



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA

Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.

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Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/AC-1/02/2012

Date: 03/06/2015

Read: Application dated 04/01/2012 from Ritesh Chodankar and Shital Da Silva, r/o 601, Kamat Royal, Caranzalem, Tiswadi, Goa.

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) Ritesh Chodankar and Shital Da Silva, being the occupants of the plot registered under Survey No. 230/6 known as Danwado Situated at Salvador-do-Mundo village in Bardez 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. 230/6 admeasuring 2645.00 Square Metres be the same a little more or less for the purpose of Residential with 60 F.A.R.

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 thereunder 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 without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicants contravene 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 applicants 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. a) If any information furnished by the applicants 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 applicants.

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 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

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

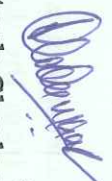
Length and Breadth		Total Supe	Forming (part of Survey No. or Hissa No.	BOUNDARIES					Remarks
North to South	East to West	Area							
1	2	3	4	5					6
				North	South	East	West		
85.00 mts	34.70 mts	2645 m ²	Survey.No. Sub Div No. 230/6	Survey.No. Sub Div No. 230/6(Part)	Nalla	Sy.No. Sub Div No. 230/7 & 8 Nalla	Survey.No. Sub Div No. 230//6-A	NIL	

Village : Salvador-Do-Mundo
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,77,725/- (Rupees Two Lakhs Seventy Seven Thousand Seven Hundred Twenty Five only) vide receipt No.201500269460 dated 02/06/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/228/SDM/TCP/13/4039 dated 22/10/2013.
3. The Dy. Conservr of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2013-14/684 dated 06/01/2014.
4. The development/construction in the plot shall be governed as per laws/rules in force.

In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicants **Ritesh Chodankar self & POA for Shital Da Silva**, here also hereunto set their hands on this 3rd day of June, 2015.


(Ritesh Chodankar)
Applicant & POA


(SWAPNIL M. NAIK)
Additional Collector - I



Signature and Designation of Witnesses

1. SYLVESTER GOMES 
2. PARVES ICLAM 

Complete address of Witness

1. 14/M/439 BORUKAN Bhal (weng) Bhal.
2. H.W. 1096/1 Churekembhat, Anjuna

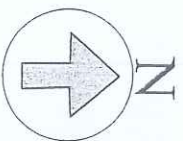
We declare **Ritesh Chodankar**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

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 - Goa
 4. The Sarpanch, Village Panchayat, Salvador-Do-Mundo, Bardez -Goa.

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

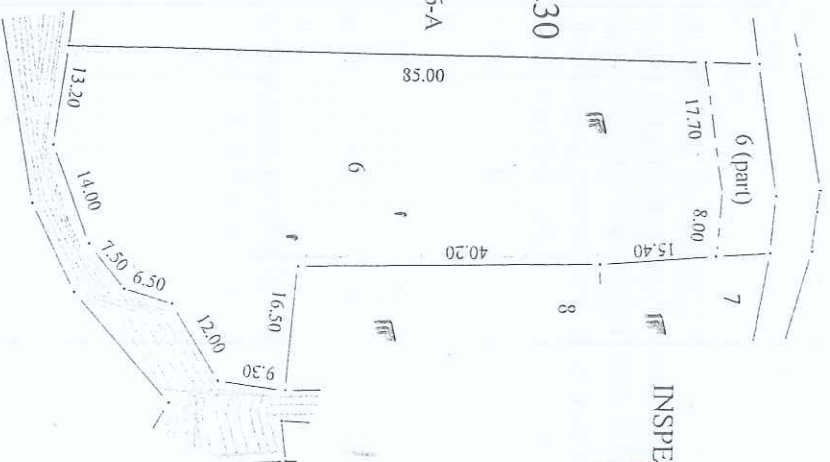
PLAN



Of the Land bearing Sub. Div. No.6 of Survey No.230
Situated at Salvador-do-Mundo village of Bantez Taluka,
Applied by Shri Ritish Chodankar & Shital Da Silva,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/02/2012 dated 03-03-2014
from the Office of the Collector, North Goa District, Panaji - Goa.

SCALE 1:1000

☐ AREA APPLIED TO BE CONVERTED ----- 2645 Sq. Mts.



SURVEY No.230

6-A



PREPARED BY

Samir A. Naik

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

Reshma Dhargalkar
25/12/14

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 13/03/2014

FILE No. 8/CNV/MAP/78/14