



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.  
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/BICH/COLL/02/2021/1605

Date: 17/06/2021

Read: Application dated NIL by Tranquil Assets Limited Liability Partnership through POA Holder Shri Neelesh S. Lolayekar r/o. 3<sup>rd</sup> Floor, B/302, Tranquil Terraces, Xelpem, Dhuler, Mapusa - Goa.

**SANAD  
SCHEDULE-II**

( See Rule 7 of the Goa, Daman and Diu Land Reven (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) **Tranquil Assets Limited Liability Partnership** being the occupant of the plot registered under **Survey No.33/3-A** Situated at **Maulinguem-South Village of Bicholim 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 plot of land ( hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No.33/3-A admeasuring 633.00 Square Metres** 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 plot 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.

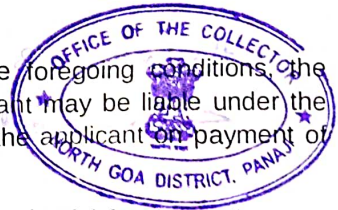
6.a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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
-----	-----	633.00 Sq.mts	Sy. No. 33 Sub Div 3-A	ROAD	Sy. No. 33 Sub Div 3	Sy. No. 33 Sub Div 4	Sy. No. 33/2 & 33/3	NIL

Village : MAULINGUEM SOUTH  
Taluka : BICHOLIM

Remarks:-

- The applicant has paid conversion fees of Rs.1,13,940/- (Rupees One Lakh Thirteen Thousand Nine Hundred Forty Only) vide challan No.202100435220 dated 29/04/2021.
- The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No.DC/7811/MAULG/Bich/TCP/21/623 dated 19/03/2021.
- The Mamlatdar of Bicholim Taluka has submitted his report vide No.MAM/BICH/CI(II)/CNV/172/2021/473 dated 12/03/2021.
- The development/construction in the plot shall be governed as per laws/rules in force.
- The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant **Tranquil Assets Limited Liability Partnership** through its POA holder **Shri Neelesh S. Lodayekar** here also hereunto set his hand on this 17<sup>th</sup> day of June, 2021.

*Neelesh Lodayekar*  
( Shri Neelesh S. Lodayekar )  
POA Holder

*Ajit Roy*  
( AJIT ROY IAS )  
COLLECTOR NORTH



Signature and Signature of Witnesses

- Avinash B. Chiplunkar *Chiplunkar*
- Sagar Lode *Lode*

Complete address of Witness

- 2465, Vasantnagar Sakhal, Goa.
- F-2, Sky Blue Home, Mulgaon, Goa.

We declare that **Tranquil Assets Limited Liability Partnership** through its POA holder **Shri Neelesh S. Lodayekar** who has signed this Sanad is, to our personal knowledge, he represent him selves to be, and that he has affixed his signature hereto in our presence.

- Chiplunkar*
- Lode*

To,

- The Dy. Town Planner, Town and Country Planning Department Bicholim.
- The Mamlatdar of Bicholim Taluka.
- The Inspector of Survey and Land Records, Bicholim - Goa.
- The Sarpanch, Village Panachayat Maulinguem South, Bicholim-Goa.



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

Inward No:1473

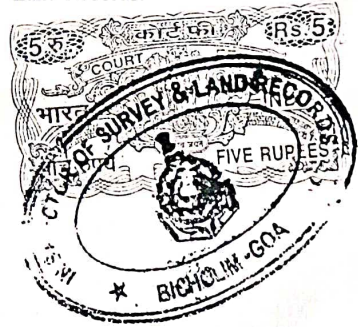
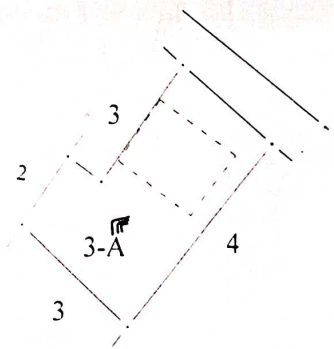


Plan Showing plots situated at  
Village : MAULINGUEM SOUTH  
Taluka : BICHOLIM  
Survey No./Subdivision No. : 33/ 3-A  
Scale : 1 :1000

*Sandeep B. Chodankar*

(SANDEEP B. CHODANKAR)

Inspector of Survey &  
Land Records.



SURVEY No. 33

*Manoj D. Naik*

Generated By : Manoj D. Naik ( D'Man Gr.II)  
On :02-09-2020

*Reshma R. Dhargalkar*

Compared By: Reshma R. Dhargalkar (H.S)