



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
Dated:-23/12/2019  
No. 4/380/CNV/AC-III/2018/40

Read: Application dated 8/11/2018 received from Anjuna Goa Enterprises r/o C/o UG-27, Gomes Catao Complex, Rajwaddo, Mapusa 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 Anjuna Goa Enterprises r/o C/o UG-27, Gomes Catao Complex, Rajwaddo, Mapusa Goa being the occupant of the plot registered under Survey No.436/1-A Situated at Anjuna 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. 436/1-A admeasuring 1030 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.

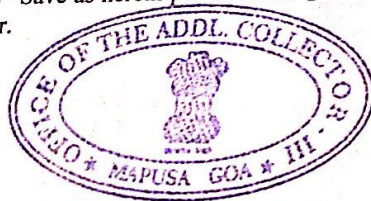
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.



Handwritten signature

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. 1-A (part) of Survey No. 436  
Situated at Anjuna village of Bardez Taluka,  
Applied by Anjuna Goa Enterprises,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. 4/380/CNV/AC-III/2018/197 dated 08-02-2019  
from the Office of the Additional Collector-III, North Goa District, Mapusa-Goa



SCALE 1:1000

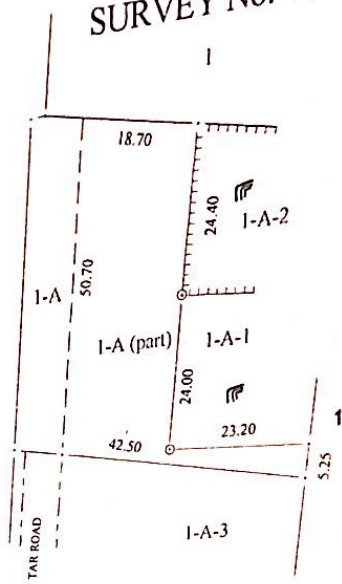


AREA PROPOSED TO BE CONVERTED ----- 1030 Sq. Mts.

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

SURVEY No. 440

SURVEY No. 436



PREPARED BY

*Samir A. Naik*

SAMIR A. NAIK  
Field Surveyor

SURVEYED ON: 01/03/2019

*Yogesh B. Mashelkar*  
Additional Collector - III  
North, Mapusa - Goa

VERIFIED BY

*Yogesh B. Mashelkar*

YOGESH B. MASHELKAR  
Head Surveyor

FILE No. 8/CNV/MAP/63/19

| APPENDIX - I       |              |                        |  |   | Remarks                               |
|--------------------|--------------|------------------------|--|---|---------------------------------------|
| BOUNDARIES         |              |                        |  |   |                                       |
| Length and Breadth |              | Total Superficial Area | Forming (part of Survey No. or Hissa No. | 5   |                                       |
| North to South     | East to West |                        |  | North   | South                                 |
| 1                  | 2            | 3                      | 4  |   |                                       |
| 50.70 mts          | 42.50 mts    | 1030 Sq.mts            | Survey No. 436 Sub Div No.1-A (Part)     | Sy.No.440 Sub Div No.1 & Sy.No.436 Sub Div No.1-A-1 | Sy.No.436 Sub Div No.1-A-3            |
|                    |              |                        |  |   | Sy.No.436 Sub Div No.1-A-2,1-A-1 & 1. |
|                    |              |                        |  |   | Sy.No.436 Sub Div No.1-A              |



Village : Anjuna  
Taluka : Bardez

- Remarks:-**
- The applicant has paid conversion fees of Rs. 139050/- (Rupees One Lakh Thirty Nine Thousand Fifty only) vide e-challan No. 201900455460 dated 09/04/2019.
  - The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/4921/ANJ/TCP-19/965 dated 05/02/2019 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-874/DCFN/TECH/2018-19/1016 dated 24/01/2019.
  - The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2018/4916 dated 06/12/2018.
  - 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..
  - 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 Anjuna Goa Enterprises r/o C/o UG-27, Gomes Catao Complex, Rajwaddo, Mapusa Goa here also hereunto set his hand on this 23<sup>rd</sup> day of December, 2019.

Anjuna Goa Enterprises  
(Through its Partner Rahul Shah)

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

Signature and Designation of Witnesses

- Agnelo de Oliveira
- FRANCIS CRISTO

Complete address of Witness

- Men the dressed quiete - Me
- HM 063 - 6 AVRSALUDDO MM

We declare Anjuna Goa Enterprises Through its Partner Rahul Shah r/o C/o UG-27, Gomes Catao Complex, Rajwaddo, Mapusa Goa and 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.

- Agnelo de Oliveira
- FRANCIS CRISTO

- 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 Anjuna, Bardez -Goa.



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

Dated : 4/09/2020

No. 4/155/CNV/AC-III/2019/725

Read: Application dated 12/04/2019 received from Mr. Rahul Shah r/o 201, Commerce House Fort, Mumbai 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 Mr. Rahul Shah through POA holder Mr. Sasmit Vijaykumar Kerlekar r/o 201, Commerce House Fort, Mumbai , being the occupant of the plot registered under Survey No. 436/1-A-3 situated at Anjuna, 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 under Survey No. 436/1-A-3 admeasuring 2080 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

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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 there under.



Cont..2/

APPENDIX - I

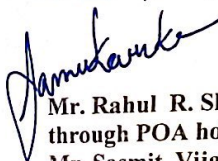
| Length and Breadth |              | Total Superficial Area | Forming (part of Survey No. or Hissa No. | BOUNDARIES                    |                                       |                                  |                                  | Remarks |
|--------------------|--------------|------------------------|--|-------------------------------|---------------------------------------|----------------------------------|----------------------------------|---------|
| North to South     | East to West |                        |  | 5                             |                                       |                                  |                                  |         |
| 1                  | 2            | 3                      | 4  | North                         | South                                 | East                             | West                             | 6       |
| 49.50 mts          | 44.80 mts    | 2080 Sq.mts            | Survey No. 436 Sub Div No.1-A-3 (Part)   | Survey No. 436 Sub Div No.1-A | Survey No. 436 Sub Div No.1-A-3, ROAD | Survey No. 436 Sub Div No. 1-A-3 | Survey No. 436 Sub Div No. 1-A-3 | NIL     |

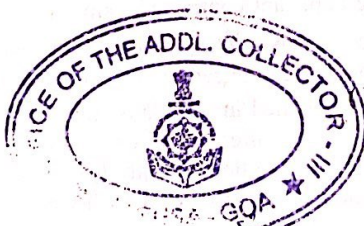
Village : ANJUNA  
Taluka : BARDEZ


Remarks:-

- The applicant has paid conversion fees of Rs.4,16,000/- (Rupees Four Lakhs Sixteen Thousands Only) vide e-challan No.202000694363 dated 02/09/2020 and paid conversion fine of Rs.1,08,000/- (Rupees One Lakh Eight Thousands Only) vide e-challan No.202000694370 dated 02/09/2020.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5744/ANJ/TCP-19/5983 dated 5/12/2019 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-135/DCFN/TECH/2019-20/357 dated 28/06/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2019/2489 dated 10.06.2019.
- 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.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.


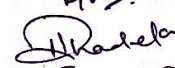
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa Mr. Rahul Shah through POA holder Mr. Sasmit Vijaykumar Kerlekar r/o 201, Commerce House Fort, Mumbai, here also hereunto set his/ her hand on this 11<sup>th</sup> day of Sept, 2020.

  
Mr. Rahul R. Shah  
through POA holder  
Mr. Sasmit Vijaykumar Kerlekar  
Applicant



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

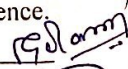
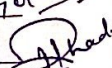
Name and Signature of Witnesses

- Govardhan Damaji 
- Umesh Gadikal 

Complete address of Witnesses

- H.No 125/6, Agausada, Pesta, Goa
- H.No: 91, Korgao, Bardez, Goa

We declare that Goa Mr. Rahul Shah through POA holder Mr. Sasmit Vijaykumar Kerlekar r/o 201, Commerce House Fort, Mumbai, 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.

- Govardhan Damaji 
- Umesh Gadikal 

To,

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



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

PLAN

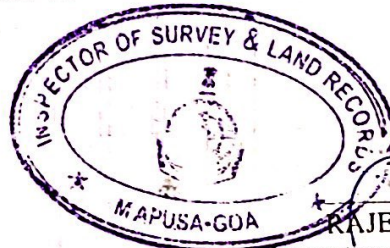


OF THE LAND BEARING SUB-DIV. No. 1-A-3(PART) OF SURVEY No. 436 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY RAHUL SHAH CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/155/CNV/AC-III/2019/181 DATED 04-02-2020 FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. .... 2080 Sq. Mts.

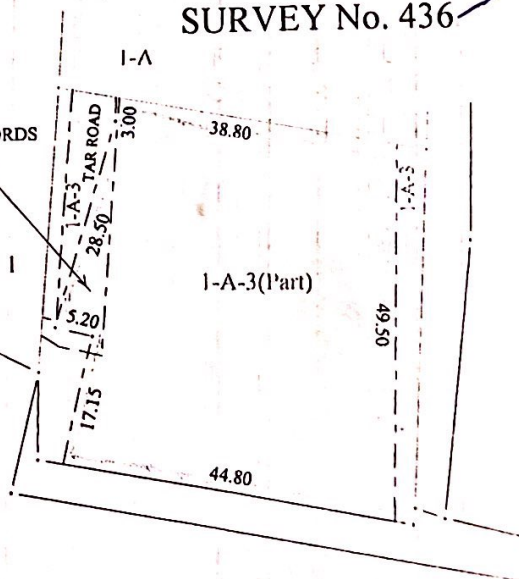


*Rajesh R. Pai*  
**RAJESH R. PAI KUCHELKAR**  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa

**SURVEY No. 436**

TAR ROAD 108 SQMTRS AS PER SURVEY RECORDS INCLUDED IN THE AREA TO BE CONVERTED.

S.No. 443  
 2



PREPARED BY

*Vivek Bude*  
**VIVEK BUDE**  
 Field Surveyor

*Vivek Bude*  
 14-09-2020  
**ADDITIONAL COLLECTOR - III**  
 North Goa District,  
 Mapusa - Goa

VERIFIED BY:

*Yogesh B. Mashelkar*  
**YOGESH B. MASHELKAR**  
 Head Surveyor

SURVEYED ON: 14/07/2020

FILE NO: 8/CNV/MAP/75/2020