



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

No.4/564/CNV/ACIII/2022/156
CAD3BAR22-185

Dated: -3/10/2023

Read: Application dated 23/03/2022 received from M/s. Universal Developers, a partnership firm Mr. Altaf Yargatti and Mrs. Jasmine Yargutti (partners) office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa 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 from M/s. Universal Developers, a partnership firm Mr. Altaf Yargatti and Mrs. Jasmine Yargutti (partners) office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa Bardez Goa, being the occupant of the plot registered under P. T. Sheet No. 94 of Chalta No. 34 (Part) situated at Mapusa City, 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 P. T. Sheet No. 94 of Chalta No. 34 (Part) admeasuring 935 Sq. Mts. be the same a little more or less for the purpose of Residential with 80 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

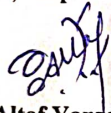
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	6
32.80 Mts.	33.75 Mts.	935.00	P.T.Sheet 94 Chalta No. 34 (Part)	P.T.Sheet 117 Chalta No. 1	P.T.Sheet 94 Chalta No. 31	ROAD	P.T.Sheet 94 Chalta No. 34 & 34-A	NIL


Village MAPUSA
Taluka : BARDEZ

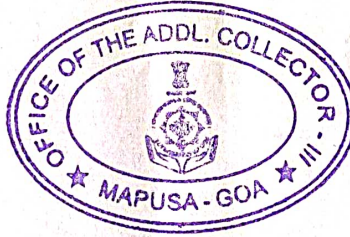
Remarks :-

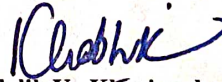
1. The applicant has paid conversion fees of Rs.1,68,300/- (Rupees One Lakh Sixty Eight Thousands Three Hundred Only) vide e-challan No.202300057939 dated 20/01/2023
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2022/3234 dated 30/06/2022.
3. As per NGPDA certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XXIII/2288/2022 Dated 07/12/2022 the plot fall in Settlement Zone (S-2) with FAR-80.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-310/DCFN/TECH/2022-23/393 dated 15/07/2022.
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 M/s. **Universal Developers, a partnership firm Mr. Altaf Yargatti and Mrs. Jasmine Yargutti (partners) office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa Bardez Goa**, here also hereunto set his / her hand on this day of 31st, 2023.

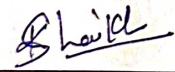

Mr. Altaf Yargatti
Partner



Mrs. Jasmine Yargutti
Partner
M/s. Universal Developers
Applicant




(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District,
Mapusa Goa

Name and Signature of Witnesses

1.  Khayad Shaikh

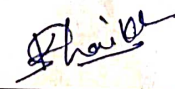
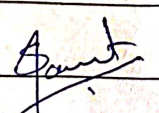
2.  NILESH SAWANT

Complete address of Witnesses

1. Anganwadinagar Alto-Perovim

2. 75, Near Temple Talarna pernem Goa.

We declare that M/s. Universal Developers, a partnership firm Mr. Altaf Yargatti and Mrs. Jasmine Yargutti (partners) office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa 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. Khayad Shaikh 
2. NILESH SAWANT 

To,

1. The North Goa Planning and Development Authority Panaji Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa Goa
4. The Chief Officer Mapusa Municipality Council Mapusa Goa.

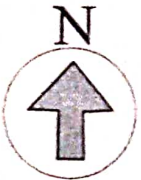


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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

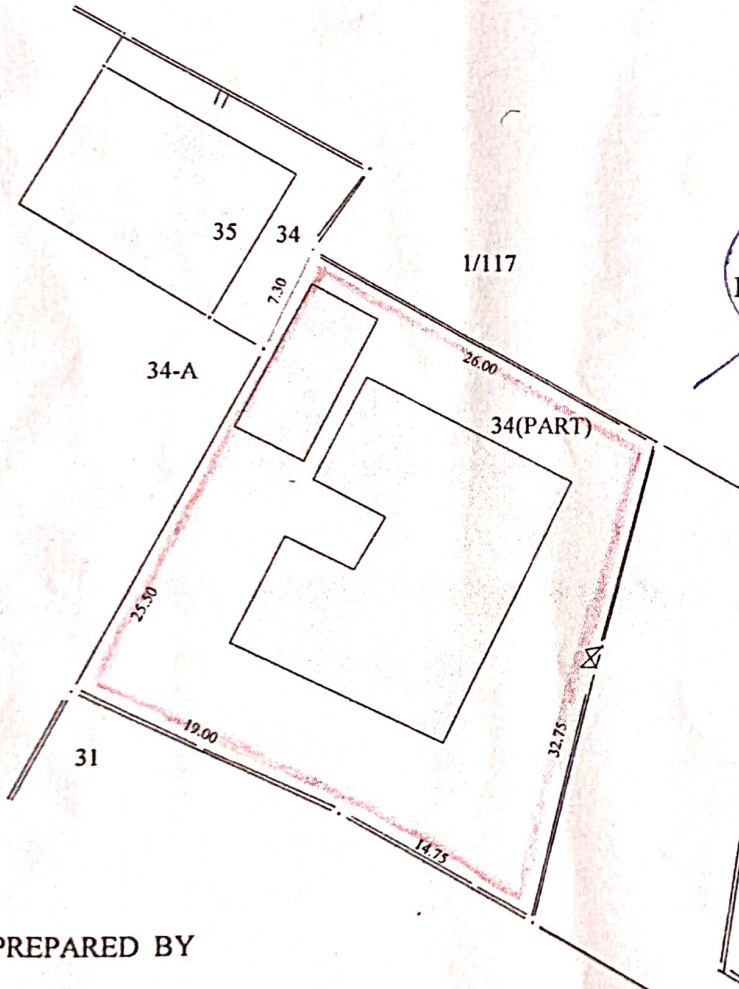
PLAN

OF THE LAND BEARING CHALTA . No.34(PART) OF P.T.SHEET No.94
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY M/s UNIVERSAL DEVELOPERS FOR CONVERSION
OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.4/564/CNV/ACIII/2022/1032 DATED 14-10-2022
FROM THE OFFICE ADDITIONAL COLLECTOR- III, MAPUSA-GOA.

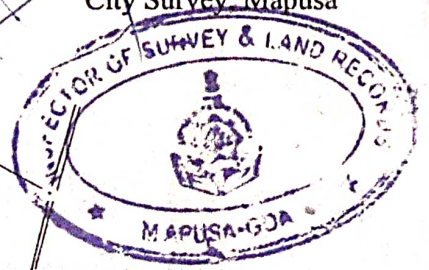


SCALE : 1:500

 AREA APPLIED FOR CONVERSION. 935 Sq. Mts.



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



PREPARED BY

Raju A. Shetye

RAJU A. SHETYE
Field Surveyor

VERIFIED BY:

Paresh Rivankar

PARESH RIVANKAR
Head Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

SURVEYED ON: 21/10/2022

FILE NO: 21/CNV/CITY/MAP/2022