



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383 (EPBX)
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No. RB/CNV/TIS/AC-I/14/2011

Read: Application dated 8/11/2011 from M/s. Adwalpalkar Constructions Represented by its Partner Mahesh Adwalpalkar r/o F/5, Adwalpalkar Avenue, 1st Floor, Opp. PWD office, St. Inez, Panaji-Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, 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, 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) **M/s. Adwalpalkar Constructions**, being the occupant of the plot registered under **Survey No. 40/2(P) known as Chalelem Tolloi** Situated at **Taleigao village in 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 plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No. 40/2(P) admeasuring 3633.00 Square Metres** be the same a little more or less for the purpose of **Residential with 80 F.A.R.**

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** 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 contravene 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) Not withstanding 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.

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.

Contd....2

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

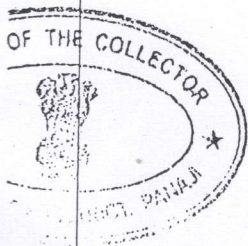
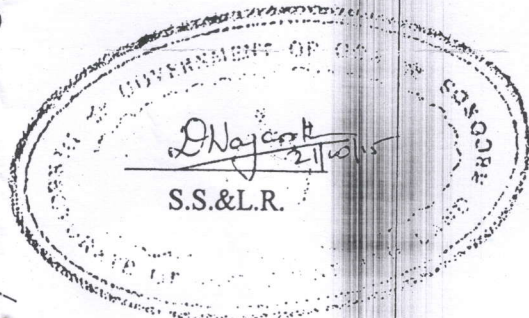
PLAN

OF THE LAND BEARING SURVEY No.40/2 (PART), SITUATED AT TALEIGAO VILLAGE
OF TISWADI TALUKA, APPLIED BY M/S ADWALPALKAR CONSTRUCTIONS FOR THE
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE VIDE ORDER NO.RB/CNV/TIS/AC-I/14/2011 DATED 11-09-2015 FROM
ADDITIONAL COLLECTOR -I, PANAJI-GOA.



SCALE : 1:500
PROPOSED AREA FOR CONVERSION = 3633 Sq. Mts.

SURVEY No . 69



SURVEY No . 40

2 (PART)
B

NEWLY CONSTRUCTED STRUCTURE

sd/-
TRUPTI KUNDAIKAR (F.S.)
PREPARED BY

Swati Borkar
PREPARED BY

MANGESH KHOLKAR (H.S.)
VERIFIED BY

SURVEYED ON: 07-10-2015

File No.: 8-157-DSLR-15

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

APPENDIX - I

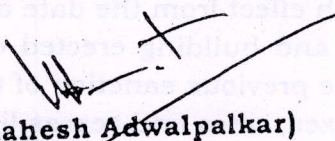
APPENDIX - I


Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West			5				
	1	2	3	4	North	South	East	West	
A	21.50 mts	18.00 Mts	171 Sq. mts	S.No. 40/2 (PART)	S.No. 69/1	S.No. 40/2 (PART)	S.No. 40/2 (PART)	S.No. 40/1 (PART)	NIL
B	116.50 MTS.	39.00 MTS.	3462 SQ. MTS.	S.No. 40/2 (PART)	S.No. 40/2 (PART)	S.No. 40/13 & S.No. 40/14	S.No. 40/4, 40/6-A, 40/6-C, S.No. 40/7, S.No. 40/8, S.No. 40/9, S.No. 40/10 & S.No. 40/11	S.No. 40/1	
Village: Taleigao Taluka : Tiswadi									

Remarks:-

1. The applicant has paid conversion fees Rs. 4,90,455/- & fine Rs. 29,025/- both amounting to Rs. 5,19,480/ (Rupees Five Lakh Nineteen Thousand Four Hundred Eighty only) vide E challan No.201500534114 dated 26/10/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS/DCFN/TECH/2011-12/1087/11579 dated 20/03/2012.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TIS/7233/TLG/TCP/12/03 dated 16/01/2012.
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 ADDITIONAL COLLECTOR- I OF NORTH GOA district, he hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and M/ Adwalpalkar Constructions Represented by its Partner Mahesh Adwalpalkar, hereunto set their hands on this 26th day of October, 2015.


(Mahesh Adwalpalkar)
Partner


(SWAPNIL M. NAIK)
Additional Collector - I

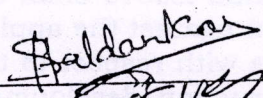
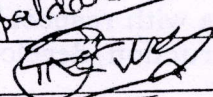
Signature and Designature of Witnesses

1. Adv. Surayana Haldankar
2. Gurudas Kunkerkar

Complete address of Witness

1. Taleigao - Goa
2. Chimbel - Goa

We declare Mr. Mahesh Adwalpalkar, who have 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. 
2. 

To,

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