



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

No. 4292/CN/CAC-III/2021/1723

Date: 24/12/2021

Read: Application dated 17/03/2021 received from Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, 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 thereunder by Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, Bardez Goa, being the occupant of the plot registered under Survey No. 234/1(Part) situated at Socorro 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 Survey No. 234/1(Part) of village Socorro admeasuring 8300 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.

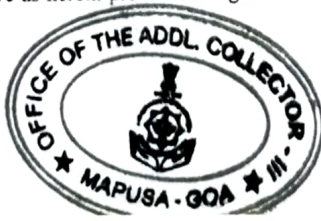
c) The necessary road widening set-back is to be maintained before any development in the land.

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 thereunder



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				6
1	2	3	4	North	South	East	West	
103.25 mts	86.20 mts	8300 Sq.mts	Sy No.234 Sub. Div No.1(part)	Sy No.235 Sub. Div No. 7	ROAD	Sy No.234 Sub. Div No.2	Sy No.234 Sub. Div No.1	NIL
Village : Socorro Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.12,45,000/- (Rupees Twelve Lakh Fourty Five Thousand Only) vide e-challan No.202101289830 dated 24/12/2021.
2. As per TCP Certificate No. TPBZ/ZON/8505/SOCORRO/TCP-2021/1646 dated 20/04/2021 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/SLEC/PVT-PJM/DCFN/TECH/21-22/31 dated 12/04/2021.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2021 dated 01/11/2021.
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 that **Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, Bardez Goa**, here also hereunto set his/her hand on this 24 day of December 2021.

Sagar Malik
Sagar Malik

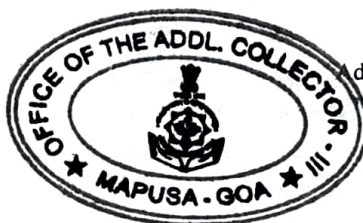
P.O.A for

1. Anuj Singhal
2. Neeraj Kumar
3. Ajay Kumar
4. Ajay Jindal

Applicants

Name and Signature of Witnesses

1. *Mahadev Godi*
2. *Udesh Sawal*



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

Complete address of Witness

1. *Godi Candolim Bardez Goa*
2. *Porvorim, Bardez - Goa.*

We declare that **Shri. Sagar Malik r/o Brindavan C.G.H.S Flat No. D-703, Sector-12, Plot -10, Dwarka, New Delhi 110075**, 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. *Mahadev Godi*
2. *Udesh Sawal*

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 Socorro Bardez -Goa.



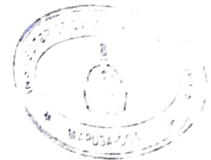
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

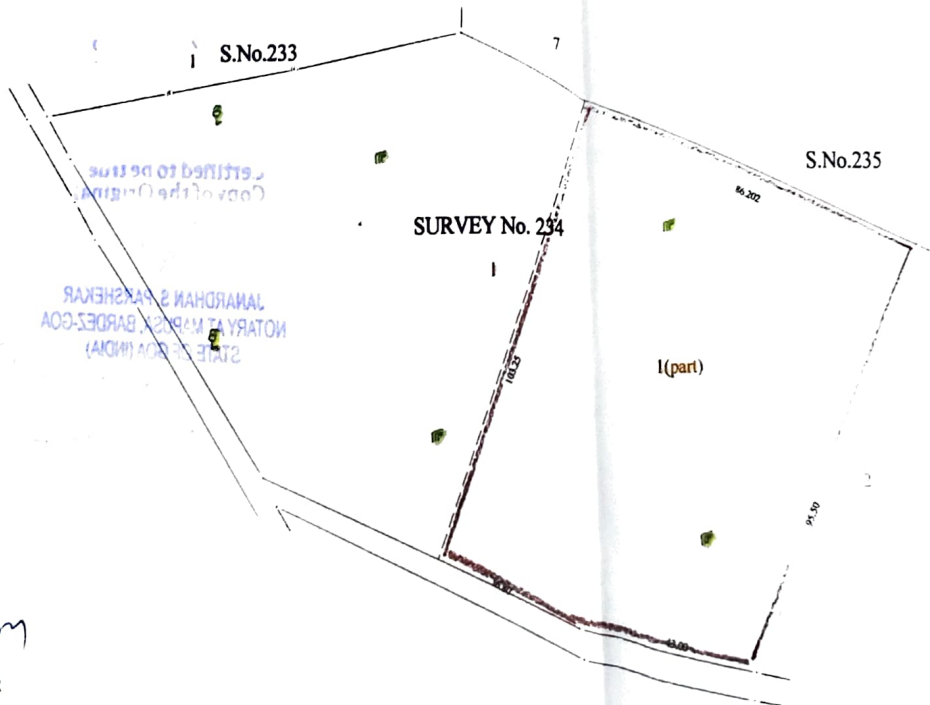
Of the Land bearing Sub. Div. No. I(PART) of Survey No.234
Situated at Socorro village of Bardez Taluka,
Applied by Anuj Singhal, Neeraj Kumar and Ajay Jindal.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/292/CNV/AC-III/2021/1556 dated 22-11-2021
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

□ AREA APPLIED TO BE CONVERTED — 8300 Sq. Mts.



(RAJESH R PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

Santosh Chodankar

SANTOSH CHODANKAR
Field Surveyor

SURVEYED ON: 30/11/2021

VERIFIED BY

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

FILE No. 8/CNV MAP 311/21



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

No. 4/108/CNV/AC-III/2021/1373

Date: -20/10/2021

Read:- Application dated 17/03/2021 received from Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, 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 thereunder by Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, Bardez Goa, being the occupant of the plot registered under Survey No. 234/1(Part) situated at Socorro 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 Survey No. 234/1(Part) of village Socorro admeasuring 7792 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 thereunder.



Cont..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							
1	2	3	4	5				6
				North	South	East	West	
100.50 mts	131.80 mts	7792 Sq.mts	Sy No.234 Sub. Div No.1(part)	Sy No.233 Sub. Div No.1 & S. No. 235 Sub Div. No. 7	Sy No.234 Sub. Div No.1	Sy No.234 Sub. Div No.1	Sy No.234 Sub. Div No.1	NIL
Village :Socorro Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.11,68,800/- (Rupees Eleven Lakhs Sixty Eight Thousand Eight Hundred Only) vide e-challan No.202100999955 dated 14/10/2021.
2. As per TCP Certificate No. TPBZ/ZON/8506/SOCORRO/TCP-2021/1643 dated 20/04/2021 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/SLEC/PVT-PJM/DCFN/TECH/21-22/31 dated 12/04/2021. The Survey No. 234/1 of Socorro Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2021/2151 dated 20/05/2021.
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 that **Shri. Anuj Singhal, Shri. Neeraj Kumar, Shri. Ajay Kumar and Shri. Ajay Jindal r/o Porvorim, Bardez Goa**, here also hereunto set his/her hand on this 20th day of October 2021.

Sagar Malik
Sagar Malik
P.O.A for

1. Anuj Singhal
2. Neeraj Kumar
3. Ajay Kumar
4. Ajay Jindal

Applicants

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

Name and Signature of Witnesses

1. *Suresh G. Kalangutkar*
2. *Chetan G. Sangelhan*

Complete address of Witness

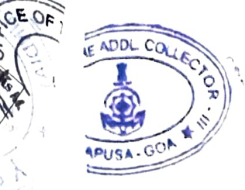
1. H.No. 634, Chousai, Barve, Pernem, Goa.
2. H.No. 670, Badem, Assagan, Bardez, Goa

We declare that **Shri. Sagar Malik r/o Brindavan C.G.H.S Flat No. D-703, Sector-12, Plot -10, Dwarka, New Delhi 110075**, 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. *Suresh G. Kalangutkar*
2. *Chetan G. Sangelhan*

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 Socorro Bardez -Goa.



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

16575

REVISED PLAN

Of the Land bearing Sub. Div. No. 1(PART) of Survey No.234
Situated at Socorro village of Bardez Taluka,
Applied by Amij Singhal, Neeraj Kumar, Ajay Kumar and Ajay Jindal .
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/108/CNV/AC-III/2021/655 dated 02-06-2021 & Letter dated 12/07/2021
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED 7792 Sq. Mts.

(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

Copy of the Certificate
- returned to the
11/09/2021

RAJESH R. PAI KUCHELKAR
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA
(RAJESH R. PAI KUCHELKAR)

SURVEY No. 234
1(PART)

S.No.235



PREPARED BY

SANTOSH CH. JANKAR
Field Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

VERIFIED BY

YOGESH MASHELKAR
Head Surveyor

SURVEYED ON: 28/07/2021

FILE No. 8/CNV/ MAP/196/21