



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/25/CNV/AC-III/2018 /708 Date:- 29/6/2018

Read: Application dated 1/2/2018 received from Shri Narendra Shirodkar r/o Tivim 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 Narendra Shirodkar r/o Tivim Bardez Goa being the occupant of the plot registered under Survey No. 4/21 Situated at Tivim 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. 4/21 admeasuring 1175 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 80 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.



**APPENDIX - I**

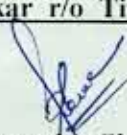
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
37.60 mts	31.50 mts	1175 Sq.mts	Survey No.4 Sub Div No.21	Sy. No.4 Sub Div No. 18 & 15	Road	Sy.No.4 Sub Div.No.22	Sy.No.4 Sub Div No.20-A	NIL

Village : Tivim  
Taluka : Bardez

**Remarks:-**

1. The applicant has paid conversion fees of **Rs. 146875/-** (Rupees One Lakh Fort Six thousand Eight Hundred Seventy Five only) vide e-challan No. 201800498213 dated 11/06/2018.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4103/TIV/TCP/18/798 dated 1/03/2018 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-744/DCFN/TECH/2017-18/007 dated 20/3/2018.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2018/906 dated 26/2/2018.
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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. 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 **Shri Narendra Shirodkar r/o Tivim Bardez Goa** here also hereunto set his hand on this **29<sup>th</sup> day of June, 2018.**

  
**Narendra Shirodkar**  
( Through Power of Attorney holder  
Sudhir K. Revankar )  
Applicants

  
( Dasharath M. Redkar )  
Additional Collector III  
North Goa District, Mapusa-Goa.  


Signature and Designation of Witnesses

1. Prathma C. Naik Swail
2. Rohita M. Naik Naile

Complete address of Witness  
1. Cancer, Vesta, Bardez 2, Goa  
2. Mshalbag Dhargal, Pernem Goa.

We declare, **Shri Narendra Shirodkar r/o Tivim 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. Prathma C. Naik Swail
2. Rohita M. Naik Naile

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 Tivim, Bardez -Goa.

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 21 OF SURVEY No. 4 SITUATED  
AT TIVIM VILLAGE OF BARDEZ TALUKA APPLIED BY  
NARENDRA SHIRODKAR CONVERSION OF USE OF LAND FROM AGRICULTURAL  
INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/25/CNV/AC-III/2018/288  
DATED 26-03-2018 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III,  
MAPUSA GOA.



SCALE : 1:1000

AREA PROPOSED FOR CONVERSION. .... 1175 Sq. Mts.



*Rajesh R. Pai*  
RAJESH R. PAI KUCHELKAR  
Inspector of Surveys And Land Records  
City Survey, Mapusa



PREPARED BY

SHIVNATH F. MALIK  
Field Surveyor

VERIFIED BY:

YOGESH MASHELKAR  
Head Surveyor

Additional Collector - III  
North, Mapusa - Goa

SURVEYED ON: 09/04/2018

FILE NO: 8/CNV/MAP/103/18

No. RB/CNV/BAR/COLL/3/2014

Date: 04/03/2015

**Read: Application dated 10/01/2014 from Mr. Austin Denis Monis R/o H.No. 80, Anugrah Villa, Faj Colony, Tivim, Bardez - 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) **Mr. Austin Denis Monis** being the occupants of the plot registered under **Survey No.4/22** known as **Bazar Peth** Situated at **Tivim, 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.4/22 admeasuring 1250 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 there under 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 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 applicants 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.

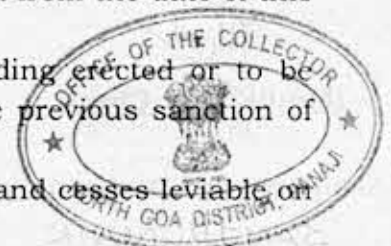
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

**6.a)** If any Information, furnished by the applicant for obtaining the Sanad is found to be false at 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 applicants.

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

d) Traditional access passing through the plot, if any, shall be maintained



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				
1	2	3	4	North	South	East	West	
40.25 mts	32.10 mts	1250 Sq.mts	S. No. 4/22	S. No. 4/18	Existing Road	Existing Road	S. No 4/21	NIL
Village : Tivim Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,27,500/- (Rupees One Lakh Twenty Seven Thousand Five Hundred Only) vide Challan No. 201500009455 dated 08/01/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/887/TIV/TCP-14/2515 dated 11/08/2014.
3. The Asst.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2014-15/744/2101 dated 13/10/2014.
4. The development/construction in the plot shall be governed as per laws/rules in force.



In witness whereof the COLLECTOR OF NORTH GOA district, has hereunto set her hand and the seal of his Office on behalf of the Governor of Goa and Shri Nandkishor Chari POA for Mr. Austin Denis Monis also hereunto set his hand on this \_\_\_\_\_ day of March 2015

  
(Nandkishor Chari)  
POA

  
(NILA MOHANAN IAS)  
COLLECTOR OF NORTH GOA



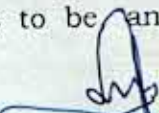

Signature and Designature of Witnesses

1. SANJU NAIK. 
2. SANJO DA RICHHA LOBO 

Complete address of Witness

1. H. NO. 460 DONGRIM DHAKTEK BHAT
2. F, SWASHANE, NR. MURT, PANAJI -

We declare Shri Nandkishor Chari who has signed this Sanad is, to our personal knowledge, the person he/She represents to be and that he/She has affixed his/her signature hereunto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Mapusa
2. The Magister of Bardez Taluka

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. 22 of Survey No. 4  
Situated at Tivim village of Bardez Taluka,  
Applied by Mr. Austin Denis Monis  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/03/2014 dated 17-11-2014  
from the Office of the North Goa Collectorate, Panaji Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 1250 Sq. Mts.

K.S.PANGAM  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



PREPARED BY

CHANDRASHEKAR G. CHARI  
Field Surveyor

VERIFIED BY

YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 1/12/2014

FILE No. 8/CNV/MAP/317/14