

- Read: 1) Application dated 24/12/2018 from SHRI SPACE INFRA LLP, Partners (1) Shri Chandan N. Chari (2) Shri Sudhir B. Desai, R/o. G-1, Maria Apartment, Upper Bazar, Ponda, Goa.
2) Report No. MAM/BICH/CI(I)/CNV/2019/136 dated 21/01/2019 from Mamlatdar of Bicholim Taluka, Bicholim, Goa.
3) Report No. DC/7404/BICH/TCP-19/2394 dated 01/02/2019 from Dy. Town Planner, Town & Country Planning Department, Bicholim, Goa.
4) Report No. 5/CNV/SAT-969/DCFN/TECH/2018-19/1117 dated 13/02/2019 from O/o Asst. Conservator of Forests, North Division, Ponda Goa.
5) Report No. 8/CNV/17/ISLR/BICH/19/320 dated 08/03/2019 from I. S. L. R., Bicholim, Goa.

**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) **SHRI SPACE INFRA LLP**, being the occupant of the plot registered under **Survey No. 12/5** Situated at **Cassabe-de-Sanquelim Village, Bicholim 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. 12/5, admeasuring 650.00 square metres** be the same a little more or less for the purpose of **Commercial 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 **Commercial use**, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses levied 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) 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.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.



15/03/2019
Office of the

Town Planner
Town & Country Planning Dept
Branch Office Bicholim/Sattari
Bicholim - Goa.

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

Length and		Total	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West	Superficial Area		5				
1	2	3	4	North	South	East	West	6
20.00 Mts.	57.55 Mts.	650.00 Sq.mts	Survey No. 12 Sub Div No. 5	S. No. 12 Sub Div No. 4	S. No. 12 Sub Div No. 6	S. No. 12 Sub Div No. 6 & ROAD	S. No. 12 Sub Div No. 4 & ROAD	NIL
Village: Cassabe De Sanquelim Taluka: Bicholim								

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,38,750- (Rupees Four lakhs Thirty Eight thousand Seven Hundred Fifty Only) vide Challan No. 104/18-19 dated 12/03/2019.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Bicholim vide his report No. DC/7404/BICH/TCP-19/2394 dated 01/02/2019.
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.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **SHRI SPACE INFRA LLP** also hereunto set his hands this 14th day of March, 2019.

(Shri Chandan N. Chari) (Shri Sudhir B. Desai)
Partners SHRI SPACE INFRA LLP

(Gopal A. Parskar)
Additional Collector-II

Signature and Designation of Witnesses

1. Ganesh Sutarwar
2. Patrick D'Souza

Complete address of Witnesses

1. Coppevezada Curti ponda Goa
2. St.No. 2215 Kantevada Bicholim Goa

We declare that **SHRI SPACE INFRA LLP** has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. [Signature]
2. [Signature]

- To,
1. The Town Planner, Town and Country Planning Department Bicholim.
 2. The Mamlatdar of Bicholim Taluka.
 3. The Inspector of Survey and Land Records, Bicholim.
 4. The Chief Officer, Sanquelim Municipal Council, Bicholim - Goa.

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



PLAN

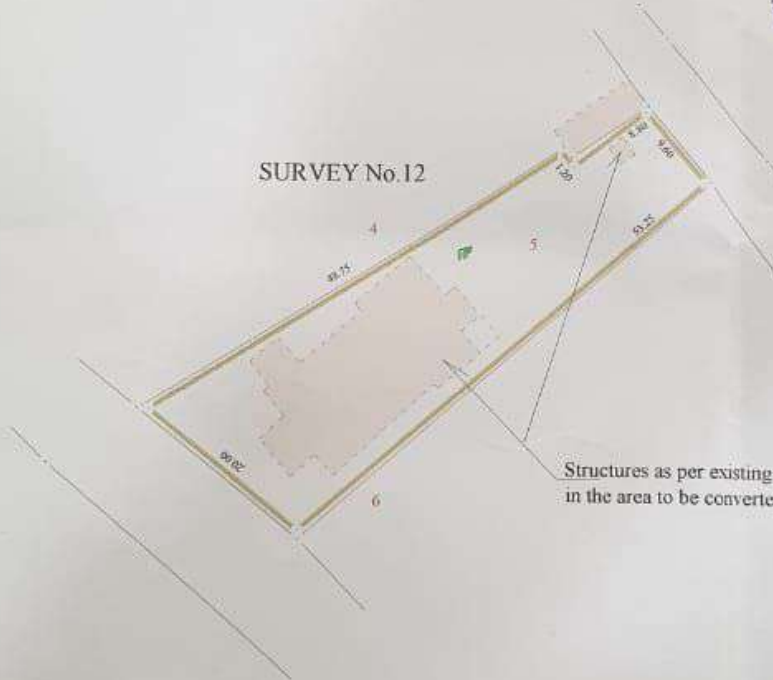
Of the Land bearing Sub. Div. No. 5 of Survey No. 12
Situated at Cassabe De Sanquelim village of Bicholim Taluka,
Applied by Shri Space Infra LLP
for Conversion of use of land from agricultural into non-agricultural
purpose, vide Order No. RB/CNV/BICH/AC-11/03/20 dated 28-02-2019
from the Office of the District Collector, North Goa.

SCALE 1:500

 AREA PROPOSED TO BE CONVERTED 650 Sq. Mts.



SURVEY No. 12



Structures as per existing survey records included
in the area to be converted.

PREPARED BY

NILESH L. PASTE
Field Surveyor

VERIFIED BY

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 05/03/2019

FILE No. 8/CNV/17/ISLR/BICH/19