



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4783/CNV/AC-III/2016/1194
Dated-23/09/2019

Re: Application dated 27/12/2016 and 16/7/2019 received from M/s Happy Circle, C/o Rudresh Chodankar r/o H.No.189, Near People's High School Panaji Goa 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 M/s Happy Circle, C/o Rudresh Chodankar r/o H.No.189, Near People's High School Panaji Goa being the occupant of the plot registered under Survey No. 56/2 situated at Pilerne 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 hereto forming a part Survey No. 86/2 admeasuring 5165 Sq. Mtrs. be the same a title under of land for the purpose of Residential with 80 F.A.R.

And Whereas in view of application dated 16/7/2019 filed by the applicant to delete condition No.8, the fresh report was obtained from the Town and Country Planning Dept. Mapusa who have stated that they have obtained Government approval in para 5 of its report dated 19/9/2019 to issue fresh report.

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.

(c) If any information furnished by the applicant for obtaining the Sanad is found to be false at any stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

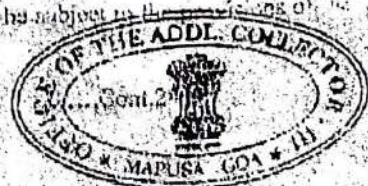
(d) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand void and the construction/development carried out shall be at the cost and risk of the applicant.

(e) The necessary road widening set-back is to be maintained before any development on the land.

(f) Additional access passing through the plot, if any, shall be maintained.

(g) No trees shall be cut except with prior permission of the competent authority.

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



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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			North	South	East	
1	2	3	4	5			6
50.00 mts	90.00 mts	5165 Sq mts	Survey No. 86 Sub Div No.2 Part	Sy.No.86 Sub Div No.3	Sy.No.86 Sub Div No.1	Survey No.85 Sub Div No.1 S.No.83, Sub Div No.2	West ROAD NIL

Village - Pilerne
Taluka - Bardez



Remarks:-

- The applicant has paid conversion fees of Rs.857390/- (Rupees Eight Lakh Fifty Seven Thousand Three Hundred Ninety only) vide e-challan No. 201700149954 dated 28/02/2017.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/613/PT/TC/P/19/4318 dated 19/09/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-462/DCFN/TECH/2016-17703 dated 20/12/2016.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CH/Conv/2016/5897 dated 14/12/2016.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Archaeological rights and Mundkarial area should not be disturbed and should be protected if any.
- This conversion sanad supersedes the earlier conversion sanad issued by this office under reference No.483/CNV/AC-III/2016 dated 9/3/2017

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 **M/s Happy Circle, C/o Rudresh Chodankar r/o H.No.189, Near People's High School Panaji Goa** has hereunto set his hand on this 23rd day of September, 2019.

M/s Happy Circle, C/o Rudresh Chodankar
Applicant

23.9.19
(Mahantev J. Araundekar)
Additional Collector - III
North Goa District, Mapusa



Witnesses and Designation of Witnesses

Sony Kandalla

Ismail Sheikh

Complete address of Witness
1. **H.No. 246, Fontanka Mah, Panaj 6**
2. **H.No. 153 Afonso de Albuquerque Rota Panaji**

We declare: **M/s Happy Circle, C/o Rudresh Chodankar r/o H.No.189, Near People's High School Panaji 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.
2.
Sony Kandalla
Ismail Sheikh

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

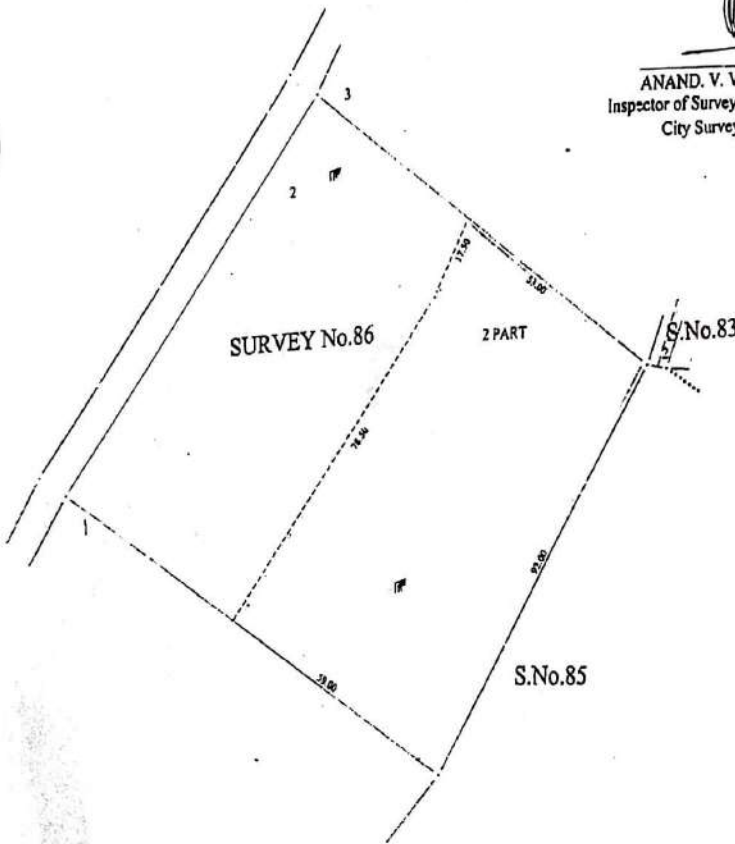
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 2 PART OF SURVEY No. 86 SITUATED
 AT PILERNE VILLAGE OF BARDEZ TALUKA
 APPLIED BY HAPPY CIRCLE
 CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
 PURPOSE, VIDE CASE NO. 4/83/CNV/AC-III/2016 DATED 19-01-2017
 FROM THE OFFICE OF ADDITIONAL COLLECTOR III, MAPUSA BARDEZ - GOA.

SCALE : 1:1000

AREA APPLIED FOR CONVERSION. 5165 Sq. Mts.



[Signature]
 6/2/17
 ANAND. V. VAIGANKAR
 Inspector of Surveys And Land Records
 City Survey, Mapusa

PREPARED BY

[Signature]

SWETA PEDNEKAR
 Field Surveyor

[Signature]
 23.9.19

Additional Collector - III
 North, Mapusa - Goa

VERIFIED BY:

[Signature]

YOGESHWAR MASHELKAR
 Head Surveyor

SURVEYED ON: 31-01-2017

FILE NO. &CNV/MAP/05/2017

14.01.2008

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Read: Application dated Nil from Vijay Kumar Mahadev Bhoale alias Vijay Mahadev Bhoale, r/o H. No. 807, "Rama Niwas", Porvorim, Bardez, Goa.

DATED: 14/01/2008

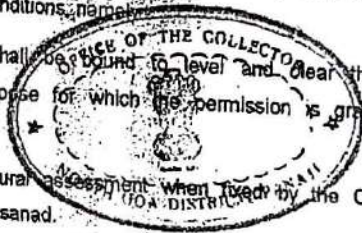
**SANAD
SCHEDULE - II**

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1968]

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) by Shri. Vijay Kumar Mahadev Bhoale alias Vijay Mahadev Bhoale being the occupant of the plot registered under Survey No. 86/2 (Part) known as Predio Candetaria situated at Pierne - Bardez registered under No. Survey No. 86/2 (Part) (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 of Survey No. 86/2 (Part) measuring 4710.00 square metres, be the same a little more or less for the purpose of residential.

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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.
4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.
6. 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.



OFFICE OF THE NAMLATDAR
OF BARDEZ, MAPUSA
Inward No. 267
Date 16-01-08

S.R.C.
16/1/08

Country Planning Dept.
Panaji, Goa

16/1/08

7 Code provisions applicable - Save as herein provided the grant shall be subject to the provision, 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			North	South	East and West	
1	2	3	4	5		6	
99.00 sq. mts.	49.00 sq. mts.	4710 sq. mts.	Survey No. 86/2 (Part) Village Pilane Taluka Bardez	North: Survey No. 86/3 South: Survey No. 86/1 East: Survey No. 86/1 West: Road		There are following trees: 4 - Mango trees 24 - Teakwood trees 2 - Cashew trees 10 - Other trees	

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs. 94200/- (Rupees ninety four thousand two hundred only) vide Challan No. 8/2008 dated 9/1/2008.
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide her report No. TPB2/613/PIL/86/07/2652 dated 20/12/2007.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut, except with prior permission of the competent authority.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu, and the applicant Shri. Vijay Kumar Mahadev Bhonsale alias Vijay Mahadev Bhonsle here also hereunto set his hand this 14th day of January, 2008.

(Signature)
(Vijay Kumar Mahadev Bhonsale
alias Vijay Mahadev Bhonsale)
Signature of the applicant

(N. B. Narvekar)
Additional Collector-II
Collectorate of North Goa



Signature and designation of witnesses

1. Bandurao K. Inwar H.N. 557/c adhem wheel -
Talegoi Taluka Bardez

2. Nitin Nathaji Chavan G.G. 41 Model Meridim
Ceunalem, Pancey

Signature and designation of Witnesses

1. *(Signature)*
2. *(Signature)*

We declare that Shri. Vijay Kumar Mahadev Bhonsale alias Vijay Mahadev Bhonsle who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. *(Signature)*
2. *(Signature)*

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

PLAN

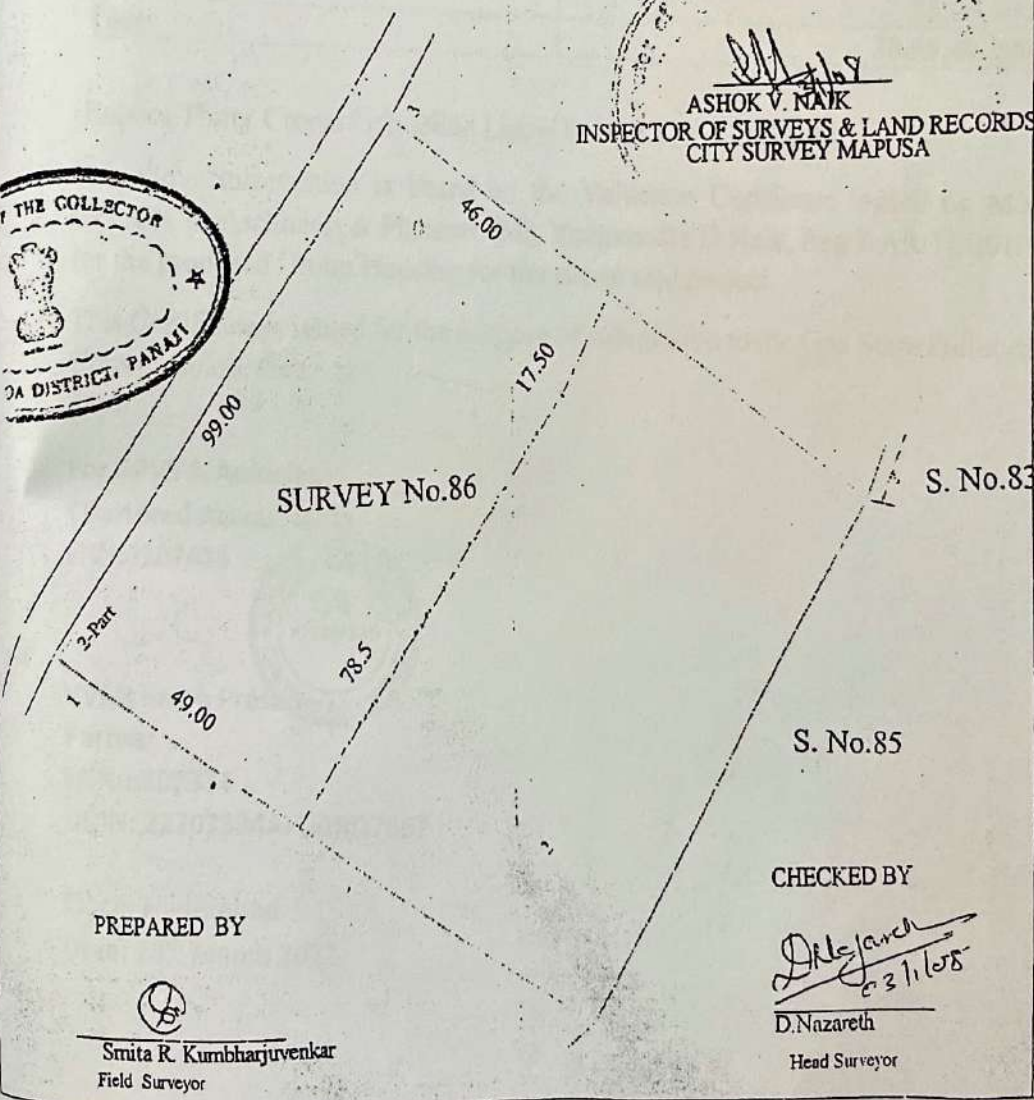
Of the Land bearing Sub. Div. No.2 Part of Survey No. 86
 situated at Pileme village of Bardez Taluka,
 applied by Shri VijayKumar Mahadev Bhonsle
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. RB/CNV/BAR/267/2007 dated of 24-12-2007
 from the Office of the Collector, North Goa District, Panaji-Goa.



SCALE 1:1000

AREA PROPOSED TO BE CONVERTED ----- 4710 sq Mts.

[Signature]
 ASHOK V. NAIK
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



PREPARED BY



Srmita R. Kumbharjirvenkar
 Field Surveyor

CHECKED BY

[Signature]
 23/1/08

D. Nazareth
 Head Surveyor

SURVEYED ON: 31-12-2007

FILE No. &CNV/MAP/248/2007