



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

No. 4/149/CNV/AC-III/2021/984

Dated : - 06/08/2021.

Read: Application dated 12/07/2021 received from Mr. Yogesh Bhanot H. No. 295/1, Assagao, 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 Mr. Yogesh Bhanot H. No. 295/1, Assagao, Bardez - Goa, being the occupant of the plot registered under Survey No. 18/2 situated at Verla, 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. 18/2 admeasuring 1325 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.

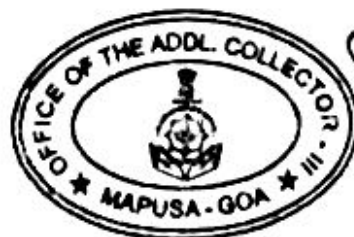
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.



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	
31.65 mts	64.65 mts	1325 Sq.mts	Survey No. 18 Sub Div. 2	S. No. 18 Sub Div. 1 2-A & 3	S. No. 18 Sub Div. 6 & 7	ROAD	NALLAH	NI

Village VERLA
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs.1,49,725/- (Rupees One lakh Forty nine Thousands Seven hundred Twenty five Only) vide e-challan No.202100704487 dated 30/07/2021
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No MAM/BAR/CI-I/Conv/2021 dated 15/07/2021.
3. As per TCP Certificate No. TPBZ/ZON/8737/VERLA/TCP-2021/2769 dated 12/07/2021 the plot fall in settlement Zone (VP-2) with FAR-60.
4. The Survey No 18/2 of Verla 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. Yogesh Bhanot H. No. 295/1, Assaño, Bardez-Goa, here also hereunto set his/her hand on this 01 day of August, 2021.

Shikhir

Mr. Shikhir Dhingra
POA holder for
Mr. Yogesh Bhanot
Applicant



(Mahadev J. Araundekar)
06.08.21
(Mahadev J. Araundekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

1. Vivekanand Azeonkar
2. Clive Lobo

Complete address of Witnesses

1. H.No 168, Morjim pernem Goa
2. H.No 95, Parra, Bardez Goa

We declare that Mr. Shikhir Dhingra POA holder for Mr. Yogesh Bhanot H. No. 295/1, Assaño, 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. Vivekanand Azeonkar
2. Clive Lobo

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, Verla, Bardez- Goa.

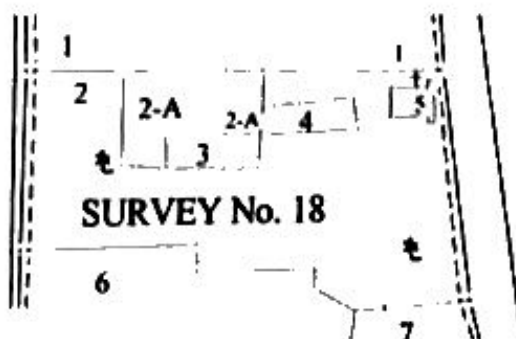


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 121-16556

Plan Showing plots situated at
 Village : VERLA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 18/ 2
 Scale : 1 : 1000

[Signature]
 (Rajesh R. Pal Kuchelkar)
 Inspector of Survey &
 Land Records.



[Signature]
ADDITIONAL COLLECTOR - III
 North Goa District,
 Mapusa - Goa

Generated By : *[Signature]* Mitali Nank (Dy Man Gr. II)
 On : 22-07-2021

Compared By: *[Signature]*



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

No. 4/361/CNV/AC-III/2022 /280

Dated: - 07/03/2022

Read: Application dated 29/12/2021 received from Mr. Yogesh Bhanot through POA holder Mr. Shikhir Dhingra, R/o. E-5, 2nd Floor, Kailash Colony, Delhi 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 Mr. Yogesh Bhanot through POA holder Mr. Shikhir Dhingra, R/o. E-5, 2nd Floor, Kailash Colony, Delhi being the occupant of the plot registered 6, under Survey No. 18 Sub Div No. 6 Situated at Verla Village, Bardez Taluka (hereinafter referred to as "the apl 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.18/6 admeasuring 675 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely 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 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.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

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



- 2 -
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (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
24.80 Mts	70.00 Mts	675.00	Survey No. 18 Sub Div No. 6	Survey No. 18 Sub Div No. 2, 7	Survey No. 18 Sub Div No. 8, 12	Survey No. 18 Sub Div No. 2.7 & Road	Survey No. 18 Sub Div No. 8 & FOOTHPATH	
Village : Verla Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 101250/- (Rupees One Lakh One Thousand Two Hundred and Fifty Only) vide e-challan No. 202200139251 dated 23/02/2022.
2. As per TCP Certificate No. TPBZ/ZON/9408/VER/TCP-2021/6100 dated 23/12/2021 the plot falls in Settlement Zone (VP-2) with permissible FAR 60
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-430/DCFN/TECH/2021-22/881 dated 15/02/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv./2022/687 dated 28/01/2022.
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 **Mr. Yogesh Bhanot** through POA holder **Mr. Shikhir Dhingra**, R/o. E-5, 2nd Floor, Kailash Colony, Delhi here also hereunto set his hand on this 7th day of March, 2022.

Shikhir

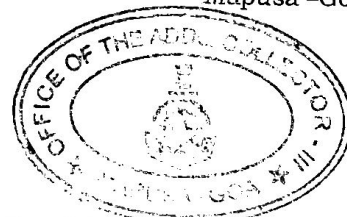
(Shikhir Dhingra)
POA Holder for
Yogesh Bhanot
Applicant

Narayan M. Gad

(Narayan M. Gad)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

1. *Vivekanand Asgaonkar*
2. *Anand G. Gaonkar*



Complete address of Witness

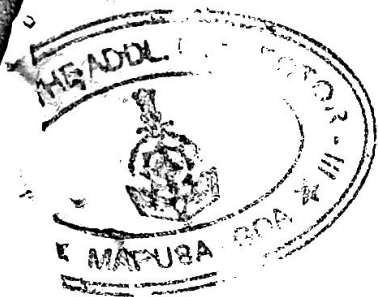
1. H. No. 168, Marjim, Pernem, Goa.
2. H. no. 420, Mayem, Bicholim Goa

We declare that **Mr. Yogesh Bhanot** through POA holder **Mr. Shikhir Dhingra**, R/o. E-5, 2nd Floor, Kailash Colony, Delhi 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.

1. *Vivekanand Asgaonkar*
2. *Anand G. Gaonkar*

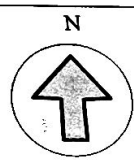
To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Marra, Pilerne, Bardez -Goa.

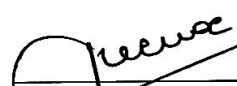


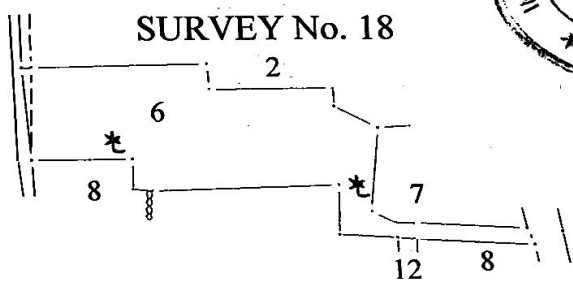
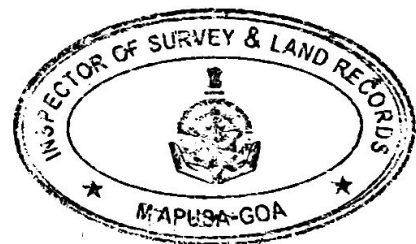
GOVERNMENT OF GOA
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MAPUSA - GOA

CBAR 121- 21001



Plan Showing plots situated at
Village : VERLA
Taluka : BARDEZ
Survey No./Subdivision No. : 18/ 6
Scale : 1 : 1000


(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.





Generated By : Mitali Naik (D'Man Gr. II)
On : 08-09-2021

Compared By: 