



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

No. RB/CNV/BAR/COIL/30/2014

Date: 15/01/2015

Read: Application dated 02/06/2014 received in this office on 06/06/2014 from  
M/s Hindustan Builders, r/o Shabana Chambers, Municipal market, Panaji-  
Goa, through its Partner Mr. Dara Shiko Chowhan.

**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 M/s Hindustan Builders, being the occupant of the plot registered under Survey No. 10/2, in the village Pilerne, Bardez Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for 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. 10/2, admeasuring 1397.00 Square Metres, be the same a little more or less, for the purpose of Residential.

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 on it 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.

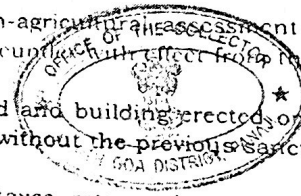
**6.** If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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

V. P. PILERNE - MARRA

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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			North	South	East	West	
1	2	3	4	5				6
54.40 mts	33.00 mts	1397.00 Sq.mts	Survey No. /Sub Div No. 10/2	Survey No. /Sub Div No. 10/3, 10/4 & Nallah	Survey No. /Sub Div No. 10/11, 10/2 & 10/1	Survey No. /Sub Div No. 10/2	Survey No. /Sub Div No. 10/2 & 10/1	NIL

Village : Pilerne  
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs.1,42,494/- (Rupees One Lakh Forty Two Thousand Four Hundred Ninety Four Only) vide e- Challan No. 201500010124 dated 09/01/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his reports No. TPB/784/TCP-14/2018 dated 08/07/2014.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide reports No. 5/CNV/BAR/DCFN/TECH/2014-15/280/1128 dated 08/07/2014.
4. The development/construction in the plot shall be governed as per laws/rules in force.

In witness whereof the COLLECTOR OF NORTH GOA District, has hereunto set her hands and the seal of this Office on behalf of the Governor of Goa and Mr. Dara Shiko Chowhan partner for M/s Hindustan Builders, also hereunto sets his hands on this 15<sup>th</sup> day of January, 2015.

*Dara Shiko Chowhan*  
(Dara Shiko Chowhan)  
Partner

*Nil Mohanan*  
(NILA MOHANAN IAS)  
COLLECTOR NORTH

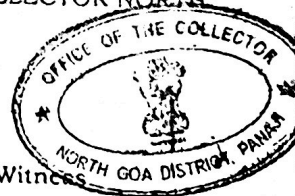
Signature and Designature of Witnesses

1. Shamu Ram Subhram Kahar
2. Firdos Bi Shonik

*Shy*  
*Shonik*

Complete address of Witnesses

1. Sh. Ram Subhram Kahar 626 walk eshivas wada Bardez, Betim Betim north Goa
2. Mr. Firdos Bi Shonik wada Bhona Bhonait, Bardez



We declare that Mr. Dara Shiko Chowhan, who has signed this Sanad is, to our personal knowledge, the person he/she represents to be, and that he/she has affixed his/her signature hereunto in our presence.

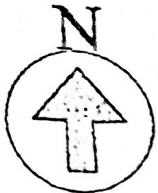
1. *Shy*
2. *Shonik*

To,

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

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN



OF THE LAND BEARING SUB-DIV. No. 2 (PART) OF SURVEY No. 10 SITUATED  
AT PILERNE VILLAGE OF BARDEZ TALUKA  
APPLIED BY M/S HINDUSTAN BUILDERS  
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL  
PURPOSE, VIDE CASE NO. RB/CNV/BAR/COLL/30/2014 DATED 15-07-2014  
FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.

SCALE : 1:1000



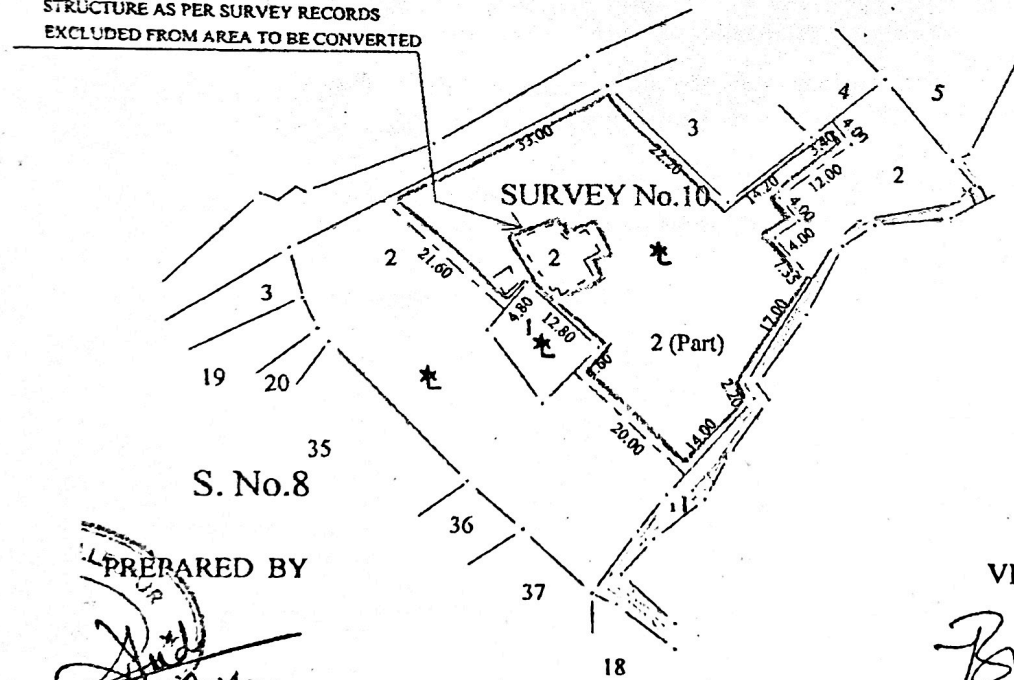
AREA APPLIED FOR CONVERSION. .... 1397 Sq. Mts.



*K. S. Pangam*

K. S. PANGAM  
Inspector of Surveys And Land Records  
City Survey, Mapusa

STRUCTURE AS PER SURVEY RECORDS  
EXCLUDED FROM AREA TO BE CONVERTED



PREPARED BY

*Vivek Bude*

VIVEK BUDE  
Field Surveyor

VERIFIED BY:

*Yogesh B. Mashelkar*

YOGESH B. MASHELKAR,  
Head Surveyor

SURVEYED ON: 18/07/2014

FILE NO: 8/CNV/MAP/187/14