

No.CNV/CITY/13/2021 1167  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:- 07 / 01 / 2022

Read:- Application dated 14/10/2021 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 LAURUS TEXTILES PVT. LTD. O/o Bank House, 2<sup>nd</sup> Floor, 203, Kalbadevi Road, Mumbai** being the occupant of the plot registered under **P.T.Sheet No.135 of Chalta No.77 (Part)** situated at **Mapusa, City Bardez Goa** registered under **P.T.Sheet No.135 of Chalta No.77 (Part)** (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 **P.T.Sheet No.135 of Chalta No.77 (Part)** admeasuring **463 sq.mts.** be the same a little more or less for the purpose of **Commercial**.

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 commercial 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/-

Sr. No.	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	7
1	<b>Part - 1</b> 10.50 mts.	6.50 mts.	25.00 sq. mts	P.T.Sheet No.135 of Chalta No.77 (Part-1)	North:- P.T.Sheet No.135 of Chalta No.77 South:- Road East :- Road West :- P.T.Sheet No.135 of Chalta No.49	
2	<b>Part - 2</b> 33.45 mts.	26.60 mts.	438.00 sq. mts	P.T.Sheet No.135 of Chalta No.77 (Part-2)	North:- P.T.Sheet No.135 of Chalta No.78, 78-B South:- P.T.Sheet No.135 of Chalta No.76 & 77 East:- P.T.Sheet No.135 of Chalta No.75, 78, 77 West :- P.T.Sheet No.135 of Chalta No.41, 42, 42-A, 43, 44, 45, 46, 48	
		<b>Total</b>	<b>463.00 sq. mts.</b>	<b>Village: Mapusa, City.</b>		

7. This Conversion Sanad is issued based on the Zoning Information of the North Goa Planning and Development Authority, Panaji Goa Vide No.NGPDA/Tec. Gen/Vol-XIX/499/2021 dated 13/08/2021.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2021/ dated 20/10/2021.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-108/DCFN/TECH/2021-22/518 dated 07/12/2021.
10. Conversion fees charge at rate of Rs.880/- per sq. mts of area 463 sq. mts. Received conversion fees of Rs.4,07,440/- (Rupees four lakh seven thousand four hundred forty only) Vide Challan No.403/2022 dated 04/01/2022. Which is deposited in online by applicant M/S LAURUS TEXTILES PVT. LTD Its Director Keshav Goenka its authorised to Mahesh Goenka.
11. This Sanad is issued for conversion of an area for commercial purpose only. Further any development in the plot shall be governed as per rule in force.
12. 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 by M/S LAURUS TEXTILES PVT. LTD. O/o Bank House 2<sup>nd</sup> Floor, 203, Kalbadevi Road, Mumbai here also hereunto set his hand this 7<sup>th</sup> day of January, 2022.

*Mahesh Goenka*

(Signature of the Applicant)  
M/S LAURUS TEXTILES PVT. LTD  
Its Director Keshav Goenka  
Its authorised to Sign Mahesh Goenka

(*Gurudas S. T. Desai*)  
DY.COLLECTOR & S.D.O.,-I  
Mapusa Goa.

Signature & Designation of Witness

1. *Halankar* Adv. Nadeem N. Halankar Pomburpa
2. *Abhilash* Adv. Abhilash U. Nair, Old Goa.

Signature & Designation of Witness

1. Halaukar Adv. Nadeem N. Halaukar Pomburpa
2. Ahluwale Adv. Ahluwale U. Ahluwale, Old Goa.

We declare that by by M/S LAURUS TEXTILES PVT. LTD. O/o Bank House, 2<sup>nd</sup> Floor, 203, Kalbadevi Road, Mumbai 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.

1. Halaukar Adv. Nadeem N. Halaukar Pomburpa
2. Ahluwale Adv. Ahluwale U. Ahluwale, Old Goa.



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



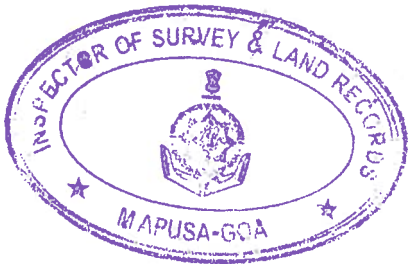
**PLAN**

OF THE LAND BEARING CHALTA . No.77 (PART) OF P.T.SHEET No.135  
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,  
APPLIED BY M/S. LAURUS TEXTILES PVY. LTD.  
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE  
PURPOSE, VIDE CASE NO.CNV/CITY/13/2021/10395 DATED 08-12-2021  
FROM THE OFFICE DY. COLLECTOR, & S. D. O., MAPUSA-GOA.

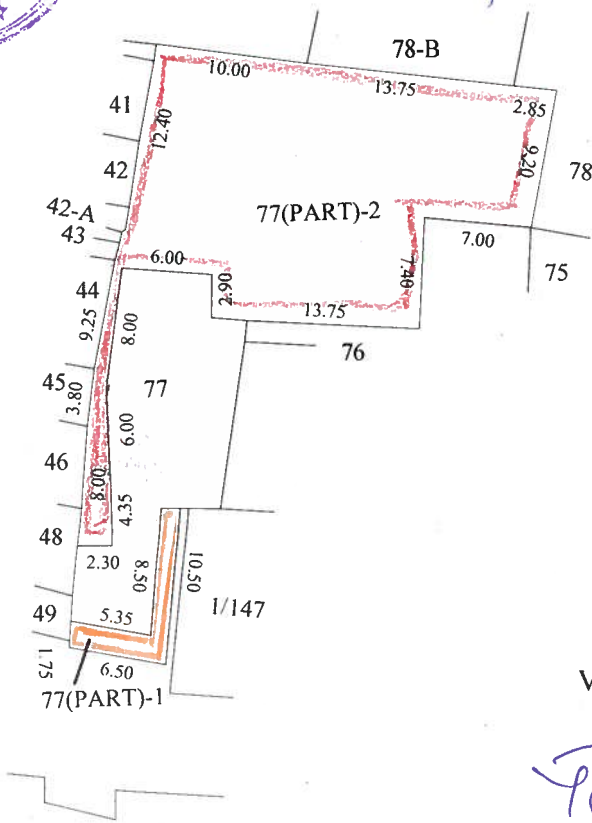
SCALE : 1:500

-  AREA TO BE CONVERTED 77(PART-1) . ..... 25 Sq. Mts.
-  AREA TO BE CONVERTED 77(PART-2) . ..... 438 Sq. Mts.

TOTAL AREA TO BE CONVERTED 77(PART) . ..... 463 Sq. Mts.



*Rajesh B. Pai*  
RAJESH B. PAI KUCHELKAR  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



PREPARED BY

*Vivek Bude*  
VIVEK BUDE.  
Field Surveyor

VERIFIED BY

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

SURVEYED ON: 15/12/2021

FILE No. 53/CNV/CITY/MAP/2021