



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

No. 4/105/CNV/AC-III/2020 /198

Date : -11/02/2021.

**Read:** Application dated 19/06/2020 received from Mr. Kian Shroff and Ms. Nicole Shroff Daniele Shroff represented through POA holder Mr. Zakaria Mohammed Farouk Darvesh r/o. Villa Lunga, Dando Candolim 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 **Mr. Kian Shroff and Ms. Nicole Shroff @ Nicole Daniele Shroff represented through POA holder Mr. Zakaria Mohammed Farouk Darvesh r/o. Villa Lunga, Dando Candolim Bardez –Goa** being the occupant of the plot registered under **Survey No. 207/2** situated at **Candolim, 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. 207/2 admeasuring 3600 Sq. mtrs** be the same a little more or less for the purpose of **Residential with 80 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.

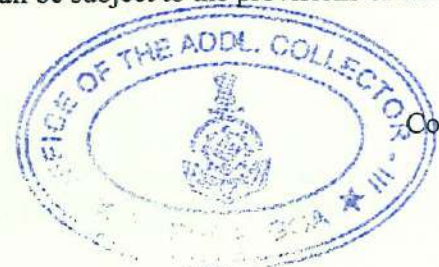
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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.

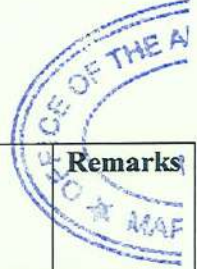
7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



Cont..2/



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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			North	South	East	West	
1	2	3	4	5				6
73.00 mts	64.85 mts	3600 Sq.mts	Survey No. 207 Sub Div No.2-Part	Survey No.204 Sub Div No.1	Survey No. 207 Sub Div No. 2	Survey No. 206 Sub Div No. 1	Survey No. 207 Sub Div No. 1	NIL


Village : Candolim  
Taluka : Bardez

**Remarks:-**

1. The applicant has paid conversion fees of Rs.8,64,000 /- (Rupees Eight Lakhs Sixty Four Thousands Only) vide e-challan No.202100128575 dated 08/02/2021.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/671/CAN/TCP-20/3562 dated 08/10/2020 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-235/DCFN/TECH/2018-2019/781 dated 04/12/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2020/3974 dated 10/09/2020.
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 **Mr. Kian Shroff and Ms. Nicole Shroff @ Nicole Daniele Shroff** represented through POA holder **Mr. Zakaria Mohammed Farouk Darvesh r/o. Villa Lunga, Dando Candolim Bardez -Goa** here also hereunto set his/ her hand on this 10th day of **February, 2021**.

  
**Mr. Zakaria Mohammed Farouk Darvesh**  
POA holder of  
**Mr. Kian Shroff**  
**Ms. Nicole Shroff @ Nicole Daniele Shroff**  
Applicant

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

Name and Signature of Witnesses

1. ASIF M. BANI - ASIF

2. Hussain Sab Mehbub Sab Bhirakdhar - HSB

Complete address of Witnesses

1. Flat No-511, 2nd floor, H.No-412 VTC PANJIM GOA
2. H.No-32817, Ravalnath Ng, Costim. Nrr GOA

We declare by **Mr. Zakaria Mohammed Farouk Darvesh** POA holder of **Mr. Kian Shroff and Ms. Nicole Shroff @ Nicole Daniele Shroff r/o. Villa Lunga, Dando Candolim Bardez -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. ASIF M. BANI - ASIF

2. Hussain Sab. M. Bhirakdhar - HSB

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 Candolim, Bardez -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 Sub. Div. No.2-part of Survey No.207  
Situated at Candolim village of Bardez Taluka,  
Applied by Kian Shroff and Nicole Shroff  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. 4/105/CNV/AC-III/2020/15 dated 04-01-2021  
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 3600 Sq. Mts.

~~(RAJESH R. PAI KUCHELKAR)~~  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

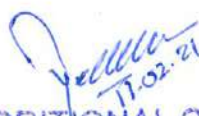
S. No. 204



PREPARED BY

  
14/01/2021

SANTOSH CHODANKAR  
Field Surveyor

  
11.02.21

ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa

VERIFIED BY



YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 14/01/2021

FILE No. 8/CNV/MAP/12/2021

**FORM I & XIV**

100016293699

Date : 20/01/2023

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Taluka BARDEZ

Survey No. 207

Village Candolim

Sub Div. No. 2

Name of the Field  
Aradi Caganachi

Tenure

Cultivable Area (Ha.Ars.Sq.Mtrs)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
0000.00.00	0000.49.50	0001.79.00	0000.00.00	0000.00.00	0000.00.00	0002.28.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs)

Pot-Kharab

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
0000.01.75	0000.00.00	0000.01.75	0002.30.25	

Assessment	Rs.	0.00	Foro	Rs.	0.00	Predial	Rs.	0.00	Rent	Rs.	0.00
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S.No	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Kian Shroff			
2	Nicole Shroff		2032	
3	FSD Grih Nirman Private Limited		85718	

S.No	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	-----Nil-----			

Other Rights	Mutation No.	Remarks
Name of Person holding rights and nature of rights: -----Nil-----		

**Details of Cropped Area**

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for Cultivation		Source of irrigation	Remarks
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	Nature	Area Ha.Ars.Sq.Mts		
	-----Nil-----									

**End of Report**

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

