

No. RB/CNV/TIS/COLL/10-A/2018/278

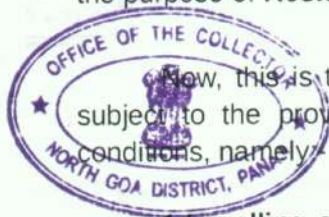
Date: 19/10/2020

Read: Application dated 01/06/2018 by M/s. Linc Property Developers Limited., represented by its Managing Director, Shri Prakash Jalan, Plot No.5, La Ocean Colony, Dona Paula Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa,Daman and Diu Land Reven (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, 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) **Linc Property Developers Limited.**, being the occupant of the plot registered under **Survey No.19/1** Situated at **Chorao Village, of Tiswadi 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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No19/1. admeasuring area 1178 Square Metres** be the same a little more or less for the purpose of **Residential with 60 F.A.R.**



Now, this is to certify that the permission to use for the said plot 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.

Contd....2/-

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 thereunder.

APPENDIX – I

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	
29.00 mts	43.00 mts	1178.00 Sq.mts	Sy.No. 19/1(Part)	Sy.No. 17/6	Sy.No. 19/3	Sy.No. 19/2	S.No. 19/1(Part)	


OFFICE OF THE
NORTH GOA DISTRICT


Village : Chorao
Taluka : Tiswadi

Remarks:-

1. The applicant has paid conversion fees of **Rs.1,33,114/- (Rupees One Lakh Thirty Three Thousand One Hundred and Fourteen Only)** vide challan No.202000770109 dated 29/09/2020.
2. The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Tiswadi Taluka Office, Kamat Towers, 5th Floor, Patto Panaji Goa vide his report No.TIS/8611/CHO/TCP/2020/180 dated 29/01/2020.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS-530/DCFN/TECH/2018-19/661 dated 23/10/2018.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the COLLECTOR OF NORTH GOA district, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and the applicant Shri Prakash Jalan, Managing Director, M/s. Linc Property Developers Limited., here also hereunto set his hand on this 16th day of October, 2020.


(Shri Prakash Jalan)
Managing Director for
M/s. Linc Property Developers Limited.,


(R. Menaka, IAS)
COLLECTOR NORTH

Signature and Signature of Witnesses

1. Krishna V. Kudnelkar

2. Sachin G. Pai

Complete address of Witness

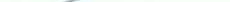
1. Himmati Begum-Bhaji Marol-God

2. Flat No. 53, Bldg. 2A, Milro Temple
Tower mence

We declare Shri Prakash Jalan, Managing Director, M/s. Linc Property Developers Limited., Plot No.5, La Ocean Colony, Dona Paula Goa who has 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. Hull

2. 

To,

1. The Town Planner, Town and Country Planning Department Panaji.
2. The Mamlatdar of Tiswadi Taluka.
- 3 The Inspector of Survey and Land Records, Panaji – Goa.
4. The Sarpanch, Village Panchayat, Chorao, Tiswadi -Goa.

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 19/1(PART), SITUATED AT CHORAO
VILLAGE OF TISWADI TALUKA, APPLIED BY M/S. LINC PROPERTY DEVELOPERS LTD.
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON
AGRICULTURAL PURPOSE VIDE ORDER NO.RB/CNV/TIS/COLL/10/20
DATED 27-02-2020, FROM THE DEPUTY COLLECTOR (REVENUE), PANAJI GOA



SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 1178 Sq. Mts.



(Vinita V. Kambli)

Inspector of Survey & Land Records
Tiswadi, Panaji - Goa



S.No.7

S.No.17

SURVEY No.19

1 (PART)

1 (PART)

Sawant

GUNAKAR N. SAWANT (F.S.)

PREPARED BY

Nagvenkar

NARCIVA NAGVENKAR (H.S.)

VERIFIED BY

SURVEYED ON: 20-05-2020

File No.: 4/ISLR/TIS/CNV/38/2020

No.RB/CNV/TIS/AC-I/05/2016

Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 05/01/2017

Read: Application dated 19/05/2016 from Shri. Sachin Gurudas Pai, r/o. H. No. 121, Batim, Goa – Velha 403 108.

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 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, 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) **Sachin Gurudas Pai** being the occupant of the plot registered under **Survey No. 19/1** known as **Bantona** Situated at **Village Chorao of Tiswadi Taluka** (hereinafter referred to as "the applicants, 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. 19/1**, admeasuring **2565.00 sq. mts.** be the same a little more or less for the purpose of **Residential use.**

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 applicants 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 Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

3. Use – The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential use**, without the previous sanction of the Collector.

4. Liability for rates – The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause – (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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) Not with standing 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.

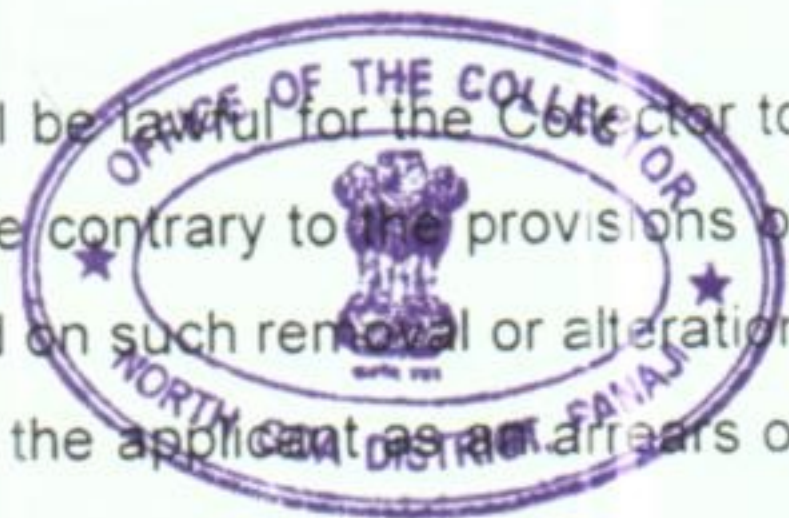
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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 applicants.

c) The necessary road widening set-back 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.



Contd.....

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

APPENDIX – I

APPENDIX - 1

Sr. No.	Length and		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				7
					North	South	East	West	
1	28.80 Mts.	105.80 Mts.	2565 SQ. MTS.	SURVEY NO. 19/1(PART)	S. NO. 7/38	S. NO. 19/3	S.No. 19/1(Part)	S.No. 19/1 (Part)	NIL
		Village: CHORAO Taluka: TISWADI							

Remarks:-

1. The applicant has paid conversion fees of Rs.3,48,840/- (Rupees Three Lakh Forty Eight Thouand Eight Hundred Forty Only) vide Challan No. 120/16-17 dated 15/12/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/8611/CHO/TCP/16/962 dated 06/07/2016 and No. TIS/8611/CHO/TCP/16/1237 dated 14/09/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Sachin Gurudas Pai** here also hereunto set his hands this 5th day of Januray, 2017.

(**Sachin Gurudas Pai**)
Applicant

(**Sabaji P. Shetye**)
Additional Collector-I



Signature and Designation of Witnesses

1. Kastick chandoa Bir
2. Uma Shankar Ram

Complete address of Witnesses

1. H.No - 65 Bhatlim Panaji
2. H.NO - 51/25 06/11 Tani 9 Apt castim

We declare that **Shri. Sachin Gurudas Pai** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature hereto in our presence.

1. _____
2. _____

To,

1. The Town Planner, Town and Country Planning Department Panaji.
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Chorao, Tiswadi – Goa.


GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

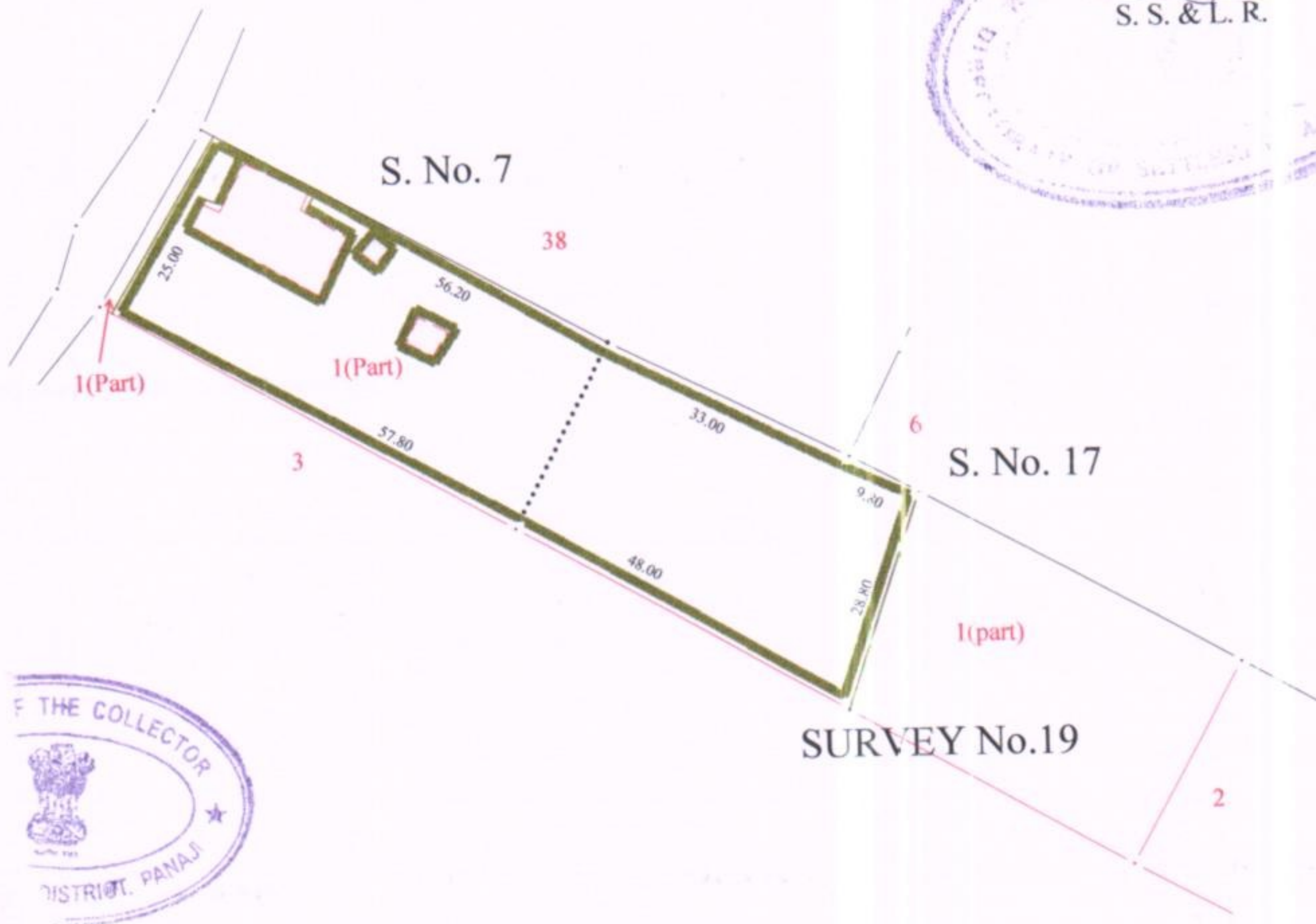
PLAN




OF THE LAND BEARING SURVEY NO.19/1(PART), SITUATED AT CHORAO VILLAGE OF TISWADI TALUKA, APPLIED BY SHRI SACHIN GURUDAS PAI FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE ORDER OF CASE NO.RB/CNV/TIS/AC-I/05/2016 DATED 05-10-2016 ISSUED BY THE ADDITIONAL COLLECTOR-I, PANAJI - GOA.

SCALE : 1:1000

 PROPOSED AREA FOR CONVERSION = 2565 Sq. Mts.




CLANCY FERNANDES (F.S.)
PREPARED BY


MANGESH KHOLKAR (H.S.)
VERIFIED BY

SURVEYED ON: 20-10-2016

File No.: 8-107-DSL.R-16