



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

No. 4/463/CNV/AC-III/2022/887

Dated : - 08/09/2022

Read: Application dated 29/04/2022 received from M/s Claramount Realty r/o Flat No A-2, Second Floor, Rio House Morod , 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 Claramount Realty r/o Flat No A-2, Second Floor, Rio House Morod, Mapusa, Bardez-Goa, being the occupant of the plot registered under Survey No. 171/54 situated at Siolim Village in 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 Survey No. 171/54 admeasuring 950 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 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.

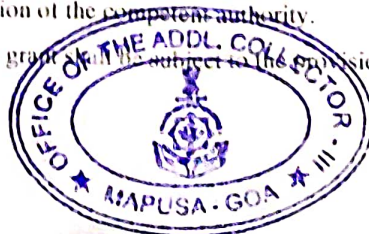
**b)** If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector - III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.



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APPENDIX - I

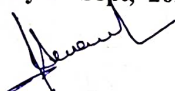
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
44.75 mts	27.25 mts	950 Sq.mts	Survey No 171 Sub Div No. 54	S No. 171 Sub Div No 53	S No. 80 Sub Div No 10	ROAD	Survey No 171 Sub Div No. 54 Survey No. 80 Sub Div No. 6,8 & 9	

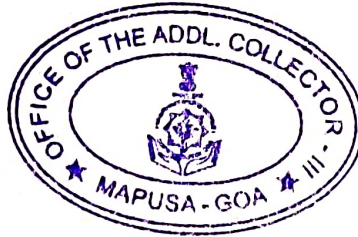
Village SIOLIM  
Taluka : BARDEZ


**Remarks :-**

1. The applicant has paid conversion fees of Rs.1,07,350/- (Rupees One Lakh Seven Thousands Three Hundreds Fifty Only ) vide e-challan No.202200706133 dated 05/09/2022
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/2786 dated 09/05/2022.
3. As per TCP Zoning certificate No. TPB/7525/SIO/TCP-2022/3233 dated 14/06/2022 the plot fall in Settlement Zone (VP-2) with FAR-60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-256/DCFN/TECH/2022-23/370 dated 07/07/2022.
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 M/s Claramount Realty r/o Flat No A-2, Second Floor, Rio House Morod , Mapusa, Bardez-Goa, here also hereunto set his/ her hand on this 07<sup>th</sup> day of Sept, 2022 .

  
Mr. Allan Alex Fernandes  
Authorised Signatory for  
M/s Claramount Realty  
Applicant



  
( Kedar A Naik )  
Additional Collector III  
North Goa District,  
Mapusa-Goa



Name and Signature of Witnesses

1. Rahul Aralekar 
2. Vidhya M. Gaonkar 

Complete address of Witnesses

1. H.No 28 Dulea mapusa Goa
2. H.No. 615, Mauenwada Pernem-Goa.

We declare that Mr. Allan Alex Fernandes Authorised Signatory for M/s Claramount Realty r/o Flat No A-2, Second Floor, Rio House Morod , 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.

1. Rahul Aralekar 
2. Vidhya M. Gaonkar 

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, Siolim , Bardez- Goa.

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# Government of Goa

Directorate of Settlement and Land Records

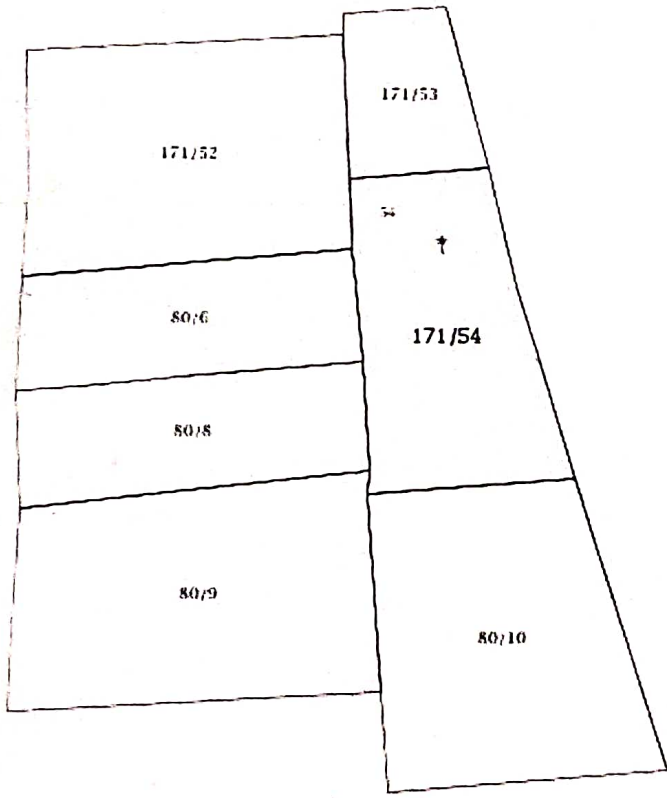
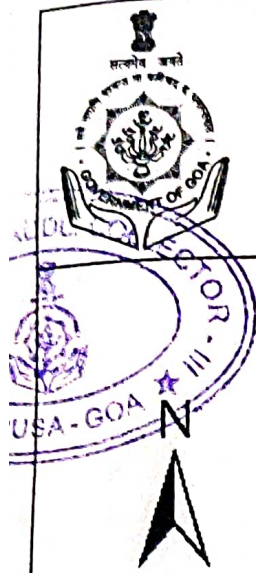
Survey Plan

Bardez Taluka, Siolim Village

Survey No.: 171, Subdivision No.: 54

Scale 1:1000

Reference No.: CBAR122-10430-881524



**ADDITIONAL COLLECTOR - III**  
 North Goa District,  
 Mapusa - Goa

This record is computer generated on 21-04-2022 03:42:58. 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**

Dated:- 27/07/2022

Read:- Application dated 04/05/2022 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 Shri. Samir Kashiram Toraskar R/o Flat No.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot Road, Alto Porvorim, Bardez Goa being the occupant of the plot registered under Survey No.171/53 Situated at Siolim, Bardez Goa registered under Survey No.171/53 (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.171/53 admeasuring 350.00 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
23.35 mts.	18.25 mts.	350.00 sq. mts	Survey No.171/53  Village: Siolim	North:- Survey No.171/50 South:- Survey No.171/54 East :- ROAD West :- Survey No.171/49 & 52	

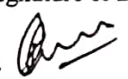

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/7659/SIO/TCP-2022/3484 dated 03/06/2022.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2022/2523 dated 27/05/2022.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-199/DCFN/TECH/2022-23/406 dated 19/07/2022.
10. The conversion fees charge at rate of Rs.75/- per sq. mts of area 350 sq. mts Received conversion fees of Rs.26,250/- (Rupees Twenty Six Thousand Two Hundred fifty only) Vide Challan No.159/2022 dated 22/07/22. Which is deposited in S.B.I., Mapusa by applicant Samir Kashiram Toraskar.
11. The abutting existing road proposed 10.00 mtrs wide.
12. 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.
13. 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 Shri. Samir Kashiram Toraskar R/o Flat No.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot Road, Alto Porvorim, Bardez Goa here also hereunto set his hand this 27<sup>th</sup> day of July, 2022.


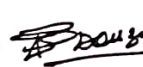
  
(Signature of the Applicant)  
Samir Kashiram Toraskar

  
(Gurudas S/T. Desai)  
DY.COLLECTOR & S.D.O.,-I  
MAPUSA-GOA


Signature & Designation of Witness

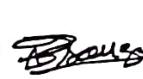
1.  Rahul Arlekar, Mapusa
2.  Malcolm de Souza, Mapusa

Signature & Designation of Witness

1.  Rahul Arlekar, Mapusa
2.  Malcolm de Souza, Mapusa

We declare that Shri. Samir Kashiram Toraskar R/o Flat No.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot Road, Alto Porvorim, Bardez 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.

1.  Rahul Arlekar, Mapusa

2.  Malcolm de Souza, Mapusa

