



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

No. 4/79/CNV/AC-III/2021/ 10/14

Dated : - 12/08/2021.

Read: Application dated 12/07/2021 received from M/s. Convergence Ventures Joma Builders Shop No 8, Garden Centre 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 M/s. Convergence Ventures Joma Builders Shop No 8, Garden Centre Mapusa, Bardez-Goa, being the occupant of the plot registered under P.T.Sheet No 119 of Chalta No. 59 situated at Mapusa City, 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 119 of Chalta No. 59 admeasuring 855 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.

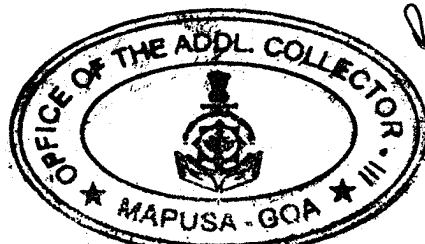
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.

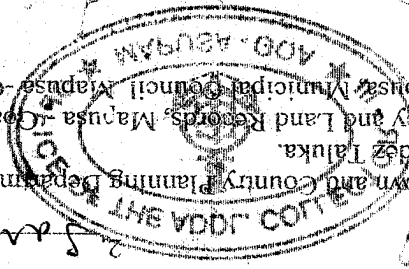
e) No trees shall be cut except with prior permission of the competent authority.

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/

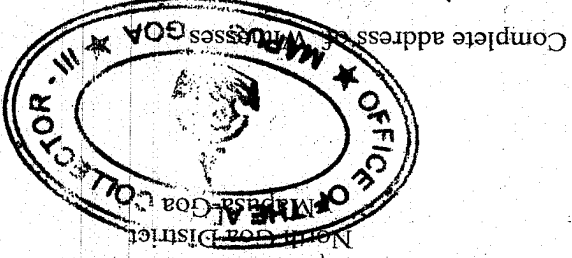
- To,
1. The Town Planner, Town and Country Planning Department Mapusa-Goa
  2. The Mamlatdar of Bardez Taluka
  3. The Inspector of Survey and Land Records, Mapusa-Goa
  4. The Chief Officer Mapusa Municipal Council, Mapusa-Goa.



1. Suryakant Fd'n shetgaonkar &  
 2. Samner S Gaude &

We declare that Mr Vishnudas Vishwanath Korgaonkar Authorised signatory for M/s. Convergence Ventures Joma Builders Shop No 8, Garden Centre 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.

2. St. Pedro, P1 builder old Goa  
 1. Normal-Permem-GTD.



(Mahadev J. Araundekar)  
 Additional Collector III  
 North Goa District  
 Complete address of witnesses Goa

12/08/21

1. Suryakant Fd'n shetgaonkar &  
 2. Samner S Gaude &

Name and Signature of Witnesses

Applicant  
 M/s. Convergence Ventures Joma Builders  
 Authorised signatory for  
 Mr Vishnudas Vishwanath Korgaonkar

12/08/21

10<sup>th</sup> day of August, 2021.  
 Builders Shop No 8, Garden Centre Mapusa, Bardez-Goa, here also hereunto set his/her hand on this his hand and the seal of this Office on behalf of the Governor of Goa and M/s. Convergence Ventures Joma Builders Shop No 8, Garden Centre Mapusa, Bardez-Goa, here also hereunto set his/her hand on this In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set

1. The applicant has paid conversion fees of Rs.2,05,200/- (Rupees Two lakhs Five Thousands Two Hundred Twenty five Only) vide e-challan No.202100728005 dated 05/08/2021
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2019/1854 dated 07/04/2021.
3. As per NGPDA Certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XVIIII/3042/2021 dated 26/03/2021 the plot fall in settlement Zone (VP-2) with FAR-100
4. The P.T.Sheet No. 119 of Chalta No 59 (PART) of Mapusa city Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
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. Mundkari rights and Mundkari area should not be disturbed and should be protected if any.

Remarks :-

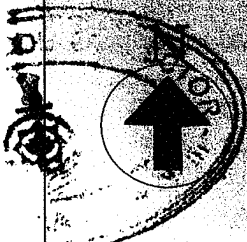
Length and Breadth	North to East to South		Forming (part of Survey No. or Hissa No.	Total Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES					Remarks	
	South	West				1	2	3	4	5		6
35.20 mts				855 Sq.mts	P.T.Sheet No 119 Chalta No 59(PART)	North	120/59 59	120/59 59	120/59 59	120/59 59	120/59 59	
47.50 mts						North	Chalta No 119/59, 58,58-A	Chalta No 119/59, 58,58-A	Chalta No 119/59, 58,58-A	Chalta No 119/59, 58,58-A	Chalta No 119/59, 58,58-A	
						South	P.T.Sheet No 119 Chalta No 63	P.T.Sheet No 119 Chalta No 63	P.T.Sheet No 119 Chalta No 63	P.T.Sheet No 119 Chalta No 63	P.T.Sheet No 119 Chalta No 63	
						East	P.T.Sheet No 120 Chalta No 59,	P.T.Sheet No 120 Chalta No 59,	P.T.Sheet No 120 Chalta No 59,	P.T.Sheet No 120 Chalta No 59,	P.T.Sheet No 120 Chalta No 59,	
						West	P.T.Sheet No 119 Chalta No 58	P.T.Sheet No 119 Chalta No 58	P.T.Sheet No 119 Chalta No 58	P.T.Sheet No 119 Chalta No 58	P.T.Sheet No 119 Chalta No 58	

1281C

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.59 OF P.T.SHEET No.119  
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,  
APPLIED BY M/s. CONVERGENCE VENTURES JOMA BUILDERS  
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE  
PURPOSE, VIDE CASE NO.4/79/CNV/AC-III/2021/484 DATED 15-04-2021  
FROM THE OFFICE ADDITIONAL COLLECTOR- III, MAPUSA-GOA.



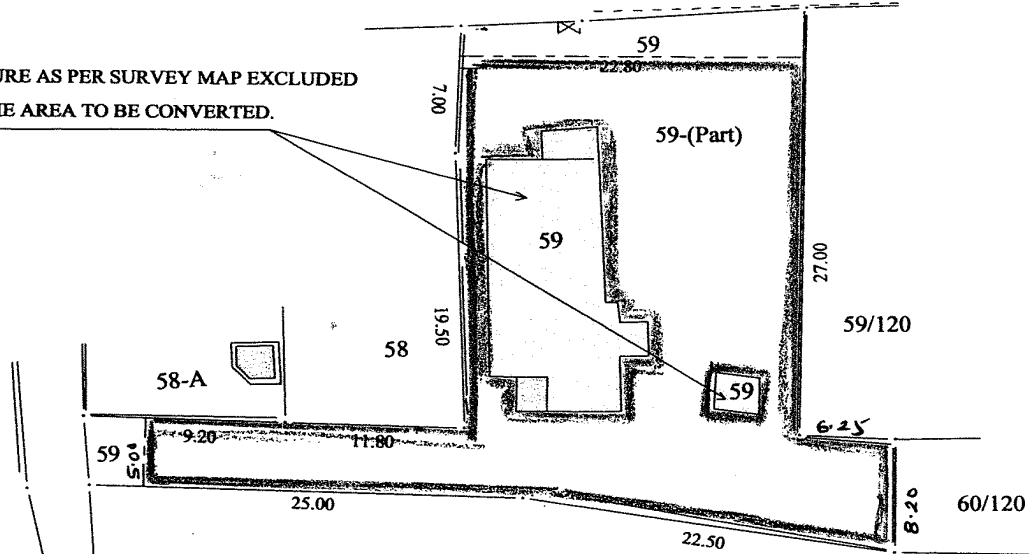
SCALE : 1:500

 AREA APPLIED FOR CONVERSION. .... 855 Sq. Mts.



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

STRUCTURE AS PER SURVEY MAP EXCLUDED  
FROM THE AREA TO BE CONVERTED.



PREPARED BY

63/119

VERIFIED BY

*Vivek Bude*  
VIVEK BUDE.  
Field Surveyor

*Yogesh B. Mashelkar*  
12.08.21  
ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa

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

SURVEYED ON: 22/04/2021

FILE No. 23/CNV/CITY/MAP/2021

MEMBER - GOV  
NORTH GOV DISTRICT  
ADDITIONAL COLLECTOR - III

*[Handwritten signature]*

