



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

No. 4/251/CNV/AC-III/2021/1442

Dated : -29/10/2021.

Read: Application dated 24/09/2021 received from Mr. Umesh Jagannath Phadte r/o H.No. 228, Sada Niwas Near Mahalaxmi Temple, Bandra, Ponda 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 Mr. Umesh Jagannath Phadte r/o H.No. 228, Sada Niwas Near Mahalaxmi Temple, Bandra, Ponda Goa, being the occupant of the plot registered under Survey No. 307/18-H situated at Siolim, 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. 307/18-H admeasuring 1905 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.

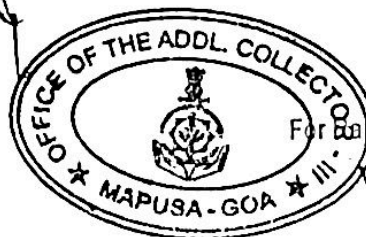
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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 there under.



Cont..2/

For Group Estates Private Limited

Director

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of, Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
41.60 mts	50.80 mts	1905 Sq.mts	Survey No. 307 Sub Div. No.18-H	ROAD	Survey No. 307 Sub Div. No.18	Survey No. 307 Sub Div. No.18	Survey No. 307 Sub Div. No.18 & 18

Village SIOLIM
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs.2,15,265/- (Rupees Two Lakh Fifteen Thousands Two Hundred Sixty Five Only) vide e-challan No.202101069404 dated 28/10/2021.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2021 dated 07/10/2021.
3. As per TCP Zoning certificate No. TPBZ//ZON/8994/SIO/TCP-2021/3786 dated 22/09/2021 the plot fall in settlement Zone (VP-2) with FAR-60
4. The Survey No 307/18-H of Siolim Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
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 and by Mr. Umesh Jagannath Phadte r/o H.No. 228, Sada Niwas Near Mahalaxmi Temple, Bandra, Ponda Goa, here also hereunto set his/ her hand on this 29th day of October, 2021.

Mr. Umesh Jagannath Phadte
Applicant

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

Name and Signature of Witnesses

1. Datta S. Navelkar
2. Mahabaleshwar B. Warkar

Complete address of Witnesses

1. H-No.10 Anjuna Bazar
2. H-No.10/5 - Calicut - Bardez

We declare that Mr. Umesh Jagannath Phadte r/o H.No. 228, Sada Niwas Near Mahalaxmi Temple, Bandra, Ponda 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. Datta S. Navelkar
2. Mahabaleshwar B. Warkar

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, Siolim, Bardez- Goa.

For Ramroop Estates Private Limited

Yes 5/21