

OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
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No.RB/CNV/BAR/AC-I/66/2014 / 3812

Date: 10/06/2022.

- Read: 1) Application dated 23/05/2014 by M/s. Jewel Corporation Joseph T D Souza through its Managing partner, Jewel Heights Opp Mapusa Court Garden Althino Panaji Goa.
- 2) Zoning Report No.TPBZ/ZON/8857/SIR/TCP-2021/3457 dated 23/03/2021 of the Dy. Town Planner, Town and Country Planning Department North Goa District, 302, Government Building Complex, Mapusa Bardez Goa.
- 3) Report No. 5/CNV/BAR-146/DCFN/TECH/2022-23/372 dated 07/06/2022 by the Dy. Conservator of Forests, North Goa Division, Ponda Goa.
- 4) Report No.MAM/BAR/C.I./CONV/2021 dated 27/10/2021 of the Mamlatdar of Bardez Taluka
- 5) Report No.8/CNV/MAP/319/2021/2769 dated 21/12/2021 of the Inspector of Survey & Land Records, City Survey, Mapusa 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) **M/S. JEWEL CORPORATION** being the occupant of the plot registered under **SURVEY NO.70/13 OF SIRCAIM VILLAGE OF 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 plot of land (hereinafter referred to as "the "said plot" described in the Appendix I hereto, forming a part **SURVEY NO.70/13 OF SIRCAIM VILLAGE OF BARDEZ TALUKA** admeasuring an area 6910 sq mts for Residential Purpose.

Now,this is to certify that the permission to use for the said plot 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 applicant 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.

Contd....2/-

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

APPENDIX - I

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
54.75 Mtrs	138.50 Mts.	6910 Sq. Mts	Sy. No. 70/13 (Part)	North	South	East	West	NIL
				Sy. No. 70/13 & 11	Sy. No. 70/14 & 4	Sy. No. 70/13	Sy. No. 70/4	
VILLAGE :- SIRCAIM TALUKA:- BARDEZ								
Remarks:-								

VILLAGE :- SIRCAIM
TALUKA:- BARDEZ

Remarks:-

1. The applicant has paid conversion fees of Rs. 10,40,175/- (Rupees Ten Lakhs Forty Thousand One Hundred Seventy Five Only) vide challan No.202200041026 dated 14/01/2022.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department North Goa District, 302, Government Building Complex, Mapusa Bardez Goa vide his report No. TPBZ/ZON/8857/SIR/TCP-2021/3457 dated 23/03/2021.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-146/DCFN/TECH/2022-23/372 dated 07/06/2022.
4. The Mamlatdar of Bardez Taluka has submitted his report vide No. MAM/BAR/C.I./CONV/2021 dated 27/10/2021.
5. The Inspector of Survey & Land Records, City Survey, Mapusa Goa vide report No.8/CNV/MAP/319/2021/2769 dated 21/12/2021.
6. The development/construction in the plot shall be governed as per laws/rules in force.
7. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

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 M/S. JEWEL CORPORATION here also hereunto set his hand on this 10th day of June, 2022.

(M/S. JEWEL CORPORATION)

MANAGING PARTNER

Signature and Designation of Witnesses

Gopar A. Parsekar
(GOPAL A. PARSEKAR)
ADDITIONAL COLLECTOR - I



1. Eknath Teli - *[Signature]*

2. Prashant Dhargalkar - *[Signature]*

Complete address of Witness

1. Eknath Teli - Naibag - *[Signature]*

Malpau-Pansur 2. Prashant Dhargalkar - *[Signature]*

We declare M/S. JEWEL CORPORATION 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. Eknath Teli - *[Signature]*

2. Prashant Dhargalkar - *[Signature]*

To,

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