

Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 27/10/2007

Application dated 30/4/2007 from Joe Mathias, 502, 5th Floor, Mathias Plaza, 18th June
Road, Pargali, 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. Joe Mathias being the occupant of the plot registered under Survey No. 2491-A known as " " situated at Talegaon - Tiswadi registered under No. Survey No. 2491-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 Appendix I hereto forming a part of Survey No. 2491-A admeasuring 82220.00 square metres be the same a little more or less for the purpose of commercial,

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 cleaning 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 and maintain soil fertility.
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 or 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 therein 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					
1	2	3	4	5	6	
451.25 mts.	365.25 mts.	82220 sq. mts.	24911-A Survey No. - 3 J North; Survey No. 24911 (Part)	QAMA2	There are following trees:-	2-Coconut trees 1-Coconut sapling 14-Jungle trees

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs. 35,61,120/- (Rupees thirty five lakh sixty one thousand one hundred and twenty only) vide Challan No. 118/2007 dated 28/9/2007.
2. The conversion has been approved by the Dy. Town Planner/Town and Country Planning Department, Panaji vide his report No. T/S/4405/TLG/107/1560 dated 20/7/2007.
3. The alignment of the road abutting to the property shall be obtained from the P.W.D. prior to any development/construction work.
4. Prior permission from Chief Town Planner's Office under Section 17-A shall be obtained for cutting/filling of land if any.
5. Rain water nalla if any passing through the plot shall not be blocked instead maintained and developed.
6. Conversion Sanad would be subject to final decisions in appeal before Hon'ble High Court under No. 289/2006 and Special Leave Petition in Hon'ble Supreme Court under No. 8565/2006.
7. In case there is an adverse order against applicant in Special Leave Petition pending before Hon'ble Supreme Court and appeal pending before Hon'ble High Court as regards Inventory proceedings, then any construction done and loss suffered by applicant would be at his own risk.

of birth/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. Joe Mathias here also hereunto set his hand this 1st day of October, 2007.

(Signature of the applicant)

(Signature of the Collector)

(Syrathil M. Nalki)
Additional Collector-I
Collectorate of North Goa

Signature and designation of witnesses

1. Mr. Becharani Ganay G. G.
2. D.K. Vaidyanathan

Signature and designation of Witnesses

1. Shri. Joe Mathias
2. Shri. Becharani Ganay G. G.

We declare that Shri. Joe Mathias 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.

1. Shri. Becharani Ganay G. G.
2. Shri. Becharani Ganay G. G.
3. Shri. Becharani Ganay G. G.
4. Shri. Becharani Ganay G. G.

