

Read: application of Shri Kunjabehari Gupta (for Landmark Developments) dated 8/12/99, under Sub-section(1) of section 32 of the Goa, Daman & Diu Land Revenue Code, 1969.

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/Sr. Kunjabehari Gupta (for Landmark Developments) C/o. Saundeh K.P. Chodnaker, Nacchi Consultants, 10, Bambolim Bldg Potta registered under Panaji - Goa.

..... " situated at BAINGUINIM-TISWADI registered under No. Survey No. 20/1-A, (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. 20/1-A, measuring 75000.00 square metres 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 be erected thereon for any purpose other than residential/~~commercial~~/any other non-agricultural purpose, without the previous sanction of the Collector.
4. *Building time limit*—The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, falling which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. *Liability for rates*—The applicant shall pay all taxes, rates and cesses leviable on the said land.
6. *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 arrear of land revenue.

7. Code provisions applicable—Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - 1

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 and West		
1	2	3	4	5	6	
338.9mts	488.50	75000.00 sq. mts.	Survey No. 20/1-A	North:- Village Ella South:- Survey No.20/1 East :- Survey No.19/1&2 & village Ella. West:- Village Ella & Survey No.20/1	There are mango plants & two tamarine trees coconut seedling in the converted area.	

REMARKS:-

- The development of land should be carried out as per guidelines of Town & Country Planning Department & Local Panchyat.
- The gradient of the land shall be preserved and no hill cutting to be done. The layout/development plan of the proposed site.
- The existing trees shall not be cut unless prior authority concerned i.e. the permission from the Forest Department obtained and double number of trees shall be planted in the area applied for conversion.
- Applicant has paid the conversion fees amounting Rs.11,25,000/- (Eleven Lakhs Twenty five thousand only) under Chalan No.50/99-2000 dated 18-3-2000 also fine paid imposed by Collector of North Goa, District amounting Rs.25,900/- (Twenty Five thousand only) under Chalan No. 51/99-2000 dated 16/3/2000.
- Conversion has been approved by the Town Planner under letter No. This/1278/2000 dated 16/3/2000.

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, Daman and Diu and the applicant Shri. Kanjibehari Gupta (for Landmarks Developments) C/o. Jagdish K. P. Chodnekar, Neech Consultants 10, Babelinar Bldg. Fortais, Malka, Panaji - Goa, this 11th day of ~~March~~ April, 2000. 10x

(Signature of Applicant)
(P. Krishnamurthy)
Collector of Goa, Daman and Diu

(Signature of Witness)
(Power of Attorney holder)
Signature and designation of Witnesses
1. *(Signature)* (NATESH K. ANARAYA)
2. *(Signature)* (Suresh A. Salunkar)

Signature and designation of Witnesses
We declare that Shri. ~~Shri~~ Shri. Kanjibehari Gupta (for Landmark Developments) C/o. Jagdish K. P. Chodnekar, Consultants, 10, Babelinar Bldg. Fortais, Malka has signed this Shanda is, to our personal knowledge, the person he/she represents himself to and that he/she has affixed his/her signature hereto in our presence.
Copy to:-
1. The Manlatdar of Tiswadi Taluka Panaji - Goa.
2. The Town & Country Planning Dept. Fortais, Panaji, Goa.
3. The Incharge of Villiye & Land Records, Panaji - Goa.
4. The Sarpanch of Villiye & Land Records, Panaji - Goa.
5. C/o.

