

Dated : 29/02/2024

- Read: 1) Application dated 15/09/2023 received from Karapur Estates Private Limited, represented by Mr. Satguru R. Dhume, office at Panaji, Tiswadi Goa.**
- 2) Report No. MAM/BIC/CI(II)/CNV/540/2023/4267 dated 11/10/2023 from Mamlatdar of Bicholim Taluka, Bicholim Goa.**
- 3) Report No. DC/81111/CARAPUR/BICH/TCP/23/2338 dated 06/10/2023 from the Dy. Town Planner, Town and Country Planning Department, Bicholim/Sattari Taluka, Bicholim Goa.**
- 4) Report No. 5/CNV/SAT-911/DCFN/TECH/2022-23/1186 dated 05/10/2023 from Dy. Conservator of Forests, Ponda Goa.**
- 5) Report No. 8/CNV/34/ISLR/BICH/2023/835 dated 09/10/2023 from 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) **KARAPUR ESTATES PRIVATE LIMITED** being the occupant of the plot registered under **Survey No. 148/0** Situated at **Village CARAPUR of 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. 148/0**, admeasuring **4,26,480 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 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 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.
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

Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa)	BOUNDARIES				Remarks
	North to Sout	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	--	--	4,26,480 sq. mts.	Sy. No. 148/0	Sy. No. 146	Sy. No. 168/1, 168/4, 168/12, 167/3, 167/4, 166/4, 166/2, 166/3, 165/1, 165/3, 165/5, 165/10, 165/12, 152/0 & 176/1	Sy. No. 146/1, 146/2, 146/6, 146/8, 146/10, 146/12, 147/5, 147/10, 147/11, 147/12, 140/43 & 214/1	Sy. No. 170/1, 169/7, 169/6, 169/2, 169/1, 169/3, 169/11, 169/18, 169/27, 169/34, 169/35, 169/36, 169/48, 169/49, 169/50, 169/56, 169/58	NIL

Remarks:-

1. The applicant has paid conversion fees and fine of Rs. 7,67,66,400/- (Rupees Seven Crore Sixty Seven Lakh Sixty Six Thousand Four Hundred Only) vide Challan No. 202400151467 dated 26/02/2024.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Sattari vide his report No. **DC/81111/CARAPUR/BICH/TCP/23/2338 dated 06/10/2023.**
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. 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.



In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set their hand and the seal of his Office on behalf of the Governor of Goa and **KARAPUR ESTATES PRIVATE LIMITED** here also hereunto set their hands this 29th day of February 2024.


MR. SATGURU R. DHUME
 (Authorized Signatory of Karapur
 Estates Private Limited)


DIPAK DESSAI
 (Additional Collector-I)



Signature and Designation of Witnesses



1. Gaurish Naik 
2. Pranav Gawas 



Complete address of Witnesses

1. Surchem Bhat Cumbhryga Goa
2. Mala Panaji Goa

We declare that **Mr. Satguru R. Dhume Authorized Signatory Of Karapur Estates Private Limited** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Bicholim Goa.
2. The Mamlatdar of Bicholim Taluka, Bicholim Goa.
3. The Inspector of Survey and Land Records, Bicholim Goa.
4. The Sarpach of Carapur Village, Bicholim - Goa.

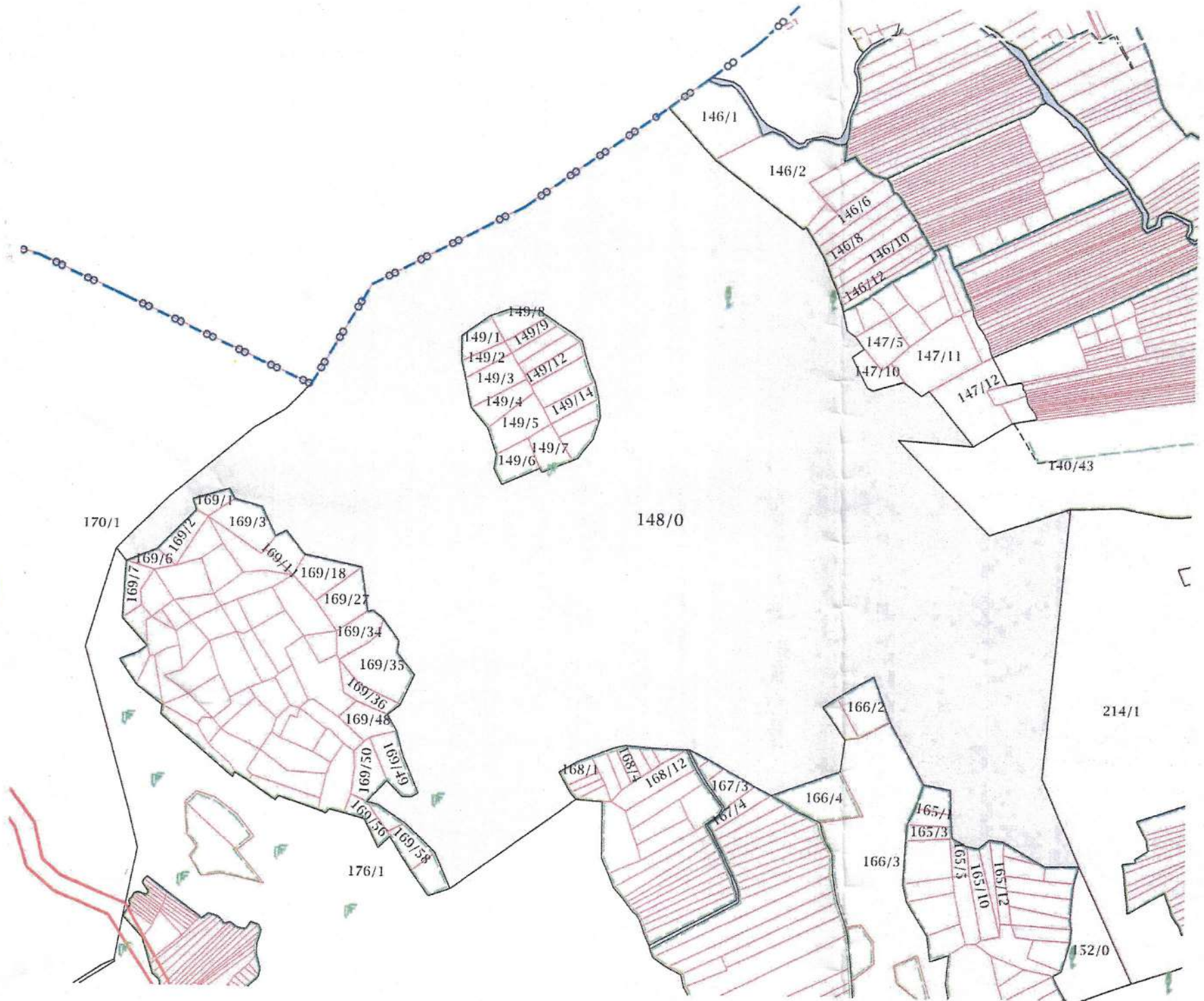


Government of Goa
 Directorate of Settlement and Land records
 Plan
 Taluka / Village Name : BICHOLIM / Carapur
 Survey / Subdiv No. : 148/0

Appln Date : 18-12-2023 Ref. No.: 2778



Scale 1:5000



COLLECTOR
A. PANAJI