



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

No. 4/345/CNV/AC-III/2021 / 1270

Dated: -02/12/2022

Read: Application dated 25/11/2021 received from M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 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 M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 being the occupant of the plot registered under Survey No.262 Sub Div No. 25 Situated at Tivim 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. 262/25 (Part) admeasuring 1810 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 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 .



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				6
North to South	East to West			5				
1	2	3	4	North	South	East	West	
36.30 m	55.00 m	1810	Survey No. 262 Sub. Div No. 25 (PART)	Survey No. 262 Sub. Div No. 20	Survey No. 262 Sub. Div No. 26	ROAD	Survey No. 262 Sub. Div No. 25	

Village : Tivim
Taluka : Bardez

Remarks:-

- The applicant has paid conversion Fees of Rs.244350/- (Rupees Two Lakhs Forty Four Thousand Three Hundred and Fifty Only) vide e-challan No. 202200944784 dated 30/11/2022.
- As per TCP Certificate No. TPBZ/ZON/8603/TIV/TCP-2021 dated 16/12/2021 the plot falls in Settlement Zone (VP-1) with 80 FAR.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No.5/CNV/BAR-568/DCFN/TECH/2021-22-23/390 dated 13/07/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022 dated 01/04/2022.
- 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.
- Traditional access, passing through the plot, if any shall be maintained..
- 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/her hand and the seal of this Office on behalf of the Governor of Goa by that **M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068** here also hereunto set his/her hand on this 02nd day of December, 2022.

(Signature)
(Sheetal Kishor Mhatre)
Partner for M/s. K.K. Builders
Applicant

(Signature)
(Pramod Arjune Mahale)
Partner for M/s. K. K. Builders
Applicant

(Signature)
(Shaligram Ramkrishna Choudhary)
Partner for M/s. K. K. Builders
Applicant

(Signature)
(Kishore Kashinath Mhatre)
Partner for M/s. K.K Builders
Applicant

(Signature)
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District



Signature and Designation of Witnesses

1. NILESH VASANT THANERKAR *(Signature)*

2. JAWANT AMONKAR *(Signature)*

Complete address of Witness

1. Donapaula - Goa

2. Morra - Bardez - Goa

We declare that 1.) Mr. Kishor Kashinath Mhatre, R/o. E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe-410209, 2.) Mrs. Sheetal Kishor Mhatre, R/o. E-1002, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe-410209, 3.) Mr. Pramod Arjune Mahale, R/o. B-305, Siddhivinayak Gardens, Shiv Vallabh Road, Opp. Omkar Hotel, Dahisar East, Mumbai-400068, 4.) Mr. Shaligram Ramakrihna Choudhary, R/o. 1104, Aum Sai CHS Plot No. 23C, Sector-7, Kharghar-410210 Partners for M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 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. NILESH VASANT THANKAR *Monkar*

2. JAWANT AMONKAR *JNB*

To,

1. The Town Planner, Town and Country Planning Department Mapusa
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch, Village Panchayat Tivim, Bardez -Goa.





GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of The Inspector of Survey and Land Records
 MAPUSA - GOA



PLAN
 (PART)
 Of the Land bearing Sub. Div. No.25 of Survey No.262
 Situated at tivim village of Bardez Taluka,
 Applied by M/S K.K.BUILDER
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No.4/345/CNV/ACIII/2021/813 dated 26-07-2022
 From the Office of the Additional Collector III North Goa District ,Mapusa-Goa.

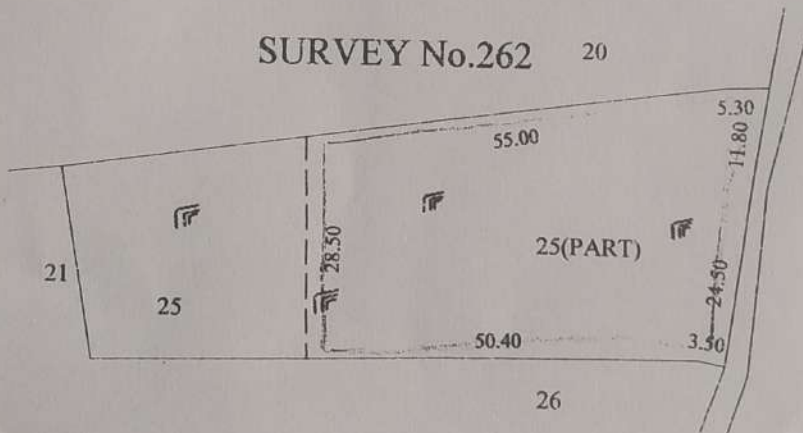
SCALE 1:1000

AREA PROPOSED TO BE CONVERTED ----- 1810 Sq. Mts. -



Rajesh
 RAJESH R. PAI KUCHELKAR
 Inspector Of Survey And Land Records,
 City Survey ,Mapusa.

SURVEY No.262 20



PREPARED BY

Suraj S. Lotlikar

SURAJ S. LOTLIKAR

Field Surveyor

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

VERIFIED BY

Yeshwant Bicholkar
 20/10/2022

YESHWANT BICHOLKAR
 Head Surveyor

SURVEYED ON: 17/10/2022

FILE No. 8/CNV/MAP/94/2022

Signature and Designation of Witnesses

1. NILESH VASANT THANEKAR

Thanekar

2. JAWANT AMONKAR

JTB

Complete address of Witness

1. Donapaula - Goa

2. MOira - Bardez - Goa



We declare that 1.) **Mr. Kishor Kashinath Mhatre**, R/o. E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe-410209, 2.) **Mrs. Sheetal Kishor Mhatre**, R/o. E-1002, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe-410209, 3.) **Mr. Pramod Arjune Mahale**, R/o. B-305, Siddhivinayak Gardens, Shiv Vallabh Road, Opp. Omkar Hotel, Dahisar East, Mumbai-400068, 4.) **Mr. Shaligram Ramakrihna Choudhary**, R/o. 1104, Aum Sai CHS Plot No. 23C, Sector-7, Kharghar-410210 Partners for M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 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. NILESH VASANT THANEKAR

Thanekar

2. JAWANT AMONKAR

JTB

- To,
1. The Town Planner, Town and Country Planning Department Mapusa
 2. The Mamlatdar of Bardez Taluka.
 - 3 The Inspector of Survey and Land Records, Mapusa - Goa
 4. The Sarpanch, Village Panchayat Tivim, Bardez -Goa.



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

No. 4/346/CNV/AC-III/2021/1269

Dated: - 02/12/2022

Read: Application dated 25/11/2021 received from M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 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 M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 being the occupant of the plot registered under Survey No.262 Sub Div No. 20 situated at Tivim 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. 262/20 (Part) admeasuring 5582 Sq. Mtrs be the same a little more or less for the purpose 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 efficiently 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, over 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 date, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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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	
56.10 m	56.80 m	2040 Sq. Mts	S. No. 262/20 (PART)	S. No. 262/19	S. No. 262/21	S. No. 262/20	S. No. 262/37 & 262/21	OFFICE OF T1
56.800 m	62.05 m	3542 Sq. mts	S. No. 262/20 (Part)	S. No. 262/19	S. No. 262/25	ROAD	S. No. 262/20	
Total		5582						

Village : Tivim
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 837300/- (Rupees Eight Lakhs Thirty Seven Thousand Three Hundred Only) vide e-challan No. 202200948248 dated 01/12/2022 and Fine of Rs.6750 (Rupees Six Thousand Seven Hundred and Fifty Only) vide e-Challan No. 202200948316 dated 01/12/2022.
2. As per TCP Certificate No. TPBZ/ZON/8602/TIV/TCP-2021/5939 dated 16/12/2021 the plot falls in Settlement Zone (VP-1) with 60 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No.5/CNV/BAR-567/DCFN/TECH/2021-22-23/391 dated 13/07/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022 dated 30/11/2022.
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/her hand and the seal of this Office on behalf of the Governor of Goa by that M/s. K.K. Builders, Office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road, Dahisar East, Mumbai Pin 400068 here also hereunto set his/her hand on this 02th day of December, 2022.

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(Signature)
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District