



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

No. 4/114/CNV/ACH/2020 / (8)

Dated : - 05/01/2021.

Read: Application dated 19/08/2020 received from Mr. Prabhakar D. Bhaidkar r/o H.No. 153, Peddem, Mapusa, 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 there under by Mr. Prabhakar D. Bhaidkar r/o H.No. 153, Peddem, Mapusa, Bardez - Goa, being the occupant of the plot registered under P.T.Sheet No.30 of Chalta No. 29/42 situated at Mapusa, 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 P.T.Sheet No.30 of Chalta No. 29/42 admeasuring 1613 Sq. mtrs be the same a little more or less for the purpose of Residential with 100 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 there under.



Cont. 2/

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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			5				
1	2	3	4	North	South	East	West	
157.90 mts	11.00 mts	1613 Sq.mts	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 29/42	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 30/3 & ROAD	P.T.Sheet No. 37 of Chalta No. 19-B	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO.30/1,2,3	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 29/41	NIL

Village : Mapusa
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.3,87,120/- (Rupees Three Lakhs Eighty Seven Thousands One Hundred Twenty Only) vide e-challan No.202100064517 dated 21/01/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6410/MAPUSA/TCP-20/3659 dated 13/10/2020 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-227/DCFN/TECH/2018-19/628 dated 10/11/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2020/5056 dated 23/09/2020.
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 **Mr. Prabhakar D. Bhaidkar** r/o H. No. 153, Peddem, Mapusa, Bardez - Goa here also hereunto set his/ her hand on this 05th day of Feb, 2021.

Mr. Prabhakar D. Bhaidkar
Mr. Prabhakar D. Bhaidkar
applicant

(Mahadev J. Araundekar)
(Mahadev J. Araundekar)
Additional Collector III



Name and Signature of Witnesses

1. *Vivendra Aderkar* *Aderkar*
2. *Sandeep Retul* *Retul*

Complete address of Witnesses - GOA

1. H. NO. 94, Mapusa Goa.
2. H. NO. 153, Mapusa, Goa.

We declare that Mr. Prabhakar D. Bhaidkar r/o H. No. 153, Peddem, Mapusa, 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. *Vivendra Aderkar* *Aderkar*
2. *Sandeep Retul* *Retul*

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 Chief Officer Mapusa, Municipal Council Mapusa 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 SURVEY NO./SUB DIV NO. 29/42 OF P.T.SHEET No.30
 SITUATED AT MAPUSA CITY OF BARDEZ TALUKA,
 APPLIED BY SHRI. PRABHAKAR D. BHAIKAR
 CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
 PURPOSE, VIDE CASE NO.4/114/CNV/ACIII/2020/1052 DATED 18-11-2020
 FROM THE OFFICE OF ADDITIONAL COLLECTOR III, MAPUSA-GOA.

SCALE 1:500

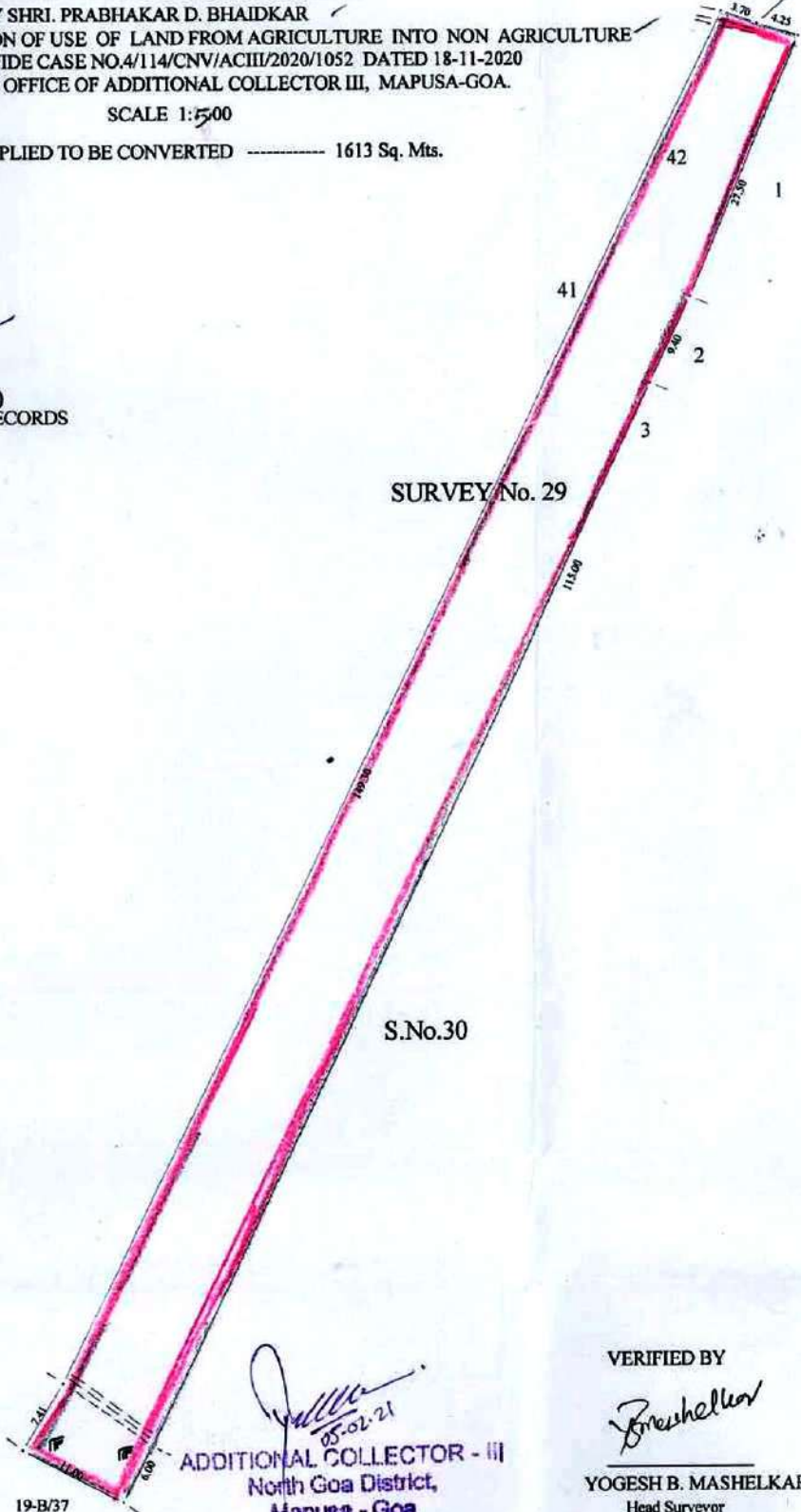
AREA APPLIED TO BE CONVERTED ----- 1613 Sq. Mts.

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



SURVEY No. 29

S.No.30



PREPARED BY

Santosh
SANTOSH CHODANKAR
 Field Surveyor

Yogesh
 05-02-21
ADDITIONAL COLLECTOR - III
 North Goa District,
 Mapusa - Goa

VERIFIED BY

Yogesh
YOGESH B. MASHELKAR
 Head Surveyor

SURVEYED ON: 21/12/2020

FILE No. 33/CNV/CITY/MAP/2020



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

No. 4/115/CNV/ACIII/2020 / 182

Dated : -05/02/2021.

Read: Application dated 19/08/2020 received from Smt. Kamalabai G. Bhaidkar r/o H.No. 153, Peddem, Mapusa, 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 there under by Smt. Kamalabai G. Bhaidkar r/o H. No. 153, Peddem, Mapusa, Bardez-Goa, being the occupant of the plot registered under P. T. Sheet No. 30 of Sub Div. No. 3 situated at Mapusa, 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 P. T. Sheet No. 30 of Sub Div. No. 30/3 admeasuring 5287 Sq. mtrs be the same a little more or less for the purpose of Residential with 100 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.

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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			5				
1	2	3	4	North	South	East	West	6
121.20 mts	90.80 mts	5287 Sq.mts	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 30/03	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 30/2,8,9,7	P.T.Sheet No. 30 of Chalta No. 21, 19-B, 25-C, 26-H, 26-C (1), 26-A	P.T.Sheet No. 30 Chalta No. 24-A, 24, 26-A, 4, 5, 6, 7, 8	P.T.Sheet No. 30 SURVEY NO./SUB DIV NO. 30/42	NIL

Village : Mapusa
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.16,91,840/- (Rupees Sixteen Lakhs Ninety One Thousands Eight Hundred Fourty Only) vide e-challan No.202100063990 dated 21/01/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6411/MAPUSA/TCP-20/3658 dated 13/10/2020 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-229/DCFN/TECH/2018-19/572 dated 30/10/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-1/Conv/2020/5055 dated 23/09/2020.
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 Smt. Kamalabai G. Bhaidkar r/o H. No. 153, Peddem, Mapusa, Bardez - Goa here also hereunto set his/ her hand on this 05th day of Feb, 2021.

Handwritten signature of Mr. Prabhakar D. Bhaidkar

Mr. Prabhakar D. Bhaidkar
POA holder of
Smt. Kamalabai G. Bhaidkar
applicant

(Mahadev J. Araundekar)
Additional Collector III



Name and Signature of Witnesses

1. Virendra Arlekar *Handwritten signature*
2. Somdarp Rastul *Handwritten signature*

Complete address of Witnesses

1. H. No. 94, Mapusa Goa.
2. H. No 195 Mapusa Goa

We declare that Mr. Prabhakar D Bhaidkar POA holder of Smt. Kamalabai G. Bhaidkar r/o H. No. 153, Peddem, Mapusa, 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. Virendra Arlekar *Handwritten signature*
2. Somdarp Rastul *Handwritten signature*

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 Chief Officer Mapusa, Municipal Council Mapusa Goa.



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
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 MAPUSA - GOA

PLAN

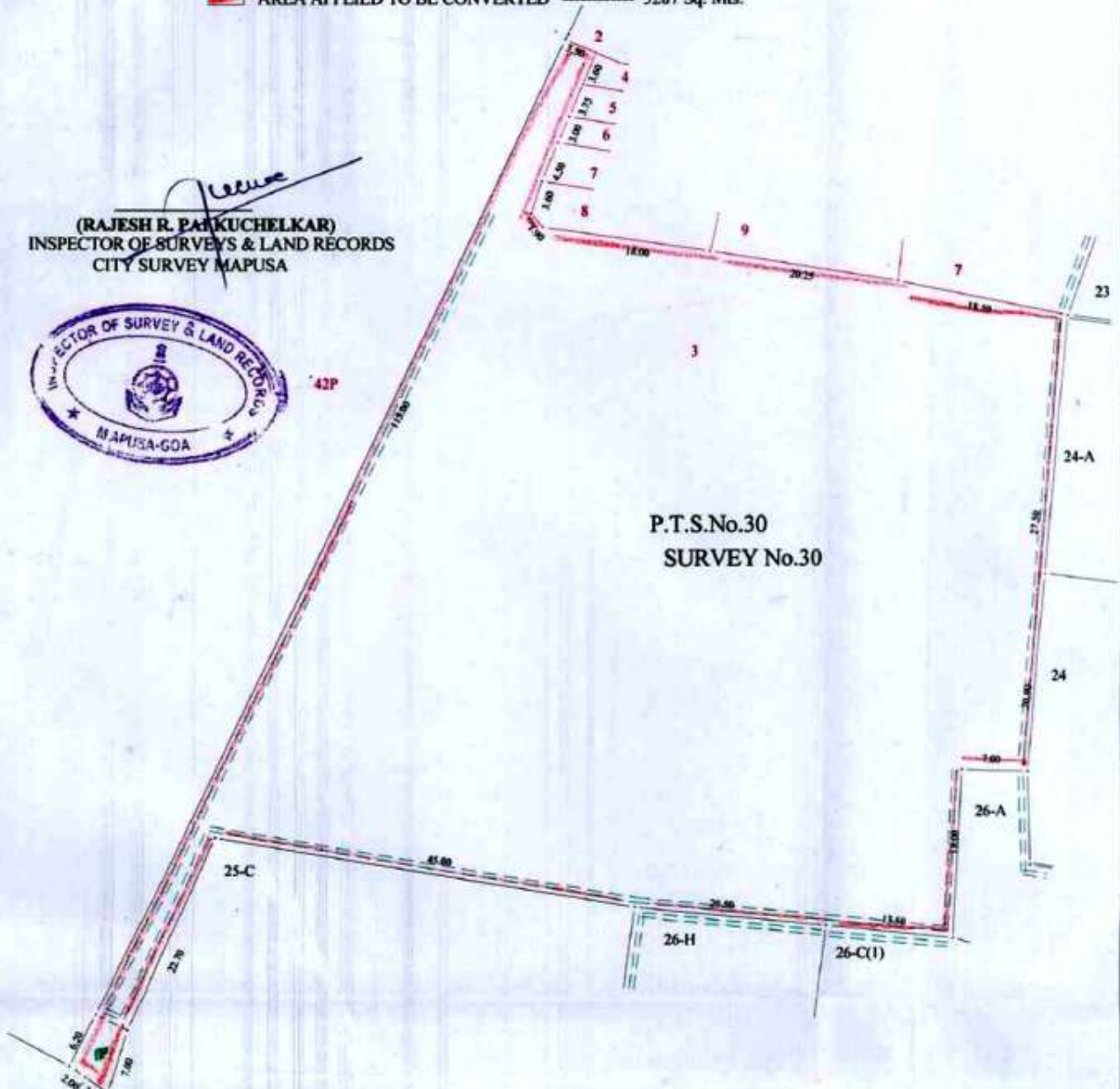
OF THE LAND BEARING SURVEY NO./SUB DIV NO. 30/03 OF P.T.SHEET No.30
 SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
 APPLIED BY MRS. KAMALABAI GOVIND KORGAONKAR
 CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
 PURPOSE, VIDE CASE NO.4/115/CNV/ACIII/2020/1040 DATED 16-11-2020
 FROM THE OFFICE OF ADDITIONAL COLLECTOR III, MAPUSA-GOA.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ----- 5287 Sq. Mts.



(Signature)
 (RAJESH R. PATKUCHELKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



PREPARED BY
(Signature)
 28/12/2020

SANTOSH CHODANKAR
 Field Surveyor

(Signature)
 5.2.21
 ADDITIONAL COLLECTOR - III
 North Goa District,
 Mapusa - Goa

VERIFIED BY
(Signature)
 YOGESH B. MASHELKAR
 Head Surveyor

SURVEYED ON: 21/12/2020

FILE No. 34/CNV/CITY/MAP/2020