



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/TIS/COLL/23/2015

Date: 22/11/2016

Read: Application dated 27/11/2015 from Shri. Shripad Y. Naik, r/o Vijayshree Bunglow, Saper, Ilhas Tiswadi - 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 by **Shripad Y. Naik** being the occupant of the plot registered under **Survey No. 81/1-A** Known as **Adra** Situated at **Ella 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 plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of **Survey No.81/1-A total admeasuring an area 3262 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 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

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			North	South	East	West	
1	2	3	4	5				6
116.00 mts	50.50 mts	3262 Sq.mts	Survey No. 81/1-A	S.NO. 82/1	S.NO. 81/1 & ROAD	S.NO. 81/1	S.NO. 81/2, 82/1 & ROAD	NIL
Village: Ella Taluka : Tiswadi								

Remarks:-

1. The applicant has paid conversion fees of Rs.5,41,492/- (Rupees Five Lakh Forty One Thousand Four Hundred Ninety Two Only) vide receipt No. 201600782414 dated 15/11/2016.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/8459/ELLA/TCP/16/57 dated 13/01/2016.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. No. 5/CNV/TIS/DCFN/TECH/2015-16/892/ 2733 dated 25/02/2016.
4. The development/construction in the plot shall be governed by laws/rules in force.

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 **Shri. Shripad Y. Naik** here also hereunto set his hand on this 22nd day of **November, 2016**.


(Shripad Y. Naik)
APPLICANT


(AGNELO A.J. FERNANDES)
COLLECTOR NORTH GOA

Signature and Designature of Witnesses

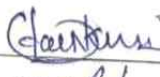
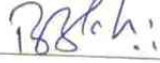
1. Uday Nagappa Kuri
2. Rukmakar Bhikay Patre


Rukmakar

Complete address of Witness

1. Ganesh-nagar, Khardola, Marcel Goa- 403 109
2. Tikhajan mayem Bicholim-Goa

We declare **Shri. Shripad Y. Naik** 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 Panaji
2. The Mamlatdar of Tiswadi Taluka.
3. The Superintendent of Survey and Land Records, Tiswadi - Goa
4. The Sarpanch, Village Panchayat Ella, Tiswadi -Goa

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

PLAN



OF THE LAND BEARING SURVEY No.81/1-A, SITUATED AT ELLA VILLAGE OF
TISWADI TALUKA, APPLIED BY SHRIPAD Y. NAIK, FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE
VIDE ORDER OF CASE NO.RB/CNV/TIS/COLL/23/2015/67, DATED 02/03/2016
FROM THE OFFICE OF THE DEPUTY COLLECTOR (REVENUE) PANAJI-GOA

SCALE : 1:1000

 PROPOSED AREA FOR CONVERSION 3262 Sq. Mts.



SURVEY No.81

S No.82

1-A

1-H

1-F

Swetal V. Narvekar
26/7/2016 (FS)

SWETAL V. NARVEKAR (F.S.)

PREPARED BY

SURVEYED ON: 15-07-2016

Mangesh Kholkar

MANGESH KHOLKAR (H.S.)

VERIFIED BY

File No.: 8-75-DSLR-16