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

No. 4/86/CNV/AC-III/2020 / 841 Dated : - 01 /10/2020

Read: Application dated 06/07/2020 received from J. M. Holding Private limited c/o Dinesh S. Chodankar Syvian Appts Block-B , GF-2, Near HDFC Bank, Bammonwaddo, Siolim 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 **J. M. Holding Private limited c/o Dinesh S. Chodankar Syvian Appts Block-B , GF-2, Near HDFC Bank, Bammonwaddo, Siolim Bardez - Goa,** being the occupant of the plot registered under **Survey No. 111/10** situated at **Marna, 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. 111/10 admeasuring 1050 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, 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.

f) All the provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

NOTARY D. S. CHODANKAR Bardez Taluka Reg. No. 203/09 Date of Expiry 31/07/2024 GOVT. OF GOA (INDIA)

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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			5				6
1	2	3	4	North	South	East	West	
39.20 mts	26.60 mts	1050 Sq.mts	Survey No. 111 of Sub Div No.10	ROAD	Survey No. 109 of Sub Div No.1	Survey No. 111 Sub Div No.11	Survey No. 111 Sub Div No.9	NIL

Village :Marna
Taluka : Bardez

Remarks :-

1. The applicant has paid conversion fees of Rs.1,57,500/- (Rupees One Lakh Fifty Seven Thousands Five Hundred Only) vide e-challan No.202000758421 dated 01/10/2020 & paid conversion fine of Rs.29,017/- (Rupees Twenty Nine Thousands Seventeen Only) vide e-challan No.202000758454 dated 01/10/2020
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/6328/MARNA/TCP-2020/2764 dated 24/07/2020 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-134/DCFN/TECH/2019-20/319 dated 31/08/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/ CI-I/Conv/2020/3259 dated 23/07/2020.
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 **J. M. Holding Private limited c/o Dinesh S. Chodankar Syvian Appts Block-B , GF-2, Near HDFC Bank, Bammonwaddo, Siolim Bardez - Goa** here also hereunto set his/ her hand on 30th this 1st **day of Oct, 2020.**

01-10-20

J. M. Holding Private limited
Applicant
Authorised Signatory
Mr. Utpal Kumar

(Mahadev J. Araundekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses
1. Shainath Paleker
2. Satyendra R. Usgaonkar

Complete address of Witnesses
1. Ganeshnagar Assonora Bardez Goa
2. Porvorim Bardez Goa

We declare that **J. M. Holding Private limited c/o Dinesh S. Chodankar Syvian Appts Block-B , GF-2, Near HDFC Bank, Bammonwaddo, Siolim 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. Shainath Paleker
2. Satyendra R. Usgaonkar

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 Marna, 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. 10 OF SURVEY No. 111 SITUATED AT MARNA VILLAGE OF BARDEZ TALUKA APPLIED BY J. M. HOLDING PRIVATE LIMITED. CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/85/CNV/AC-III/2020/758 DATED 10-09-2020 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.

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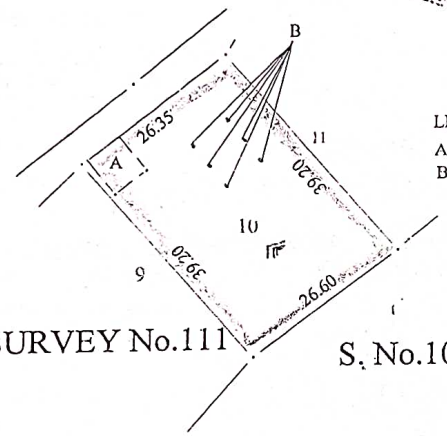
SCALE : 1:1000

AREA PROPOSED TO BE CONVERTED . ..... 1050 Sq. Mts.

RAJESH R. PAI KUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



LEGEND
A- Existing structure up to ground floor admeasuring an area = 38 sq mts.
B- Existing columns of concrete of size 23 cms x 50 cms total 6 nos.

PREPARED BY

CHANDRASHEKAR G. CHARI
Field Surveyor

ADDITIONAL COLLECTOR
North Goa District,
Mapusa - Goa

VERIFIED BY:

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 15/09/2020

FILE NO: 8/CNV/MAP/195/2020

Certified that this is a True Copy of the original at Mapusa on 01.10.2020

S. G. DESHPRABHU
B.A. LLB
ADVOCATE & NOTARY PUBLIC
Mapusa - Goa
Reg. No. 203
Regn. No. 4720/2020