

No.CNV/BAR/02/2020/3450
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 02/11/2020

Read:- Application dated 01/01/2020 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 **Shri. Rakesh Mathur & Vimi Mathur R/o Landscape Shire, Second Floor, Caranzalem Goa** being the occupant of the plot registered under **Survey No.520/3** Situated at **Anjuna, Bardez Goa** registered under **Survey No.520/3** (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 **Survey No.520/3** admeasuring **325.00 sq.mts.** 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 erected thereon for any other purpose other than **residential 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/-



..... 2/-

Length North to South	Breadth East to West	Total Superfic ial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
51.40 mts.	7.20 mts.	325.00 sq. mts	Survey No.520/3 Village: Anjuna	North:- Survey No.521/1 South:-Survey No.519/6 East :- Survey No.520/4 West :- Survey No.520/2	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/5965/ANJ/TCP-2020/267 dated 16/01/2020.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2020/470 dated 20/01/2020.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-742/DCFN/TECH/2019-20/22 dated 07/03/2020.
10. The conversion fees charge at rate of Rs.100/- per sq. mts of area 325 sq. mts. Received conversion fees of Rs.32,500/-(Rupees thirty two thousand five hundred only) Vide Challan No.214/2020 dated 22/10/2020. Which is deposited in S.B.I., Mapusa by applicant Rakesh Mathur through P.O.A. Girish Ragha.
11. This Sanad is issued for conversion of an area for residential 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 **Shri. Rakesh Mathur & Vimi Mathur R/o Landscape Shire, Second Floor, Caranzalem Goa** here also hereunto set his hand this 2nd day of November 2020.

(Signature of the Applicant)

Rakesh Mathur & Vimi Mathur
Through both P.O.A. Girish Ragha

(Akshay Potekar)

DY.COLLECTOR & S.D.O.,
MAPUSA-GOA.

Signature & Designation of Witness

1. Ramkant Khollkar (Ramkant Khollkar)
2. Sagar Gaway Sagar Gaway

Chimbel-Goa
Sanguelim Kerim



Signature & Designation of Witness

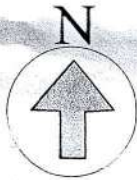
1. Ramkant Khollkar Ramkant Khollkar Chimbel-Goa
2. Sagar Gaway Sagar Gaway Sanguelim Kerim

We declare that by **Shri. Rakesh Mathur & Vimi Mathur R/o Landscape Shire, Second Floor, Caranzalem 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. Ramkant Khollkar Ramkant Khollkar Chimbel-Goa
2. Sagar Gaway Sagar Gaway Sanguelim Kerim

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

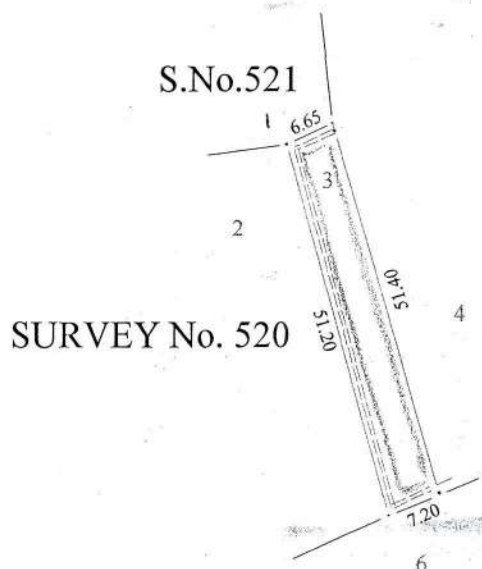


OF THE LAND BEARING SUB-DIV. No. 3 OF SURVEY No. 520 SITUATED
AT ANJUNA VILLAGE OF BARDEZ TALUKA
APPLIED BY RAKESH MATHUR & VIMI MATHUR
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. CNV/BAR/02/2020/2640 DATED 10-06-2020
FROM THE OFFICE OF DY COLLECTOR & S.D.O, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 325 Sq. Mts.



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



Director, Sub-Div. No. 3
PREPARED BY
Vivek Bude
03/07/2020
VIVEK BUDE
Mapusa Surveyor

S. No. 519

VERIFIED BY:

Yogesh B. Mashelkar
YOGESH B. MASHELKAR.
Head Surveyor

SURVEYED ON: 02/07/2020

FILE NO: 8/CNV/MAP/119/2020



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

No. 4/218/CNV/ACIII/2019/616

Dated : 20/07/2020

Read: Application dated 03/06/2019 received from Mrs. Vimi Mathur and Mr. Rakesh mathur through POA represented by Girish Ragha r/o Kaivaliya A/407/C3, 2nd floor, Near Models status Taligao Tiswadi - 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 **Mrs. Vimi Mathur and Mr. Rakesh mathur through POA represented by Girish Ragha r/o Kaivaliya A/407/C3, 2nd floor, Near Models status Taligao Tiswadi Goa**, being the occupant of the plot registered under **Survey No. 520/4** 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. 520/4 admeasuring 2700 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.

9



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APPENDIX - I

APPENDIX - 1

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	
121.95 mts	28.30 mts	2700 Sq.mts	Survey No. 520 Sub Div No.4	Survey No. 524 Sub Div No.34 & S.No.519 Sub Div No.2	Survey No. 519 Sub Div No. 6	Survey No. 519 Sub Div No.2 & 3	Survey No. 520 Sub Div No. 3 & 521/0	NIL

Village : Anjuna
Taluka : Bardez


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Village : Anjuna
Taluka : Bardez

Remarks:-

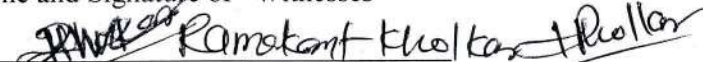
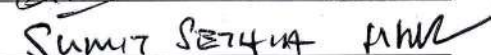
1. The applicant has paid conversion fees of Rs.4,86,000 /- (Rupees Four Lakhs Eighty Six Thousands Only) vide e-challan No.202000580894 dated 09/07/2020.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5405/ANJ/2019/4143 dated 30/08/2019 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-325/DCFN/TECH/2019-20/765 dated 17/10/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/3624 dated 28/08/2019.
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 **Mrs. Vimi Mathur and Mr. Rakesh mathur** through POA represented by **Girish Ragha r/o Kaivaliya A/407/C3, 2nd floor, Near Models status Taligao Tiswadi Goa** here also hereunto set his/ her hand on this **14th** day of **July, 2020**.


Mr. Girish Ragha
Through POA of
Mrs. Vimi Mathur
Mr. Rakesh mathur
Applicants


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

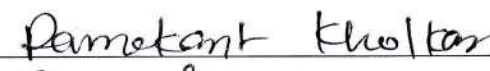

Name and Signature of Witnesses

1.  **Ramakant Kholkar**
2.  **Sumit Setiya**

Complete address of Witnesses

1. H.No.15, Gawenth Chumbel - Goa
2. H.No.9, Sagar Society, H10, Omapaula - Goa

We declare that **Mrs. Vimi Mathur and Mr. Rakesh mathur** represented by **Girish Ragha r/o Kaivaliya A/407/C3, 2nd floor, Near Models status Taligao Tiswadi 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.  **Ramakant Kholkar**
2.  **Sumit Setiya**

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

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

PLAN

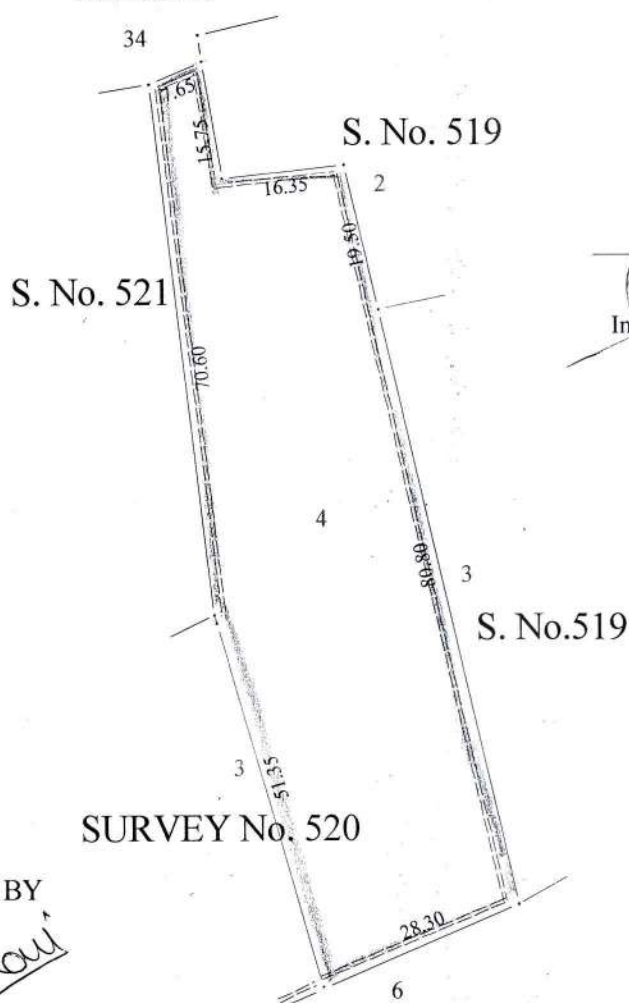
OF THE LAND BEARING SUB-DIV. No. 4 OF SURVEY No. 520 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY VIMI MATHUR AND RAKESH MATHUR FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/218/CNV/AC-III/2019 DATED 28-10-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED FOR CONVERSION. 2700 Sq. Mts.

S.No.524



(RAJESH R. PAI KUCHELKAR)

Inspector Of Survey And Land Records,
City Survey ,Mapusa.



PREPARED BY

Chari

CHANDRASHEKAR G. CHARI

Field Surveyor

VERIFIED BY

Maschelkar

YOGESH B. MASHELKAR

Head Surveyor

SURVEYED ON: 12/11/2019

20.07.20
ADDITIONAL COLLECTOR - III

North Goa District,
Mapusa - Goa

File No.: 8/CNV/MAP/339/2019