



OFFICE OF THE DY. COLLECTOR & S.D.O. MAPUSA GOA

Government Complex Building, Morod, Mapusa Goa.

Phone No:- 0832-2262038 (Fax) 2250398

Email:sdm-mapusa.goa@nic.in

No. CDBAR05-25-220 / 7322

Dated:- 07/07/2025

Read:- Application dated 01/05/2025 received from Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa, 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 DEPUTY COLLECTOR & SDO, Mapusa, Bardez Goa, (hereinafter referred to as "The Deputy 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 **Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa**, being the occupant of the plot registered under **Survey No. 180/2-D-1** situated at **Penha-de-Franca Village, Bardez Goa** (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. 180/2-D-1** admeasuring area **490 sq.mts.** be the same a little more or less for the purpose of **Residential Purpose (VP-1) with F.A.R. 80.**

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:- 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 Deputy Collector & SDO, Mapusa, Bardez Goa, shall not be held responsible for the same and the applicant shall be solely held 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.

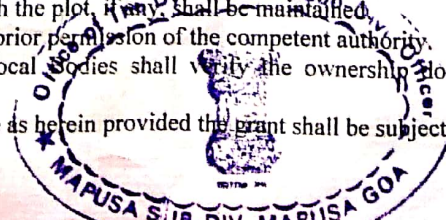
c) The necessary road widening set-back is to be maintained before any development in the land

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 Societies 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 there under.

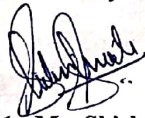


Cont..... 2/

Length North to South	Breadth East to West	Total Superfi cial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
28.40 mts.	18.00 mts.	490 sq. mts	Survey No. 180/2-D-1 (Part) Village:- PENHA-DE- FRANCA	North:- Survey No. 180/1-B-1 South:- Survey No. 180/2-D-1 East :- Survey No. 180/2-D West :- Survey No. 180/2-C	NIL

7. This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner vide No. TPBZ/ZON/19421/PDF/TCP-2025/2797 dated 25/03/2025 issued based on order issued vide no. 29/8/TCP/2018(Pt.File)1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/CONV/2025/4272 dated 03/06/2025.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No. 5/CNV/BAR-207/DCFN/TECH/2025-26/362 dated 09/06/2025.
10. Report received from the Inspector of Survey & Land Records, City Survey, Mapusa vide letter no. 8/CNV/MAP/132/2025/892 dated 20/06/2025.
11. The conversion fees is charged at rate of Rs. 120/- per sq. mts. of area 490 sq. mts amounting to **Rs. 58,800/-** (Rupees Fifty Eight Thousand Eight Hundred Only) vide Challan No. 205/2025 dated 03/07/2025 which is deposited in the bank by the applicant.
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.

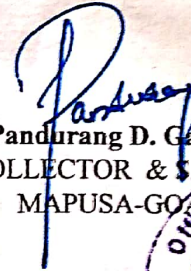
In witness whereof the DEPUTY COLLECTOR & SDO, Mapusa, Bardez Goa, North Goa District, has hereunto set of his/her office on behalf of the Administrator of Goa, and the applicant Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa has also hereunto set his/her hand on this 07th day of July 2025.



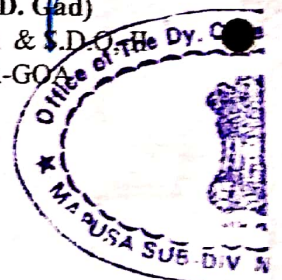
1. Mr. Shishir H. Shirole
(Partners of Serenity Developers)



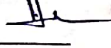
2. Mr. Amey K. Naik
(Partners of Serenity Developers)

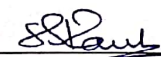


(Pandurang D. Gad)
DY.COLLECTOR & S.D.O. of the Dy. C.
MAPUSA-GO



Name & Signature of Witnesses

1. Ankush Morey 

2. Sonia S. Raut 

Complete address of Witnesses

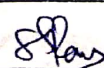
1. MALIM BETIM BARDEZ GOA

2. H NO- 102/B, Khelchawade, Sal-Betim Goa

We declare that Mr. Shishir H. Shirole and Mr. Amey K. Naik, partners of Serenity Developers who has signed this Sanad is, to our personal knowledge, the person he/she represents himself/herself to be, and that he/she has affixed his/her signature hereto in our presence.

Signature of the Witnesses

1. 

2. 



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

PLAN



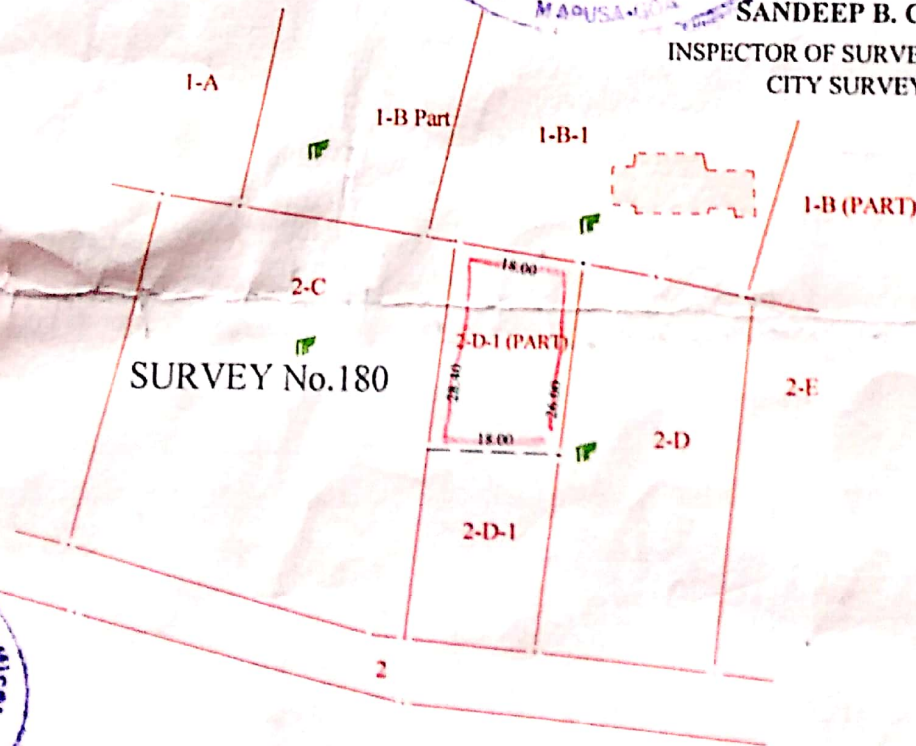
Of the Land bearing Sub. Div. No. 180/2-D-1 (Part) of Survey No. 180,
 Situated at Penha-De-Franca village of Bardez Taluka, Applied by
 SERENITY DEVELOPERS,
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No.CDBAR05-25-220/5476 dated 14-05-2025,
 from the Office of the Deputy Collector & S.D.O Bardez, Mapusa Bardez Goa.

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED ----- 490 Sq. Mts.



SANDEEP B. CHODANKAR
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



PREPARED BY

Rohan R Khandeparkar

ROHAN R KHANDEPARKAR
 (Field Surveyor)

VERIFIED BY

Paresh Rivankar

PARESH RIVANKAR
 Head Surveyor

SURVEYED ON: 12/06/2025

FILE No. 8/CNV/MAP/132/2025



OFFICE OF THE DY. COLLECTOR & S.D.O. MAPUSA GOA
Government Complex Building, Morod, Mapusa Goa.
Phone No:- 0832-2262038 (Fax) 2250398
Email:sdm-mapusa.goa@nic.in

No. CDBAR07-25-359

Dated:- /09/2025

Read:- Application dated 23/07/2025 received from Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa, u/s 32 of LRC 1968.

2) Circular issued by the Office of the Secretary (Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue Code, 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 DEPUTY COLLECTOR & SDO, Mapusa, Bardez Goa, (hereinafter referred to as "The Deputy 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 **Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa**, being the occupant of the plot registered under **Survey No. 180/2-D-1** situated at **Penha-de-Franca Village, Bardez Goa** (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. 180/2-D-1** admeasuring area **477 sq.mts.** be the same a little more or less for the purpose of **Residential Purpose (VP-1) with F.A.R. 80.**

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 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:- 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 Deputy Collector & SDO, Mapusa, Bardez Goa, shall not be held responsible for the same and the applicant shall be solely held 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 there under.

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
26.50 mts.	18.00 mts.	477 sq. mts	Survey No. 180/2-D-1 (Part) Village:- PENHA-DE-FRANCA	North:- Survey No. 180/1-D-1 South:- Survey No. 180/2 East :- Survey No. 180/2-D West :- Survey No. 180/2-C	NIL

- This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner vide No. TPBZ/ZON/19421/PDF/TCP-2025/2797 dated 25/03/2025 issued based on order issued vide no. 29/8/TCP/2018(Pt.File)1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020.
- Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/CONV/2025/6292 dated 19/08/2025.
- Report received from Dy. Conservator of Forests, Ponda vide letter No. 5/CNV/BAR-558/DCFN/TECH/2025-26/777 dated 13/08/2025.
- Report received from the Inspector of Survey & Land Records, City Survey, Mapusa vide letter no. 8/CNV/MAP/206/2025/1254 dated 19/08/2025.
- The conversion fees is charged at rate of Rs. 120/- per sq. mts. of area 477 sq. mts amounting to Rs. 57,240/- (Rupees Fifty Seven Thousand Two Hundred and Forty Only) vide Challan No. 371/2025 dated 08/09/2025 which is deposited in the bank by the applicant.
- 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.
- Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the DEPUTY COLLECTOR & SDO, Mapusa, Bardez Goa, North Goa District, has hereunto set of his/her office on behalf of the Administrator of Goa, and the applicant Serenity Developers, through its partners Mr. Shishir H. Shirole and Mr. Amey K. Naik, registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez Goa has also hereunto set his/her hand on this day of September 2025.

1. Mr. Shishir H. Shirole 2. Mr. Amey K. Naik
(Partners of Serenity Developers)

वसंत पद्मोत्तम दबाहोळकर
22/9/25
(Shri. Vasant P. Dabholkar, IAS)
DY.COLLECTOR & S.D.O,-II
MAPUSA-GOA

Name & Signature of Witnesses

1. Sonia Shablo Pant SP Pant
2. Ramesh Madhakar. Ramesh

Complete address of Witnesses

1. K.No.102-B, Khelkharade, Dal, Bicholim - Goa 403 503
2. Talegaon, Shankarwadi H.No.148

We declare that Mr. Shishir H. Shirole and Mr. Amey K. Naik, partners of Serenity Developers who has signed this Sanad is, to our personal knowledge, the person he/she represents himself/herself to be, and that he/she has affixed his/her signature hereto in our presence.

Signature of the Witnesses

1. SP Pant




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

PLAN

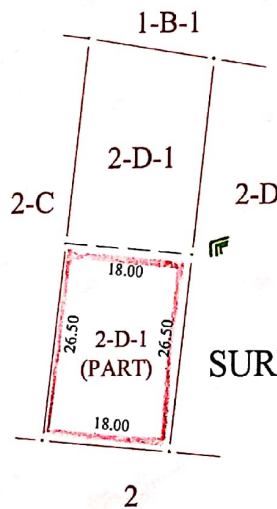


Of the Land bearing Sub. Div. No.2-D-1(part) of Survey No.180
Situated at Penha De Franca village of Bardez Taluka,
Applied by Serenity Developers,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CDBAR07-25-359/8208 dated 31-07-2025
From the Office of the Deputy Collector & S.D.O, Mapusa-Goa.

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED -----477 Sq. Mts.

ANAND V. VAIGANKAR
Inspector Of Survey And Land Records,
City Survey, Mapusa.



SURVEY No. 180

PREPARED BY

SHUBHAM S. GAWAS
Field Surveyor

VERIFIED BY

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 14/08/2025

FILE No. 8/CNV/MAP/206/2025