3

TRUE COPY

No. RB/CNV/BICH/ AC-I/06/2018/03
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :-21 /07/2020

Read: 1) Application dated Nil of Smt. Priya P. Amonkar, r/o, "Girija", H. No. 2505, Near Bajaj Showroom, Bandar Vada, Bicholim Goa.
2) Report No. MAM/BICH/GEN/CONV/2018-19/1569 dated 02/07/2018 of the Mamlatdar of Bicholim, Goa.
3) Report No. DC/7263/BICH/TCP-18/781 dated 10/07/2018 of the Dy. Town Planner, Town and Country Planning Department, Bicholim Goa.
4) Report No. 5/CNV/SAT-338/DCFN/TECH/2018-19/449/892 dated 01/08/2018 of the Asst. Conservator of Forests, Ponda.
5) Report No. 8/CNV/10/ISLR/BICH/2020/553 dated 26/05/2020 of the 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 PRIYA P. AMONKAR, being the occupant of the plot registered under Survey No. 45/1-D Situated at Bicholim in 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 under Survey No. 45/1-D admeasuring 863 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 there under, 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.

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

APPENDIX – I

Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P.T.S No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	43.95 Mts	18.55 Mts	863 Sq. Mts	Survey No. 45/1-D	S. No. 45/1-C	S. No. 45/1-E	S. No. 45/1 & 5	S. No. 45/1	NIL
		Village : BICHOLIM Taluka: BICHOLIM							

Remarks:-

1. The applicant has paid conversion fees of Rs. 01, 36, 354/- (Rupees One Lakh Thirty Six Thousand Three Hundred and Fifty Four only) vide Challan No. 01/20-21 dated 21/09/2020.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department Panaji vide his report No. DC/7263/BICH/TCP-18/781 dated 10/07/2018.
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.
6. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
7. The traditional access if any passing through the property shall be maintained.

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 PRIYA A. AMONKAR here also hereunto set his hands this 21st day of July, 2020.

Priya P Amonkar

(PRIYA A. AMONKAR)
Applicant

(Dasharath M. Redkar)
Additional Collector-I

Signature and Designation of Witnesses

1. Dnyanesh Madkaikar
2. Gajanan Gadekar

Complete address of Witnesses

1. Canamboli Parlekhol Road
2. Post Ponda. Goa

We declare that PRIYA A. AMONKAR has signed this Sanad is, to our personal knowledge, the persons whom represent themselves to be, and that he has affixed his signature hereto in our presence.

1. Dnyanesh Madkaikar
2. Gajanan Gadekar

To,

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

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5

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

N

PLAN

OF THE PROPERTY BEARING SURVEY No.45/1-D SITUATED AT BICHOLIM VILLAGE OF BICHOLIM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURE PURPOSE BY SMT. PRIYA P. ANDRADE VIDE ORDER NO.RB/CNV/BICH/AC-1/06/2018/01 DATED 18/03/2020 FROM THE OFFICE OF ADDITIONAL COLLECTOR, NORTH-GOA.

SCALE : 1 : 500

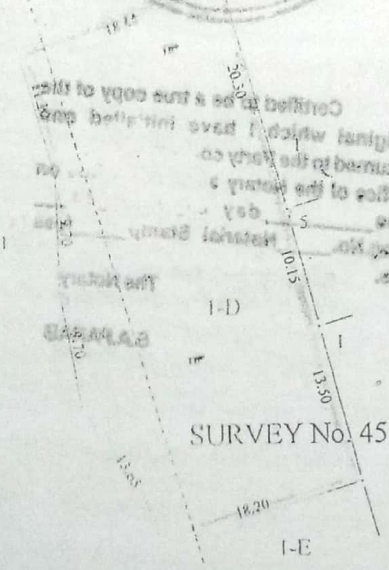
PROPOSED AREA FOR CONVERSION = 863 SQ. MTS.

STATE OF GOA ... Bicholim-Goa

THE COLLECTOR ... GOA DISTRICT, PANAJI

27/5/2020
(Sandeep B. Chodankar)
Inspector Of Survey & Land Records,

INSPECTOR OF SURVEY & LAND RECORDS ... BICHOLIM-GOA



PREPARED BY

SUDESH SAWANT (F.S.)

SURVEYED ON: 07/05/2020

VERIFIED BY

RESHMA R. DHARGALKAR (H.S.)

FILE No. 8/CNV/10/ISLR/BICH/2020

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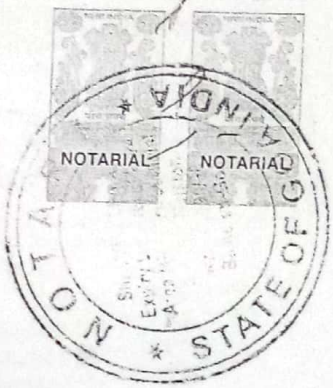

Certified to be a true copy of the original which I have initialled and returned to the Party co... Oath on the Office of the Notary a...
the 28th day of July 2020
Reg.No. ____ Notarial Stamp ₹1/- fees 20/-
Rs. 12867/2020 The Notary
S.A.PARAB

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OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in

No. RB/CNV/TIS/COLL/03-A/2018 Date: 10 /12/2018

Read: Application dated Nil from Priya Amonkar r/o. Girija, H.No.2505, Near Bajaj Showroom, Bandar Wado, 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) **Smt. Priya Amonkar** being the occupants of the plot registered under **Survey No. 45/1-C** known as **Solkarache Bhat** Situated at **Bicholim Village, Bicholim 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.45/1-C admeasuring 699 Square Metres** be the same a little more or less for the purpose of **Residential with 100 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 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.

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

OFFICE OF THE COLLECTOR NORTH GOA DISTRICT, PANAJI

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7. Code provisions applicable –Save as herein provided the grant shall be subject to 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			5				6
1	2	3	4	North	South	East	West	
20.62 mts	34.70 mts	699.00 Sq.mts	Sy.No. 45 Sub Div 1-C	Sy.No.45 sub Div No.1-B	Sy. No. 45 sub Div No.1&1-D	Sy. No. 45 sub div no. 2	Sy.No.45 Sub Div No.1	

Village :Bicholim
Taluka : BICHOLIM

Remarks:-

1. The applicants has paid conversion fees of **Rs.1,10,442/- (Rupees one lakh, ten thousand four hundred forty two only)** vide challan No.2018009343/1, dated 30/10/2018.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Bicholim vide his report No.DC/7264/BICH/TCP-18/783 dated 10/07/2018.
3. The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/SAT-337/DCFN/TECH/2017-18/477/908 dated 07/08/2018.
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 his hand and the seal of this Office on behalf of the Governor of Goa and the applicant **Smt. Priya Amonkar** here also hereunto set her/his hands on this 10th day of December, 2018.

Priya P Amonkar

(Priya Amonkar)
Applicant

(LEVINSON MARTINS)
COLLECTOR NORTH

OFFICE OF ... NORTH GOA

Signature and Designation of Witnesses

1. Parashuram. L. Hutkaraikar
2. Dnyanesh B. Madkoka

Complete address of Witness

1. Bicholim wada. Bandarwada
2. Caramboli, Parkeblat, Bicholim

We declare **Smt. Priya P. Amonkar** 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.
2.

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 Sarpanch, Village Panchayat, Bicholim, Bicholim -Goa

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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. 1-C of Survey No.45
Situated at Bicholim village of Bicholim Taluka,
Applied by Priya P Amonkar
for Conversion of use of land from agricultural into non-agricultural purpose, vide Order No. RB/CON/TIS/COLL/03/20 dated 23-08-2018 from the Office of the District Collector,North Goa.

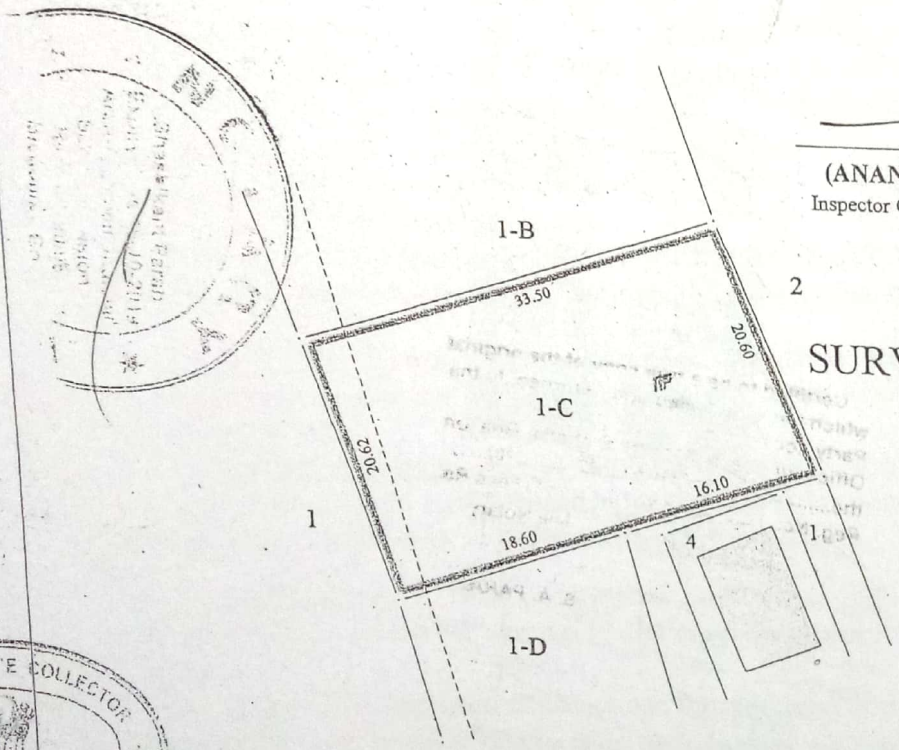
SCALE 1:500

AREA PROPOSED TO BE CONVERTED ----------699 Sq. Mts.

INSPECTOR OF SURVEY & LAND RECORDS BICHOLIM-GOA

28/9/18

(ANAND. V . VAIGANKAR)
Inspector Of Survey And Land Records,
Bicholim.



SURVEY No.45

PREPARED BY

NILESH L. PASTE
Field Surveyor

VERIFIED BY

MAITHILI SIRSAT
Head Surveyor

SURVEYED ON: 05/09/2018

FILE No. 8/CNV/30/ISLR/BICH/18

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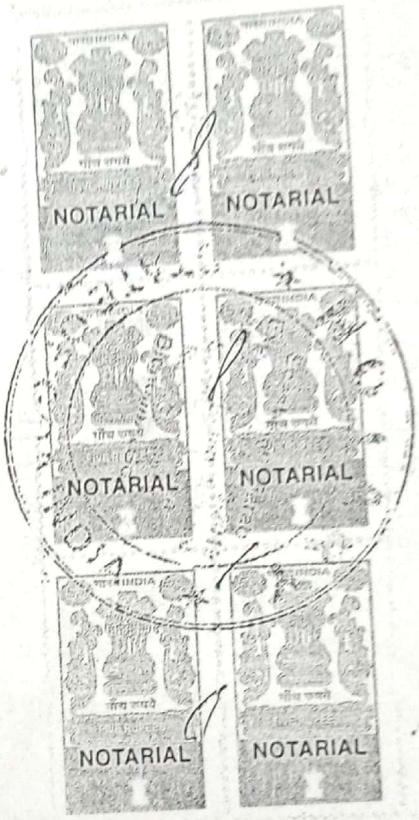

Certified to be a true copy of the original which I have retained and returned to the Party concerned

Office of the Notary at Sichotim Goa on the 12th day of Dec 2018

Reg. No. 21284/18 Judicial Stamp 30 Fees Rs 20/-

The Notary

S. A. PARAB

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