

No. RE/CAN/POW/6/2005

Government of Goa, Daman and Diu
OFFICE OF THE Collector,

North Goa District,

Dated: 27 July, 2005.

Recd Application dated 16.3.2005 from 1) Vishwanath T. Prabhu 2) Purusho-
tama T. Prabhu 3) Rudresh S. Prabhu 4) Sangeeta T. Rikkar c/o Hotel
Kirti on Ponda-Nirankal road, Ponda-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) by, Shri/Smt. Vishwanath T. Prabhu & 2 others c/o Kirti Hotel, on Ponda-Nirankal road, Ponda-Goa, being the occupant of the plot registered under Survey No. 151/1-A known as "Kirti Hotel" situated at Ponda-Goa registered under No. Survey No. 151/1-A (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 hereto, forming a part of Survey No. 151/1-A measuring 10384:00 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 or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit* — The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates* — The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *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 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.

7 Code provisions applicable -- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX — 1

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 and West	
1	2	3	4	5	6
230.00 mts	68.5 mts	10384.00 sq.mts	Survey No. 151/1-A (part) Village Betora Taluka Ponda	North: Road and Survey No. 151/1-A (Part) South: Survey No. 145 (part) and nallah East: Survey No. 151/1 (Road) & Survey No. 144/1-A West: Survey No. 151/1-A (part)	There are following trees:- 4-Cashew trees. 22-Jungle trees.
<p>Remarks:-</p> <ol style="list-style-type: none"> 1. The applicant has paid the conversion fees amounting to Rs.2,07,680/- (Rupees two lakh seven thousand six hundred eighty only) vide Challan No.82/2005. dated 04.7.2005. 2. The conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Ponda vide his letter No.TPP/CO/IV/Bet/151/05/250 dated 28.3.2005 subject to condition that development/ construction shall be strictly governed as per rules in force. Mundecrial rights shall be protected. 3. No trees shall be cut except with prior permission of the competent Authority. 					

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant, Shri. Vishwanath T. Prabhu and 3 others c/o Kirti Hotel on Ponda-Nirankal road, Ponda-Goa.
Here also hereunto set his hand this..... day of July 20 05

V. T. Prabhu

(Signature of the applicant)

Signature and designation of witnesses

1. T. D. Raikar
2. Suresh N. N.

(G. P. Naik)
Additional Collector
North Goa



Signature and designation of Witnesses

1. [Signature]
2. [Signature]

We declare that Shri. Vishwanath T. Prabhu & 3 others, c/o Kirti Hotel, Ponda who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

- To,
1. The Deputy Town Planner, Town & Country Planning Department, Ponda
 2. The Supdt. of Survey & Land Records, Panaji-Goa
 3. The Memltard of Ponda -
 4. The Sarpanch, Village Panchayat, Betora, Ponda-Goa.

PLAN SHOWING PLOT NO. 80 & 81 UNDER SURVEY NO. 151/1-A
AT BETORA VILLAGE OF PONDA TALUKA

SCALE 1:500



AREA OF PLOT NO. 80 = 851.00m²

AREA OF PLOT NO. 81 = 1071.00m²

TOTAL AREA = 1922.00m²

6.00M. ROAD

SURVEY NO. 151 / 1-A (PART)

81

1071.00m²

80

851.00m²

33.50m
NALLA

8.00m

30.00m

23.25m

38.50m

36.00m

22.00m

17.00m

10.00M. WIDE ROAD

NH-17B ROAD

TO BORIM

TO KHANDEPAR

VENDOR'S SIGN.

PURCHASER'S SIGN.