



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

No. CAD3BAR22-120/1213

Date: - 09/08/2023

**Read:-** Application dated 06/04/2021 received from Sonu Dabral, r/o H. No. E/205, Devashree, Garden, Porvorim, Bardez Goa, Aman T. Isani, r/o Manek Mansion, Altinho, 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 thereunder by Sonu Dabral, r/o H. No. E/205, Devashree, Garden, Porvorim, Bardez Goa, Aman T. Isani, r/o Manek Mansion, Altinho, Mapusa, Bardez Goa, being the occupant of the plot registered under Survey No. 407/5-B(Part) situated at Socorro 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. 407/5-B(Part) of village Socorro admeasuring 932 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 FAR.

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 thereunder.



Cont..2/-

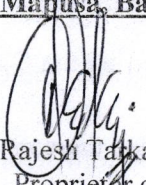
APPENDIX - I

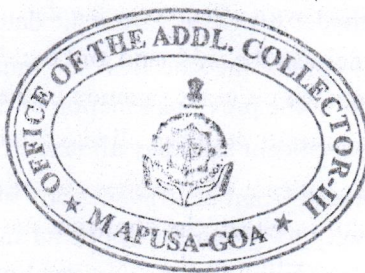
| Length and Breadth                  |              | Total Superficial Area | Forming (part of Survey No. or Hissa No. | BOUNDARIES                |                                 |                             |                       | Remarks |
|-------------------------------------|--------------|------------------------|------------------------------------------|---------------------------|---------------------------------|-----------------------------|-----------------------|---------|
| North to South                      | East to West |                        |                                          |                           |                                 |                             |                       |         |
| 1                                   | 2            | 3                      | 4                                        | 5                         |                                 |                             |                       | 6       |
|                                     |              |                        |                                          | North                     | South                           | East                        | West                  |         |
| 17.50 mts                           | 103.10 Mts   | 932 Sq.mts             | Sy No.407 Sub. Div No.5-B(Part)          | S.No. 407 Sub. Div. No. 4 | S.No. 407/5-A, 6-A,6, 6-F & 5-B | S.No. 407 Sub. Div. No. 5-B | S. No. 407/5-A & ROAD | NIL     |
| Village :Socorro<br>Taluka : Bardez |              |                        |                                          |                           |                                 |                             |                       |         |

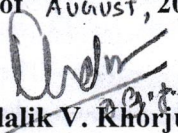
Remarks:-

1. The applicant has paid conversion fees of Rs.1,05,316/- (Rupees One Lakh Five Thousand Three Hundred Sixteen Only) vide e-challan No.202300581042 dated 04/08/2023 and fine of Rs. 37,290/- (Rupees Thirty Seven Thousand Two Hundred Ninety Only) vide e-challan No. 202300581046 dated 04/08/2023.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6794/SOC/TCP-2022/3723 dated 16/06/2022.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-237/DCFN/TECH/2022-23/540 dated 23/08/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/3046 dated 22/06/2022.
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 and that **Sonu Dabral, r/o H. No. E/205, Devashree, Garden, Porvorim, Bardez Goa, Aman T. Isani, r/o Manek Mansion, Altinho, Mapusa, Bardez Goa**, here also hereunto set his/her hand on this 09<sup>th</sup> day of August, 2023.

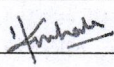
  
Rajesh Tarkar  
Proprietor of  
Rajdeep Builders,  
POA for  
Sonu Dabral  
Aman T. Isani



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

**Applicants**

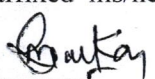
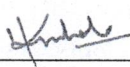
Name and Signature of Witnesses

1. MR. MILIND R.K. Tarkar 
2. Vibhay K. Mahale 

Complete address of Witness

1. B-1, S-2, Purvar Apartment, Carambola, GOA
2. Shouniz Residency, S-2, Suryanagar Colony, Sencorda-6

We declare that **Rajesh Tarkar, Proprietor of Rajdeep Builders, r/o Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, 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.

1. MR. Milind R.K. Tarkar 
2. Vibhay K. Mahale 

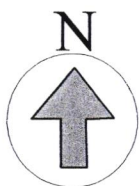
To,

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 Sarpanch, Village Panchayat Socorro Bardez -Goa.



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

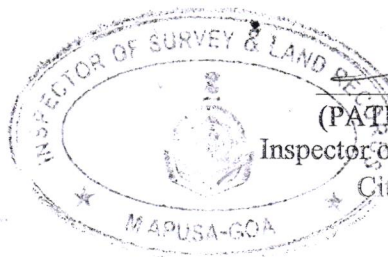


OF THE LAND BEARING SUB-DIV. No. 5-B(PART) OF SURVEY No. 407 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY AMAN ISANI AND SONU DABRAL, FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO. CAD3BAR22-120/1062 DATED 13-07-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

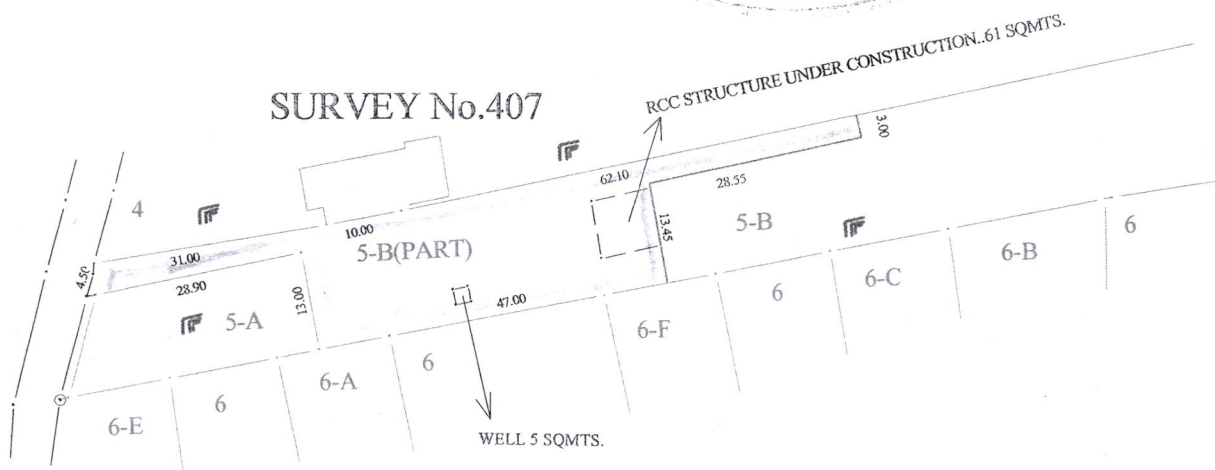


AREA PROPOSED FOR CONVERSION. .... 932 Sq. Mts.



(PATRICK H. GONSALVES)

Inspector of Surveys And Land Records  
City Survey, Mapusa



PREPARED BY

RAJU A. SHETYE  
Field Surveyor

VERIFIED BY:

YESHWANT BICHOLKAR  
Head Surveyor

SURVEYED ON: 28/07/2023

FILE NO: 8/CNV/MAP/217/2023