



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

No. 4/649/ CNV/AC-III/2022/636

Dated: 27<sup>04</sup>/03/2023

Read: Application dated 22/11/2022 received from M/s. Devashri Nirman Limited Liability Partnership, Office at 710-712, Seventh Floor, Dempo Towers, Patto-Plaza, Panaji, Goa 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 M/s. Devashri Nirman Limited Liability Partnership, Office at 710-712, Seventh Floor, Dempo Towers, Patto-Plaza, Panaji, Goa being the occupant of the plot registered, under Survey No. 2 Sub Div No.4-B (Part) Situated at Candolim 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. 2/4-B(Part) admeasuring 3807 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, 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 removed 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.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under .





Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remark
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
69.30 Mts	116.00 Mts	3807 Sq. Mts	2/4-B (Part)	S. No. 2/6, 3, 4	S. No. 2/7, 4-A, 4, 8	S. No. 4/1 & 2/4, 8	S. No. 2/6, 4-B, 7, 4-A	

Village : Candolim  
Taluka : Bardez

**Remarks:-**

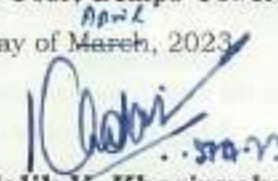
- The applicant has paid conversion Fees of Rs. 913680/- (Rupees Nine Lakhs Thirteen Thousand Six Hundred and Eighty Only) vide e-challan No. 202300128302 dated 15/02/2023.
- As per NGPDA Certificate No. NGPDA/Tech.Gen/CAL-Can/2004 dated 10/11/2022 the plot falls in Settlement Zone with permissible FAR 80.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-883/DCFN/TECH/2022-23/1001/2536 dated 12/12/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/6362 dated 12/12/2022.
- 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 M/s. Devashri Nirman Limited Liability Partnership, Office at 710-712, Seventh Floor, Dempo Towers, Patta-Plaza, Panaji, Goa here also hereunto set his hand on this 27<sup>th</sup> day of March, 2023.

  
(Vivek Desai)  
Authorized signatory for  
Devashri Nirman LLP  
Applicant



  
(Pundalik V. Khorjuvekar)  
Additional Collector III  
North Goa District  
Mapusa -Goa


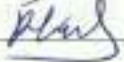
Signature and Designation of Witnesses

- Narayan Shirwankar 
- Rajaram Khandekar 

Complete address of Witness

- Flat No-V/12, Windaven Bldg, Amorim, Socorro
- F/2 Marloni Apt, Panaji - Goa.

We declare that **Mr. Vivek Desai** authorized signatory for **M/s. Devashri Nirman Limited Liability Partnership, Office at 710-712, Seventh Floor, Dempo Towers, Patta-Plaza, Panaji, Goa** who have 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.

- Narayan Shirwankar 
- Rajaram Khandekar 

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 Candolim- Bardez -Goa.







GOVERNMENT OF GOA  
 DIRECTORATE OF SETTLEMENT & LAND RECORDS  
 INSPECTOR OF SURVEY & LAND RECORDS, CITY SURVEY,  
 MAPUSA-GOA

**PLAN**



Of the Land bearing Sub. Div. No. 4-B (Part) of Survey No.2,  
 Situated at Candolim village of Bardez Taluka,  
 Applied by Devashri Nirman Limited Liability Partnership,  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. CAD3BAR11-22-444-1258 dated 30-11-2022,  
 from the Office of the Additional Collector III, Mapusa-Goa.

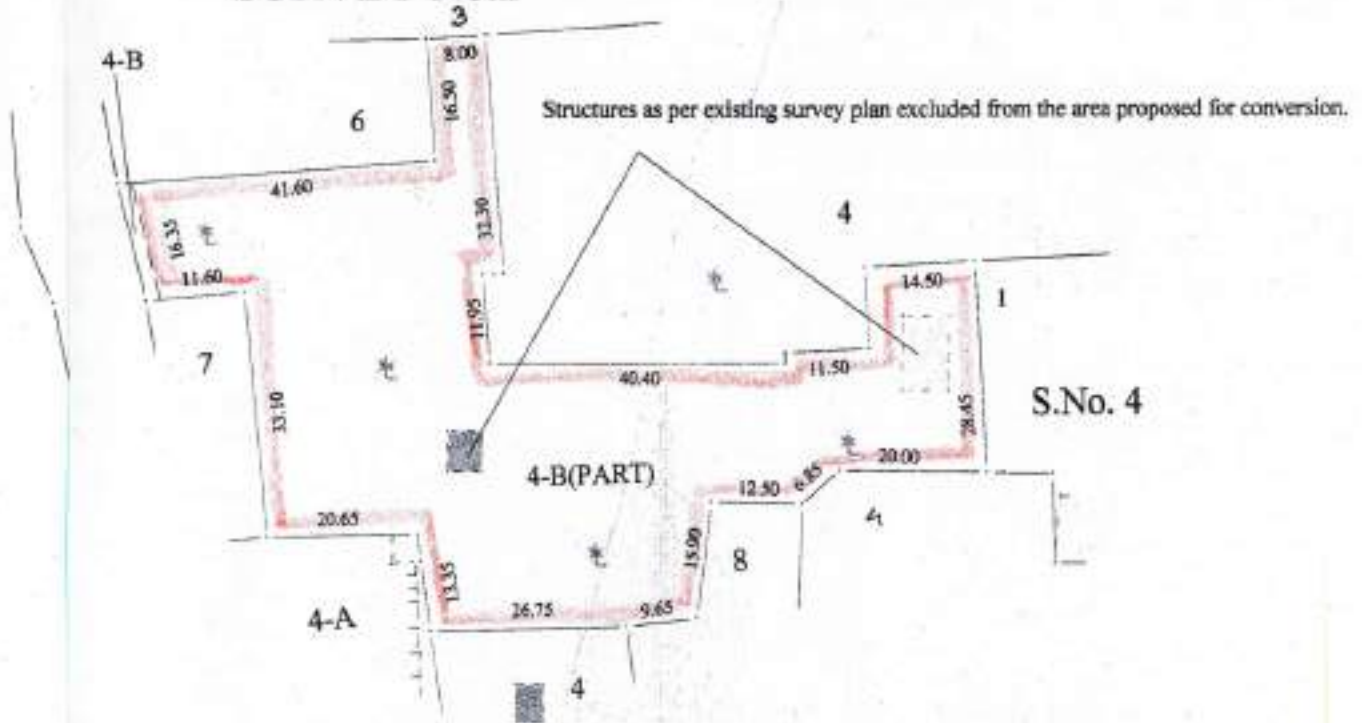
SCALE 1:1000

AREA PROPOSED TO BE CONVERTED -----3807 Sq. Mts.



**RAJESH R. PAI KUCHELKAR**  
 Inspector Of Survey and Land Records,  
 Office of The Inspector Of Survey and Land Records,  
 City Survey, Mapusa.

**SURVEY No.2**



PREPARED BY.

*[Signature]*

SAMIR A. NAIK  
 Field Surveyor

*[Signature]*  
**ADDITIONAL COLLECTOR-III**  
 North Goa District,  
 Mapusa-Goa

VERIFIED BY.


*[Signature]*

PARESH RIVANKAR  
 Head Surveyor

CDBAR01-23-39 / 3727  
Office of the Deputy Collector &  
Sub Divisional Officer,  
Mapusa-Bardez-Goa.  
Dated:- 15 / 06 / 2023

Forwarded alongwith the copy of Sanad for information:-

1. The Inspector of Settlement & Land Records, Mapusa.
2. The Mamlatdar of Bardez Taluka, Mapusa Goa.

  
( Gurudas S. T. Desai )  
Deputy Collector & S.D.O.,-I  
Mapusa-Goa.



CDBAR01-23-39 / 3727  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:- 15 / 06 / 2023

Read:- Application dated 21/02/2023 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 DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP O/o 701, 7<sup>th</sup> Floor, Dempo Towers, Patta Plaza, Panaji Goa** being the occupant of the plot registered under **Survey No.4/1-D** Situated at **Candolim, Bardez Goa** registered under **Survey No.4/1-D** (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.4/1-D** admeasuring **442.00 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 Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6
28.65 mts.	14.50 mts.	442.00 sq. mts	Survey No.4/1-D Village:-Candolim	North:- Survey No.2/4 South:- Survey No.2/4 & Survey No.4/1 East :- Survey No.4/1 West :- Survey No.2/4-B	

- This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner Vide No.TPBZ/ZON/10925/CAN/TCP-2023/70 dated 19/01/2023.
- Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2023 dated 16/03/2023.
- Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-1312/DCFN/TECH/2022-23/1628 dated 10/03/2023.
- The conversion fees charge at rate of Rs.120/- per sq. mts of area 442 sq. mts Received conversion fees of Rs.53,040/-(Rupees fifty three thousand forty only) Vide Challan No.53/2023 dated 26/04/2023. Which is deposited on online by applicant M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP its Partner Shrinivas Vasudeva Dempo Through P.O.A. Dattaprasad Prabhakar Priolkar
- 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.
- 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 DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP O/o 701, 7<sup>th</sup> Floor, Dempo Towers, Patto Plaza, Panaji Goa here also hereunto set his hand this 15<sup>th</sup> day of June, 2023.

(Signature of the Applicant)  
**M/S DEVASHRI NIRMAN LIMITED  
 LIABILITY PARTNERSHIP**  
 Its Partners Shrinivas Vasudeva Dempo, Neela Vasudeva Dempo  
 & Pallavi Shrinivas Dempo  
 Through all P.O.A.Dattaprasad Prabhakar Priolkar

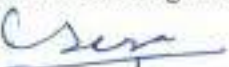
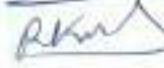
(Gurudas S. J. Desai)  
 DY.COLLECTOR & S.D.O.-I  
 MAPUSA-GOA



Signature & Designation of Witness

-  Vivek L. Desai, Pernem
-  Rajaram Arvind sinai Kundaikar, Panaji

Signature & Designation of Witness

-  Vivek L. Desai, Pernem
-  Rajaram Arvind sinai Kundaikar, Panaji

We declare that M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP O/o 701, 7<sup>th</sup> Floor, Dempo Towers, Patto Plaza, Panaji 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.

-  Vivek L. Desai, Pernem
-  Rajaram Arvind sinai Kundaikar, Panaji



**Government of Goa**  
Directorate of Settlement and Land records  
Survey Plan  
Bardez Taluka, Candolim Village  
Survey No.: 4 , Subdivision No.: 1-D

Scale 1:1000

Reference No.: REV192224025



This record is computer generated on 08-12-2022 12:16:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

**NOTE: PLAN TO BE PRINTED ON A4 SIZE**