

Dated : 11/08/2015

Read: Application dated 31/03/2015 from Suman Maluja, Sumit Maluja, Bhawna Gumber and Sunil Kumar Gumber, r/o. H. No. C 16/564/2, Durgawadi Taleigao - 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) Suman Maluja, Sumit Maluja, Mrs. Bhawna Gumber and Sunil Kumar Gumber being the occupants of the plot registered under survey No. 370/12 known as - Situated at Village Calanqute of Bardez Taluka (hereinafter referred to as "the applicants, 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. 370/12, admeasuring 1025.00 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 applicants 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 Applicants 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 applicants 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 applicants shall pay all taxes, rates and cesses leviable on the said land.

**5. Penalty clause** - (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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.

Contd.....

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

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Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1.	31.70 mts	36.25 mts	1025 sq. mts.	Survey No. 370 Sub Div No. 12	S.No. 370 Sub div No. 11	S.No. 370 Sub div No. 13	S.No.372 Sub Div No. 3	S.No. 370 Sub Div No. 9 & 7	NIL
Village: Calangute Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs.1,39,400/- (Rupees One Lakh Thirty Nine Thousand Four Hundred Only) vide Challan No. 111/15-16 dated 03/08/2015.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1625/TCP-15/2009 dated 29/06/2015.
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.

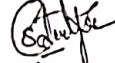

In witness whereof the ADDITIONAL COLLECTOR - II North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri. Dinkar Faterpekar, Power of attorney holder of Suman Maluja, Sumit Maluja, Bhawna Gumber and Sunil Kumar Gumber here also hereunto set his hands this 14<sup>th</sup> day of August, 2015.

  
Dinkar Faterpekar  
P.O.A

  
(S. P. Masurkar)  
Additional Collector-II



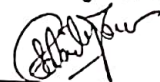

Signature and Designation of Witnesses

1. Sayirandan Satondkar 
2. Gaudence Fernandes 

Complete address of Witnesses

1. H.No 564, Durgawadi Taluqa Goa..
2. H.No: 16/350/14, Vodlem Bhat Taluqa Goa

We declare that Shri. Dinkar Faterpekar 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 Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The Sarpanch, Village Panchayat Calangute, Bardez - Goa.



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA



PLAN

Of the Land bearing Sub. Div. No.12 of Survey No.370  
Situated at Calangute village of Bardez Taluka,  
Applied by Suman Maluja, Sumit Maluja, Bhawna Gumber and Sunil Kumar Gumber  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. R13/CNV/BAIR/AC-II/35/2015 dated 10-07-2015  
from the Office of the Collector, North Goa District, Panaji-G oa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----1025 Sq. Mts.

~~W. Kuchelkar~~  
RATESH R. PAI KUCHELKAR  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



SURVEY No.370



S. No.372



PREPARED BY



SANTOSH CHODANKAR  
Field Surveyor

VERIFIED BY



RESHMA DHARGALKAR  
Head Surveyor

SURVEYED ON: 22/07/2015

FILE No. 8/CNV/MAP/189/15