFN/TECH/2018-19/662 dated 23/10/2018.
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.
9. In case it is revealed that applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.

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 by **Al-Mustafa Developers** here also hereunto set his hand on this **26th day of March, 2019.**


Al-Mustafa Developers
Through Power of Attorney
Zahur Ahmed Motiwala


(Dasharath M Redkar)
Additional Collector III



Name and Signature of Witness

1. Alauddin Alauddin
2. M. JAVED Shakh Shakh

Complete address of Witness

1. Culbarga - Karnataka
2. TIMDI-MATI - PANGSI - GOA

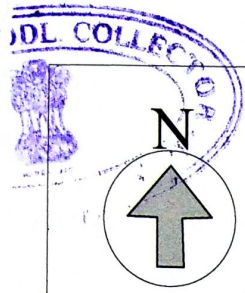
We declare **Mr. Zahur Ahmed Motiwala, R/o H.No.1/2, Sapna Citadel Nagli Hills, Taligao-Goa** who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Alauddin Alauddin
2. M. JAVED Shakh Shakh

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 Socorro, Bardez -Goa.

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

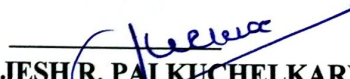


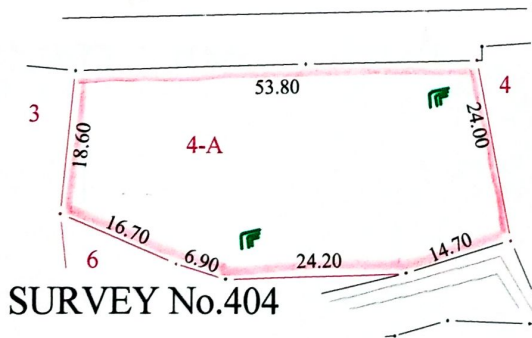
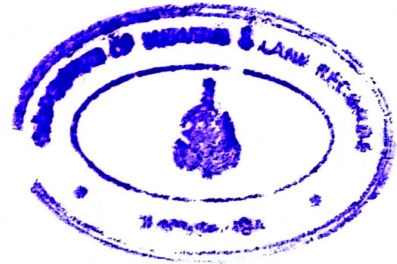
PLAN

Of the Land bearing Sub. Div.No.4-A of Survey No.404
Situated at Socorro village of Bardez Taluka,
Applied by Al Mustafa Developers
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/317/CNV/AC-III/2018/420 dated 07-03-2019
from the Office of the Additional Collector-III, North Goa District,Mapusa-Goa.

SCALE 1:1000


 AREA PROPOSED CONVERSION -----1400 Sq. Mts.


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




SURVEY No.404

PREPARED BY


Harish P. Gawas
Field Surveyor


Additional Collector - III
North, Mapusa - Goa

VERIFIED BY


Yogesh Mashelkar
Head Surveyor