



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/17/2018

Date: 28/11/2019

Read: Application dated 08/10/2018 from Shri Aakash N. Khaunte Partner of M/s. Alcon Developers, 1st Floor, Sukerkar Mansion, Panaji 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. Alcon Developers** being the occupants of the plot registered under **Survey No.10/5** Situated at **Chimbel Village, 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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No.10/5 admeasuring 2306.00 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 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 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 applicant 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

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 Superfi cial 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	
43.10 mts	64.80 mts	2306 Sq.mts	Sy.No. 10/5(part)	10/5 (Part)	Village boundary of Morambi-O-Grande & S.No.10/4	Village boundry of Morambi-O-Grande & Sy. No.10/6-A, 10/6-B	Sy.No. 10/4	NIL
Village : Chimbel Taluka : TISWADI								

Remarks:-

1. The applicant had paid conversion fees of **Rs.3,82,796/- (RUPEES THREE LAKHS EIGHTY TWO THOUSAND SEVEN HUNDRED NINETY SIX ONLY)** vide challan **No.20191251545 dated 07/11/2019.**
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/8849/CHIM/TCP/2019/714 dated 08/04/2019.
3. The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS-1035/DCFN/TECH/2019-20/201 dated 16/05/2019.
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 her hand and the seal of this Office on behalf of the Governor of Goa, **Shri Aakash N. Khaunte**, **Partner of M/s. Alcon Developers** here also hereunto set her/his hands on this 28th day of November, 2019.

(**AAKASH N. KHAUNTE**)

Partner of M/s. Alcon Developers

(**R. MENAKA, IAS**)

COLLECTOR NORTH



Signature and Designation of Witnesses

1. GAURISH GANESH SALGAONKAR
2. Suraj. A. Prabudene

Complete address of Witness

1. F/F-2, Bhawati, Hst, phase III, chinchwada, chimbel.
2. Laxmi Nicker, Annapurna Nagar, Porvora

We declare, **Shri Aakash N. Khaunte**, Partner of **M/s. Alcon Developers** 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. _____

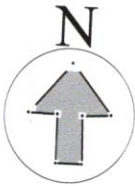
To,

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

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

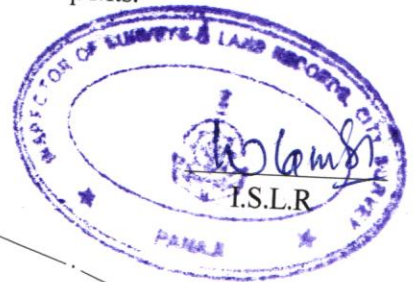
PLAN

OF THE LAND BEARING SURVEY No. 10/5 (PART), SITUATED AT CHIMBEL
VILLAGE OF TISWADI TALUKA, APPLIED BY M/S ALCON DEVELOPERS
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL
TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.RB/CNV/TIS/17/COLL/20
DATED 01-08-2019 FROM THE DEPUTY COLLECTOR (REVENUE) PANAJI - GOA

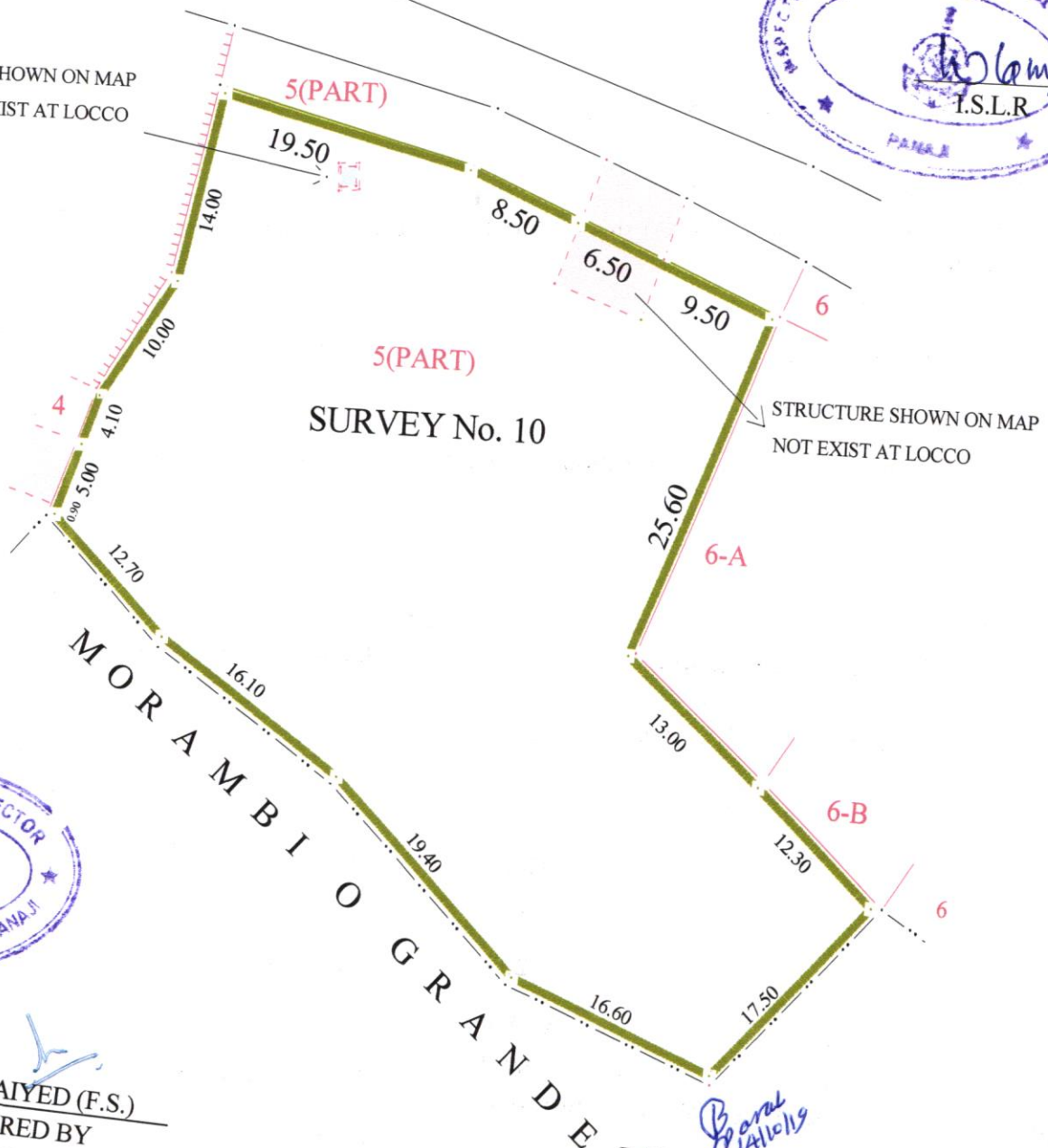


SCALE : 1:500

 PROPOSED AREA FOR CONVERSION = 2306 Sq. Mts.



WELL SHOWN ON MAP
NOT EXIST AT LOCCO



FEROZ SAIYED (F.S.)
PREPARED BY

SURVEYED ON: 10-09-19

BABAJI PARAB (H.S.)
VERIFIED BY

File No.: 4/ISLR/TIS/CNV/45/2019