

36
No:RB/CNV/BAR/AC-II/05/2016

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

Dated :02/08/2016

Read:Application dated 13/1/2016 received in this office dated 14/1/2016 from M/s Vivara Homes represented by its Partners Shri. Ratish Naik and Shri Raya D Shankhawalakar, C/o 102, Horizon unit 1, Taleigao odxel 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) **M/s Vivara Homes**, being the occupant of the plot registered under survey No. 177/1 known as Altawada Situated at Village Assagao of Bardez 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. 177/1, admeasuring 2146.00 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 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 there under 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 use, without the previous sanction of the Collector.

4.Liability for rates – The applicant shall pay all taxes, rates and cesses leviable 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 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.

Contd.....

| Sr. No. | Length and | | Total Superficial Area | Forming (part of Survey No. or Hissa No. | BOUNDARIES | | | | Remarks |
|---------|------------------------------------|------------|------------------------|--|------------|--------------------------|--------------------------|----------------------------|---------|
| | North to | East to | | | 6 | | | | |
| 1 | 2 | 3 | 4 | 5 | North | South | East | West | 7 |
| 1 | 134.00 Mts. | 16.50 Mts. | 2146 | Survey No. 177 Sub Div No. 1 (Part) | ROAD | S. No. 177 Sub Div No. 1 | S. No. 177 Sub Div No. 2 | S. No. 178 Sub Div. No. 11 | NIL |
| | Village: Assagao Taluka: Bardez | | | | | | | | |

1. The applicant has paid conversion fees & fine of Rs. 408780 /- (Rupees Four Lakh Eight Thousand Seven Hundred Eighty Only) vide Challan No. 71/16-17 dated 21/7/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2146/TCP-16/572 dated 19/2/2016.
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. Applicant has produced Conversion sanad No. 4(1)-1195-82-RB-196 dated 6-1-1983 in respect of Sy. No. 177/1(Part) for an area of 92.00 sq. mts.

Frank

[Handwritten signature]

Quinn/K



1. Gururath L. Palw g

2. Hiro G Gaway Gaway

1. Gurwada - Dhyaal Perincin

2. Bhananiwala Navellim - Bicholim

1. Ans

2. How

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

PLAN

SURVEY No. 177

EXISTING STRUCTURE WITH PLINTH AREA 100 SQMTS

EXISTING WELL WITH AREA 17 SQMTS

[Signature]
16/05/16

Bmashelkar

FILE NO: 8/CNV/MAP/118/16