

No.CNV/BAR-II/49/2019 / 8800
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 14 / 11 / 2019

Read:- Application dated 11/06/2019 received u/s 32
of LRC 1968.

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 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 **M/S NITIN DEVELOPERS PVT. LTD. R/o AS-2, Models Millenium, Caranzalem Goa** being the occupant of the plot registered under **Survey No.404/2-C** Situated at **Socorro, Bardez Goa** registered under **Survey No.404/2-C** (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.404/2-C** admeasuring **310.00 sq.mts.** 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 erected thereon for any other purpose other than **residential purpose**, without the previous sanction of the Collector.
4. **Liability for rates**- The applicant shall pay all taxes, rates and cesses leviable 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 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.
6. **Code provisions applicable**- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-

Length North to South	Breadth East to West	Total Superficia l Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
21.00 mts.	16.00 mts.	310.00 sq. mts	Survey No.404/2-C Village: Socorro	North:- Road South:- Survey No.404/5 East :- Survey No.404/2-D-1 West :- Survey No.404/2-B	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/5087/SOC/TCP/2019/3474 dated 26/07/2019.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/Conv/2019 dated 11/07/2019.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-263/DCFN/TECH/2019-20/708 dated 07/09/2019.
10. The conversion fees charge at rate of R.68/- per sq. mts of area 310 sq. mts. Received conversion fees of Rs.21,080/- (Rupees twenty one thousand eighty only) Vide Challan No.352/2019 dated 08/11/2019. The conversion fine charge at rate of Rs.136/- per sq. mts of area 34 sq. mts. Received fine of Rs.4,624/- (Rupees four thousand six hundred twenty four only) Vide Challan No.353/2019 dated 08/11/2019. Which is deposited in S.B.I., Mapusa by applicant M/S NITIN DEVELOPERS PVT. LTD. Represented its authorized signatory to Nitin Saraf.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by M/S NITIN DEVELOPERS PVT. LTD. R/o AS-2, Models Millenium, Caranzalem Goa here also hereunto set his hand this 14th day of November, 2019.

Nitin Saraf

(Signature of the Applicant)

M/S NITIN DEVELOPERS PVT. LTD

Represented its authorized signatory to Nitin Saraf

(Sudhir S. Kerkar)

DY.COLLECTOR & S.D.O.,

MAPUSA-GOA

Signature & Designation of Witness

1. *Sham V. Pekar* Adika Wadda Conca

2. *Sayju Uttam Talwar* paraa Bader hira

Signature & Designation of Witness

1. *Sham V. Pekar* Adika Wadda Conca

2. *Sayju Uttam Talwar* paraa Bader hira

We declare that by M/S NITIN DEVELOPERS PVT. LTD. R/o AS-2, Models Millenium, Caranzalem Goa 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. *Sham V. Pekar* Adika Wadda Conca

2. *Sayju Uttam Talwar* paraa Bader hira

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

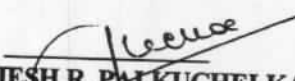


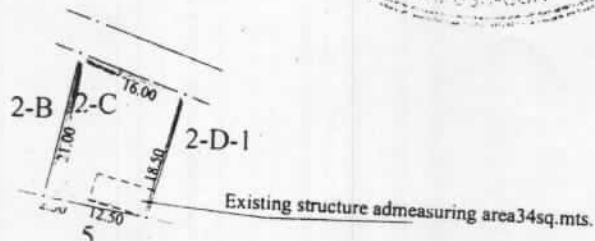
PLAN

Of the Land bearing Sub. Div. No. 2-C of Survey No.404
Situated at Socorro village of Bardez Taluka.
Applied by M/S. Nitin Developers Pvt. Ltd
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR-II/49/2019/6624 dated 14-10-2019
from the Office of the Dy. Collector & S.D.O.Mapusa -Goa.

SCALE 1:1000


 AREA APPLIED TO BE CONVERTED ----- 310 Sq. Mts.


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

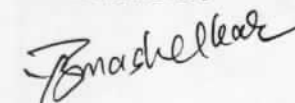


SURVEY No. 404

PREPARED BY


SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY


YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 22/10/2019

FILE No. 8/CNV/MAP/323/19



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

No. 4/198/CNV/AC-III/2019 /137

Date : - 27/01/2020

Read: Application dated 14/6/2019 received from M/s Nitin Developers Pvt Ltd r/o 1A.-S2, Model Milenium Vista Caranzalem, 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 M/s Nitin Developers Pvt Ltd r/o 1A.-S2, Model Milenium Vista Caranzalem, Goa being the occupant of the plot registered under Survey No. 404/5(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. 404/5(PART) admeasuring 1775 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.

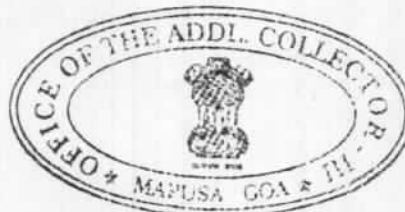
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.



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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							
1	2	3	4	5				6
				North	South	East	West	
32.50 mts	74.00 mts	1775 Sq.mts	Sy No.404 Sub. Div no. 5(Part)	S. No. 404 Sub. Div. No. 2.2-A,2-B	NALLA	S. No. 404, Sub.Div. No. 5(Part)	S. No. 404, Sub. Div. No.1	NIL

Village : Socorro
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,81,050/- (Rupees One Lakh Eighty One Thousand fifty Only) vide e-challan No. 202000053450 dated 14/01/2020.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5087/SOR/TCP-19/5177 dated 18/11/2019 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-355/DCFN/TECH/2019-20/707 dated 01/09/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/3625 dated 28/08/2019.
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 **M/s Nitin Developers Pvt Ltd r/o 1A-S2, Model Milenium Vista Caranzalem, Goa**, here also hereunto set his/her hand on this 27th day of January, 2020.

Nitin Saraf

M/s Nitin Developers Pvt Ltd
applicant through by its Director
Mr. Nitin Saraf

(Mahadev J. Araundekar)
27.01.20
(Mahadev J. Araundekar)
Additional Collector III
North Goa District.
Mapusa-Goa



Name and Signature of Witnesses

1. *Dharmayaj B. M.*
2. *Sham V. Padalkar*

Complete address of Witness

1. *Aita Pancham B. M.*
2. *Parla Mapusa Goa*

We declare by **M/s Nitin Developers Pvt Ltd r/o 1A-S2, Model Milenium Vista Caranzalem, 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. *Dharmayaj B. M.*
2. *Sham V. Padalkar*

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.

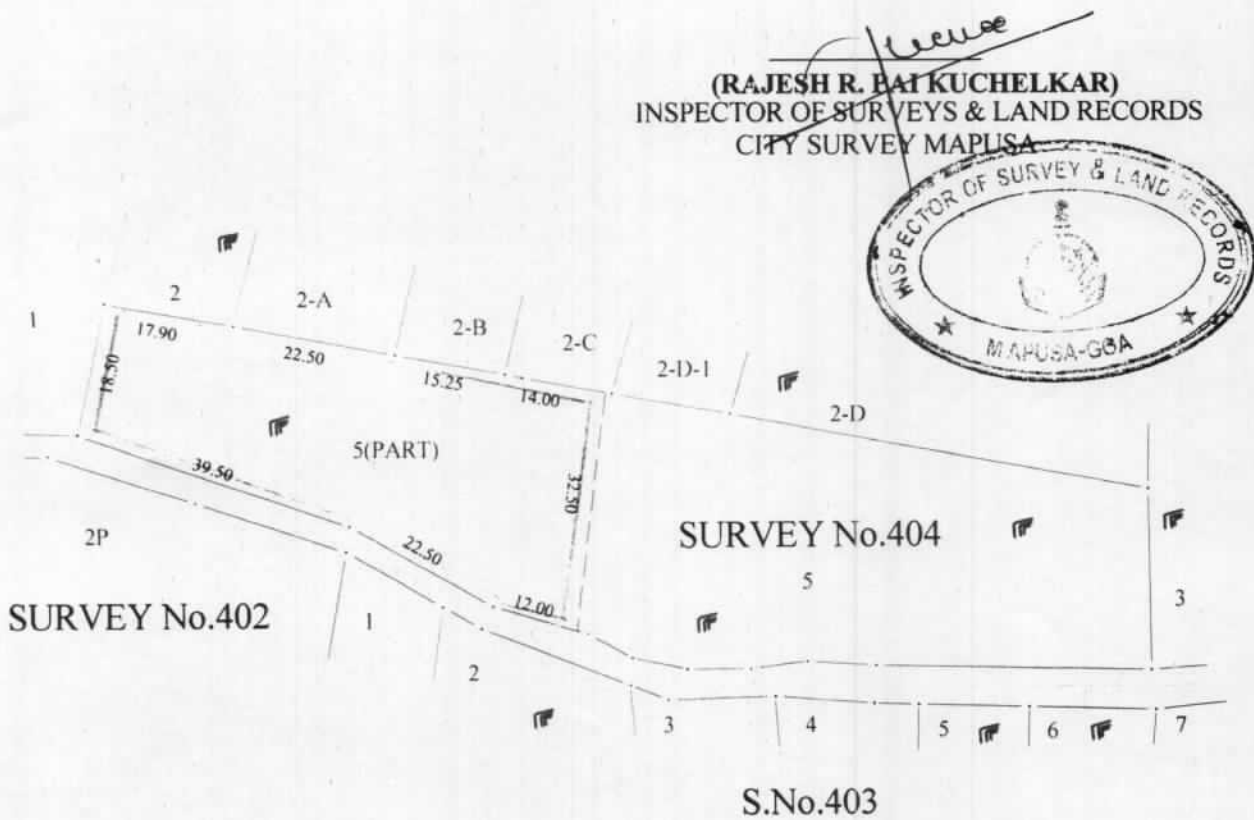
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN


Of the Land bearing Sub. Div.No.5(part) of Survey No.404,
Situated at Soccoro village of Bardez Taluka,
Applied by M/s Nitin Developers Pvt. Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/198/CNV/AC-III/2019/1451 dated 19-11-2019,
from the Office of the Additional Collector-III, North Goa District, Mapusa-Goa.

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED -----1775 Sq. Mts.

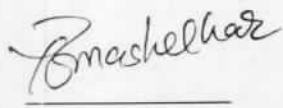



PREPARED BY


SAMIR A. NAIK
Field Surveyor

SURVEYED ON: 29/11/2019

VERIFIED BY


YOGESH B. MASHELKAR
Head Surveyor


Additional Collector - III
North, Mapusa - Goa

FILE No. 8/CNV/MAP/383/19