

CERTIFIED TRUE COPY

CERTIFIED TRUE COPY

OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001  
Phone Nos: 2225383, 2225083, 2225383 (EPBX)  
Fax No:- 2427690/2225083/2225383 (Ext. No. 210 & 211)  
Email:- dycrev-north.goa@nlc.in

No. RB/CNV/BAR/COLL/01A/2014

Read: Application dated 06/01/2014 from Vanita Shivshankar Mayekar and Shivshankar Anant Mayekar, r/o Gauwadi, Anjuna, Bardez, Goa.

**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) Vanita Shivshankar Mayekar and Shivshankar Anant Mayekar being the occupant of the plot registered under Survey No. 159/1-A known as Vall Situated at Assagao 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 of Survey No. 159/1-A (P) admeasuring 13118 Square Metres be the same a little more or less for the purpose of Residential purpose 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 applicants 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 applicants 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 applicants shall not use the said land and buildings erected thereon for any purpose other than Residential without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses liable on the said land.

**5. Penalty clause** - (a) If the applicants contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicants 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 applicants 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 applicants.

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 applicants.

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.

Contd....2/-

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

APPENDIX - I


Length and Breadth		Total Superficial Area	(part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
151.00 mts	107.00 mts	13118 sq. mts.	Survey No. 159 Sub Div. No. 1-A(P)	Survey No. 159Sub Div. No.1-	Village Boundry of Verla Village	Village Boundry of Corlim Village	Survey No. 159Sub Div. No. 1-A	NIL
Village : Assagao Taluka : Bardez								


Remarks:-

- The applicant has paid on 09/10/2017 conversion fees of Rs.23,61,240/- and a fine of Rs. 1,17,000/- total amounting to Rs. 24,78,240/- (Rupees Twenty Four Lacs Seventy Eight Thousand Two Hundred Fourty Only) vide e-challan No.20170017805 dated 03/10/2017.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/527/ASSG/TCP-14/771 dt. 20/03/2014, with a condition that the existing water pipeline and electrical line passing through the property shall be shifted before applying for secondary development.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2013-14/961/3586 dated 22/01/2014.
- The development/construction in the plot shall be governed as per laws/rules in force.
- The Conversion Sanad issued should not be treated as a permission to regularize the existing structure.

In witness whereof the COLLECTOR OF NORTH GOA DISTRICT, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Vanita Shivshankar Mayekar and Shivshankar Anant Mayekar here also hereunto set their hand on this 26<sup>th</sup> day of February 2019.

  
(Vanita S. Mayekar)  
Applicant

  
(Shivshankar A. Mayekar)  
Applicant

  
(LEVINSON MARTINS)  
COLLECTOR




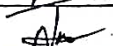
Signature and Designation of Witnesses

- Manjunath D. Mandrekar
- Narayan D. Phatarpenkar

Complete address of Witness

- Orel, Siolim, Bardez, Goa
- Fai Siolim Bardez Goa

We declare and Vanita Shivshankar Mayekar and Shivshankar Anant Mayekar 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.

- 
- 

To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Panchayat Assagao, Bardez -Goa

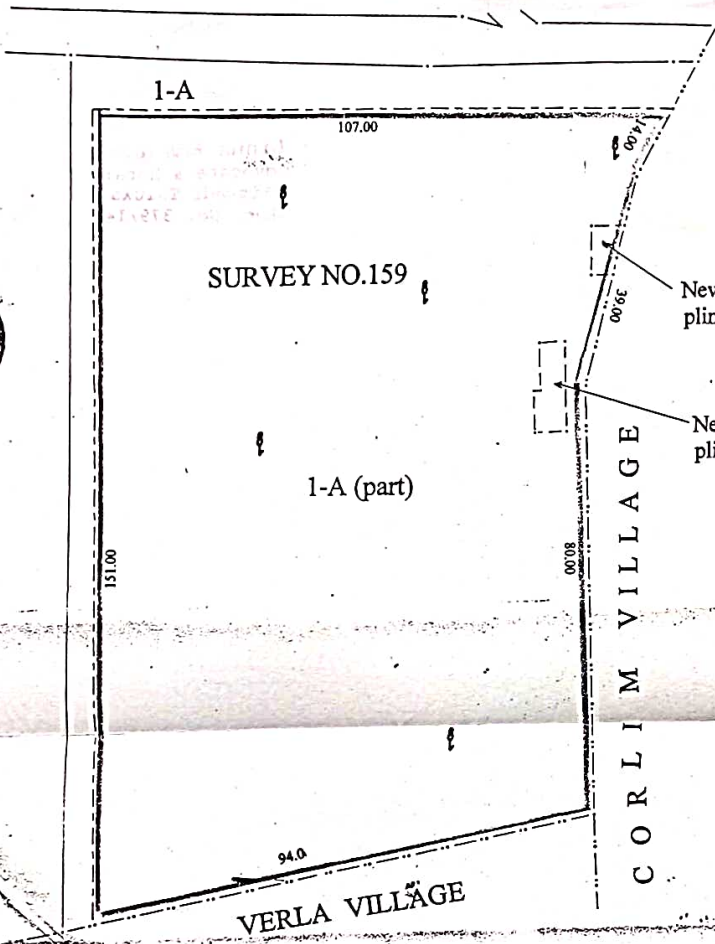
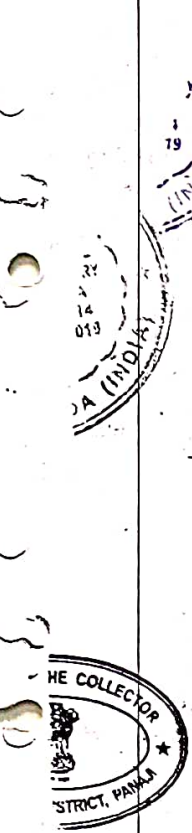
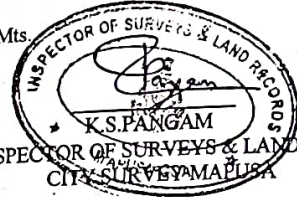
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div. No.1-A(part) of Survey No.159  
Situated at Assagao village of Bardez Taluka,  
Applied by Vanitá S. Mayekar,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/COLL/01-A/2014 dated 22-05-2014  
& Corrigendum dated 03/07/2014,  
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ----- 13118 Sq. Mts.



Newly constructed structure admeasuring  
plinth area 45.00 Sq.mts.within area to be converted.

Newly constructed structure admeasuring  
plinth area 85.00 Sq.mts.within area to be converted.

PREPARED BY

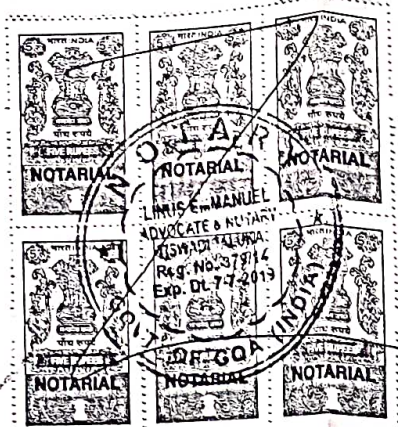
SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 16/07/2014

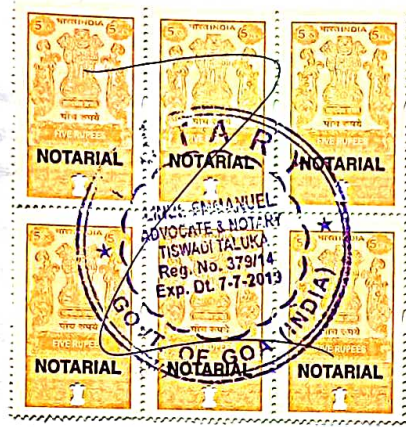
FILE No. 8/CNV/MAP/182/14



CERTIFIED TRUE COPY OF THE ORIGINAL  
No. 386/19 DATED 27/3/19

*Emmanuel*

Emmanuel  
Advocate & Notary  
Tiswadi Taluka  
Reg. No. 379/14



CERTIFIED TRUE COPY OF THE ORIGINAL  
SR. No. 435/19 DATED 12/3/19

*Emmanuel*

Linus Emmanuel  
Advocate & Notary  
Tiswadi Taluka  
Reg. No. 379/14