

No. RB/CNV/BICH/COLL/01/2017/614

Date: 26/03/2018

Read: Application dated Nil from Shri. Arvind Nagesh Naik and Smt. Neera Arvind Naik, r/o H.No. 276/7, Pether, Opp. Wilsa Hotel, Carambolim, Tiswadi, 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 by **Neera Arvind Naik and Arvind Nagesh Naik**, being the occupants of the plot registered under **Survey No. 260/1-D** known as **Bhatwadi** Situated at **Mulgao, 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. 260/1-D (Part) admeasuring an area 4555 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 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 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 thereunder 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** without the previous sanction of the Collector.

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

5. Penalty clause - (a) If the applicants contravene 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 applicants 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.

6. If any information furnished by the applicants 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 applicants.

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 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.

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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	
65.90 mts	95.40 mts	4535 sq.mts.	Survey No. 260 Sub Div. No. 1-D(Part)	Survey No. 260 Sub Div. No. 1-C	Survey No. 76 Sub Div. No. 1	Survey No. 76 Sub Div. No. 1	Survey No. 260 Sub Div. No. 1-C & 1	NIL

Village: Mulgao
Taluka: Bicholim

Remarks:-

1. The applicant has paid conversion fees of Rs. 7,56,130/- [Rupees Seven Lakhs Fifty Six Thousand One Hundred Thirty Only] vide e-challan No. 201700830621 dated 17/11/2017.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No. DC/7050/BICH/TCP-17/868 dated 02/11/2017, with a condition that construction will be permitted at a distance of 15.00mts + 3.00mts = 18.00 mts from the Centre line of the existing road.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2016-17/233/466 dated 22/06/2016.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. The Asst. Engineer, Elect., S/D-I(U), Bicholim, Goa has given NOC for conversion Vide No. AE/V-I(U)/TECH 33/2017-2018/2351 dated 6/03/2018.

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 **Smt. Neera Arvind Naik and Shri. Arvind Nagesh Naik**, here also hereunto set their hand on this 26th day of March, 2018.

(Neera Arvind Naik)
Applicant

(Arvind Nagesh Naik)
Applicant

(NILA MOHANAN, IAS)
COLLECTOR NORTH

Signature and Designation of Witnesses

1. (Aniket A. Naik)
2. (Dpt. A. Mandekar)

Complete address of Witness

1. HNO 276/7 PETER KARALI OED-
GOA
2. HNO 279 PETER KARALI OED-
GOA

We declare **Smt. Neera Arvind Naik and Shri. Arvind Nagesh Naik**, 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.

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 - Goa
4. The District Collector, North Goa