

Dated: / /2009

- READ: 1) Application dated 16/04/08 u/s 32 (1) of the Land Revenue Code, 1968  
2) Report of the Town Planner-i) No. TPC/CONV/Chaudi/08/355 dated 18/11/2008.  
ii) No. TPC/CONV/Chaudi/08/20 dated 29/01/2009  
3) Report of the Dy. Conservator of Forests - No. 5/365/SGF/2008-09/850 dt. 30/06/2008.  
4) Report of the Mamlatdar - No. 1/1/CONV/AK/08/351 dated 27/06/2008.  
5) Report of the ISLR - No. 2/IS&LR/QPM/10/09/43 dated 27/01/2009

S A N A D

S C H E D U L E - II

(See Rule 7 of the Goa, Daman & Diu Land Revenue (Conversion of Use of Land non - agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of south Goa District (hereinafter referred to as "the Collector" which expression shall include any Office whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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 there under) by M/s. Pal Khot Builders represented by Mr. Parikshit V. Pal Khot Shellar, Canacona, Goa being the occupant of the plot registered under Survey No.133/7 situated at Village Chaudi in Canacona 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 of Survey No. 133/7 admeasuring 1258 Square meters be the same a little more or less for the purpose of Commercial use only.

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. **Leveling 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 non-sanitary conditions.
2. **Assessment:** The applicant has been credited the non-agricultural assessment Conversion fees of Rs.50,320/- (Rupees fifty thousand three hundred twenty only) vide Challan No. 108/08-09 dated 13/2/2009 in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules thereunder.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/any other non-agricultural purpose, without the previous sanction of the Collector.
4. **Builder 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, failing 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

- Contd.2/-





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 application as an arrears of land revenue.

7. Code provisions applicable: Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
8. The applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the applicant at his own peril.
9. If any person claims ownership right and succeed, the conversion shall stand automatically revoked.
10. Sanad shall not take away mundcerial right of any individual if any existing in the said property. .
11. Any further development in the plot shall be strictly as per the rules in force.
12. No hill cutting or filling of low lying area shall be undertaken without prior permission from the chief Town Planner under section 17A of TcP Act.
13. The applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department, if required.
14. In case of violation of any of the condition or in case any N.O.C etc , issued by any department is withdrawn , revoked or otherwise the conversion Sanad shall also stand cancelled.
15. The Mamlatdar of Canacona reported vide his above report at Serial No.4 that the land proposed for conversion of use of land would not affect Tenancy Act and there are no tenants in the said land.
16. Survey Plan submitted by the Inspector of Survey and Land Records, Quepem under No.2/IS&LR/QPM/10/09/43 dated 27/01/2009is annexed herewith.

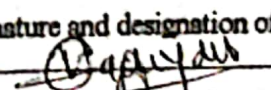

**APPENDIX - I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	RE MARKS
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
35.00 mts	41.25 mts	1258 Sq. mts	Survey No. 133/7	North : Survey No.133/5,8,6. South : Survey No.133/7. East : Survey No.133/7. West : Survey No.133/7.	-

In witness whereof the Additional Collector-II of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant M/a. Pal Khot Builders represented by Mr. Parikshit V. Pal Khot Shellar, Canacona, Goa here also hereunto set his hand this of day of , 2009.

(Signature of Applicant)

Signature and designation of the witnesses:

1.  Gounchay N. Pachyar
2.  Siraj Sayed

  
 (P. K. Velp Karikar)  
 Additional Collector - II  
 South Goa District, Margao.

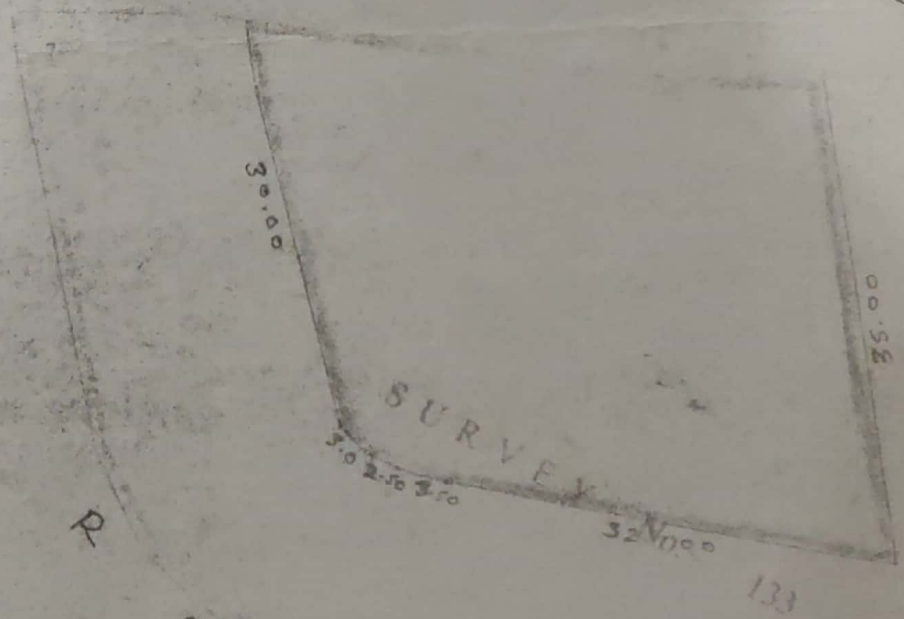


GOVERNMENT OF GOA  
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS  
QUEPEM - GOA

PLAN  
OF THE PROPERTY BEARING SURVEY NO. 133BUB DIV NO 7(part)  
SITUATED AT CHAUDI VILLAGE OF CANACONA TALUKA APPLIED  
FOR CONVERSION OF USE OF LAND FROM AGRICULTURE TO  
NON-AGRICULTURAL PURPOSE, APPLIED BY M/S PAIKHOT BUILDERS  
VIDE ORDER NO. AC-IL/SG/CONV/63/2008, DT - 12/01/2009  
FROM THE COLLECTOR SOUTH GOA DISTRICT, ARGAO

SCALE - 1 : 500

AREA TO BE CONVERTED - 125800 SQ MTS



*Shankh*  
22/11/09

*V.P.*  
27/10/09

CHECKED BY -  
SHRI SUDESH K.N. BHAIKELI (I.S.)

SURVEYED & PREPARED BY -  
SHRI VDAY R. PRABHU (I.S.)  
FILE NO. - MS&LR/OPM/1009