



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
 Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
 Phone Nos: 2225383, 2225083, 2225383(EPBX)
 Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
 Email:- dycrev-north.goa@nic.in

No. RB/CNV/BICH/COLL/14/2019/1006

Date: 01/07/2021

Read: Application dated NIL by M/s. Salkar Codcodo Constructions, r/o. Bordem, Bicholim Goa.

**SANAD
 SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu Land Reven (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) **Salkar Codcodo Constructions** being the occupant of the plot registered under Survey No.134/1-A Situated at **Bordem Village 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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No.134/1-A admeasuring 1000.00 Square Metres be the same a little more or less for the purpose of Residential with 100 F.A.R.

Now, this is to certify that the permission to use for the said plot 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 without the previous sanction of the Collector.

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

5. 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 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 applicant 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 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 applicant.

c) The necessary road widening set-back is to be maintained before any development on 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.

FOR SALKAR CODCODO CONSTRUCTIONS

 SACHIN V. SALKAR
 (PARTNER)

 RISHABH P. KADKADE
 (PARTNER)

APPENDIX - I

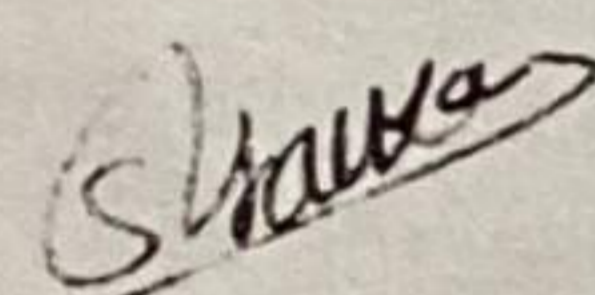
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
36.60 mts	27.85 mts	1000.00 Sq.mts	Sy. No. 134 Sub Div 1-A	Sy. No. 134 Sub Div 1	Sy. No. 134 Sub Div 1	Sy. No. 134 Sub Div 2	Road	NIL

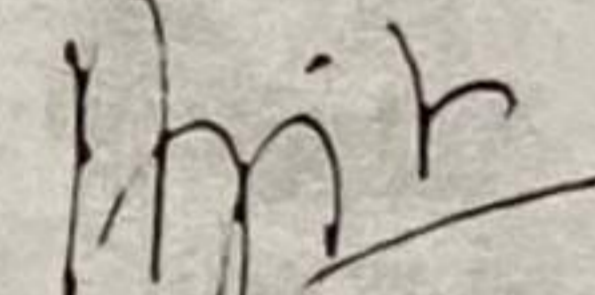
Village : Bordem
Taluka : Bicholim

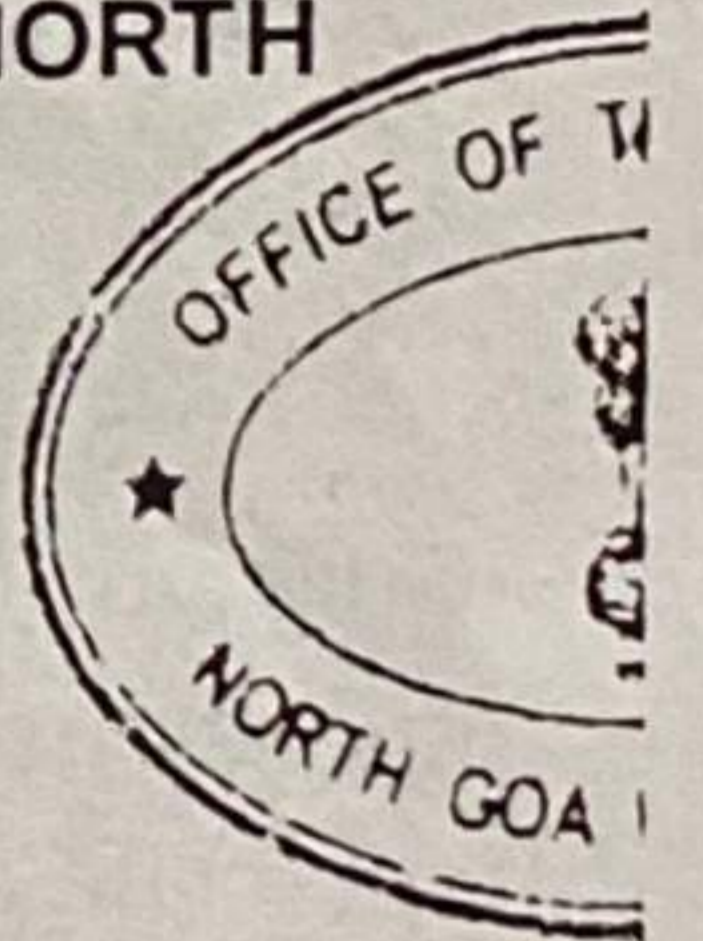
Remarks:-

1. The applicant has paid conversion fees of **Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only)** vide challan No.202100014290 dated 06/01/2021.
2. The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No.DC/7601/Bich/TCP-20/966 dated 07/08/2020.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/SAT-709/DCFN/TECH/2019-20/1323 dated 02/02/2020.
4. The Mamlatdar of Bicholim Taluka has submitted his report vide No.MAM/BICH/CI(II)/CNV/97/2019/132 dated 17/01/2020.
5. The development/construction in the plot shall be governed as per laws/rules in force.
6. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR 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 **Shri Sachin Vallabh Salkar and Shri Rishabh alias Shripad Paresh Kadcade, Partners of M/s. Salkar Codcodo Constructions** here also hereunto set their hand on this 01st day of April, 2021.

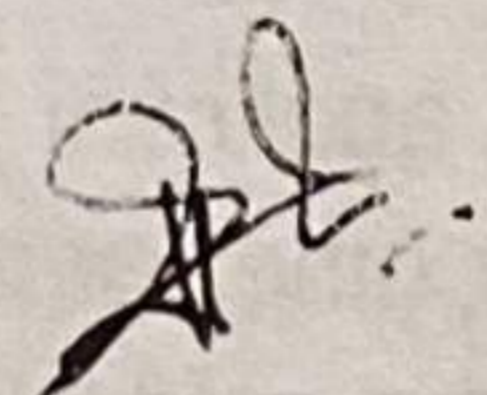
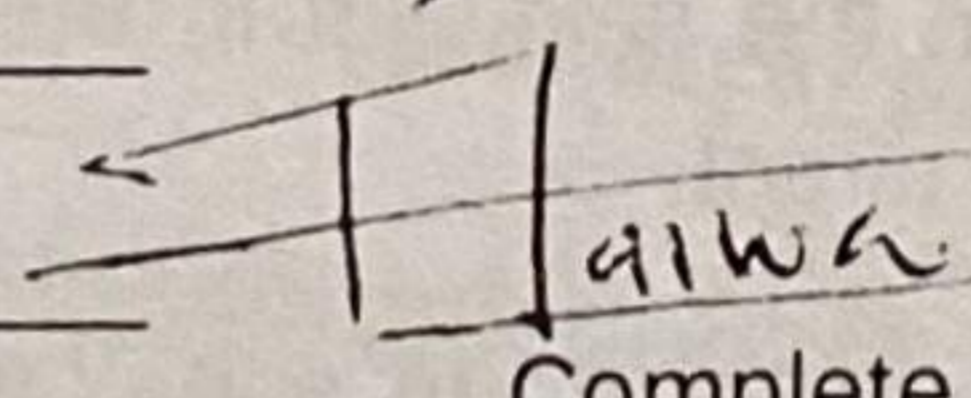

(Shri Sachin Vallabh Salkar) (Shri Rishabh alias Shripad Paresh Kadcade)
Partners of M/s. Salkar Codcodo Constructions


(AJIT ROY, IAS)
COLLECTOR NORTH



Signature and Signature of Witnesses

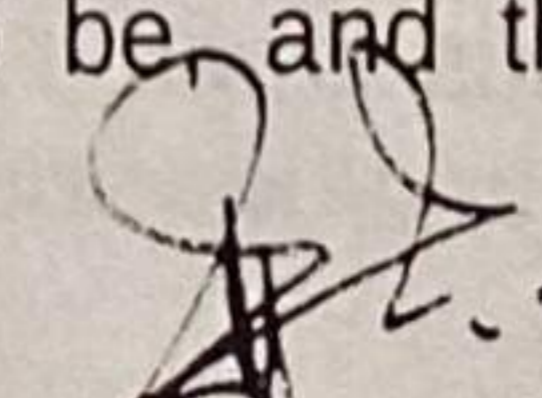
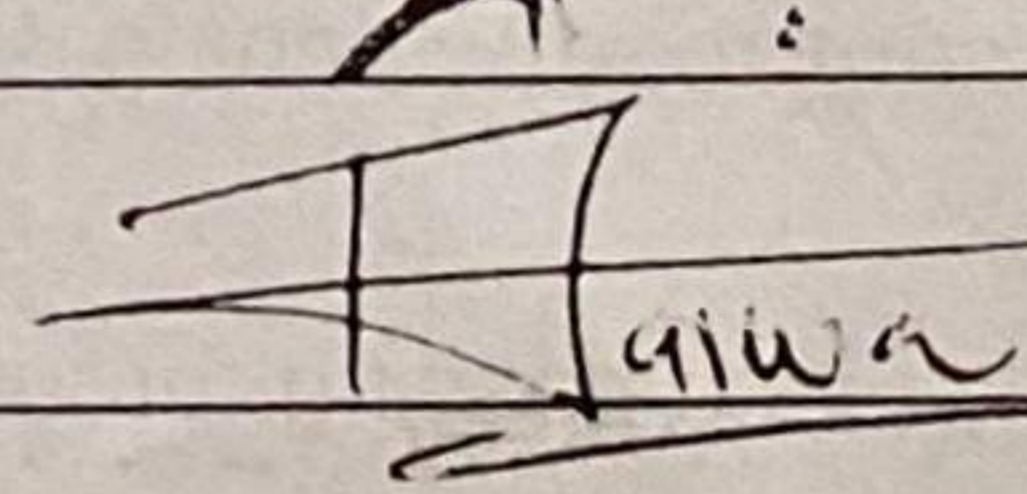
1. SAMRAT R. KAMAT
2. ANAND TALWAR

Complete address of Witness

1. CHILANTAN APIS, F-1, B-B, Nungi Nager Pa
2. Flat no 9 MMC queue akimbathal

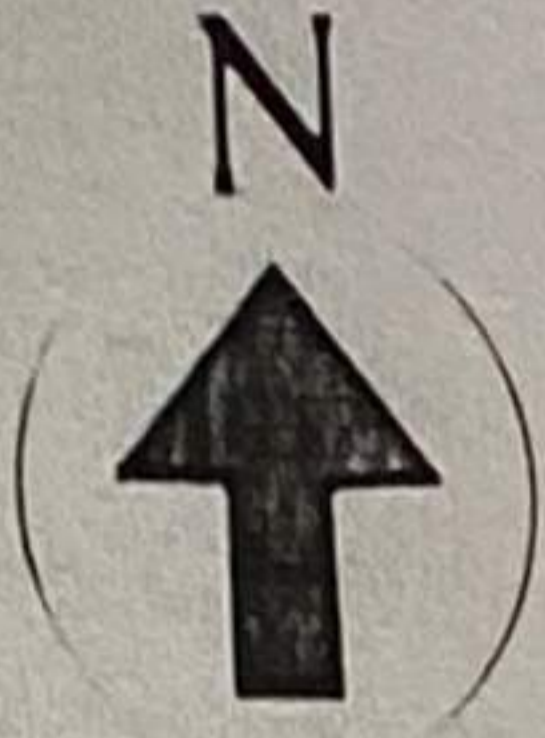
We declare **Shri Sachin Vallabh Salkar and Shri Rishabh alias Shripad Paresh Kadcade, Partners of M/s. Salkar Codcodo Constructions** who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. 
2. 

- To,
1. The Dy. Town Planner, Town and Country Planning Department Bicholim.
 2. The Mamlatdar of Bicholim Taluka.
 3. The Inspector of Survey and Land Records, Bicholim - Goa.
 4. The Chief Officer Bicholim Municipal Council, Bicholim -Goa.



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



PLAN

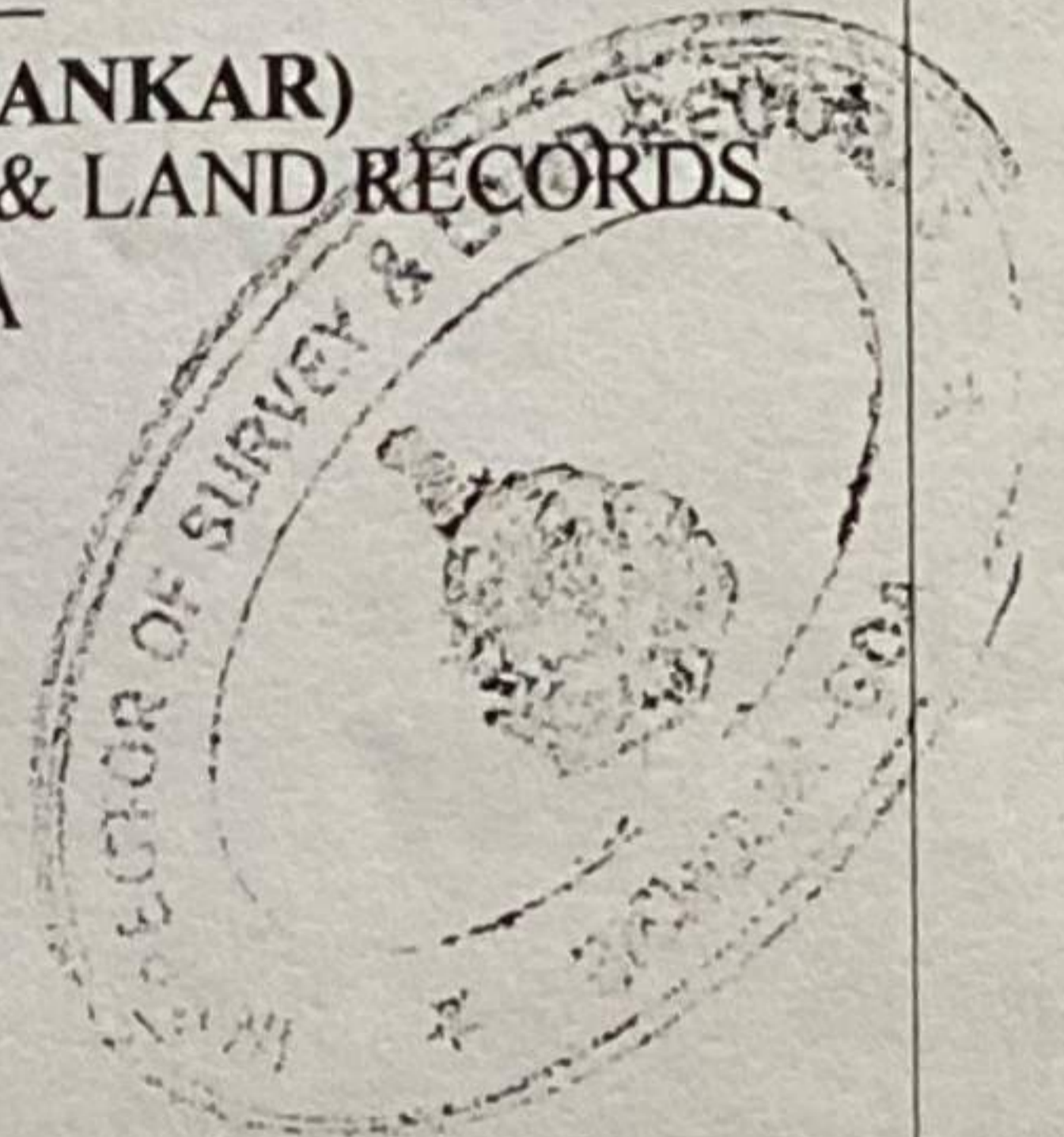
Of the Land bearing Sub Div. No.1-A of Survey No.134
 Situated at Bordem village of Bicholim Taluka,
 Applied by M/S Salkar Codcodo Constructions for
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Order No. RB/CNV/BICH/COLL/14/2/324 Dated 16-11-2020,
 from the Office of the District Collector North -Goa.

SCALE 1:1000

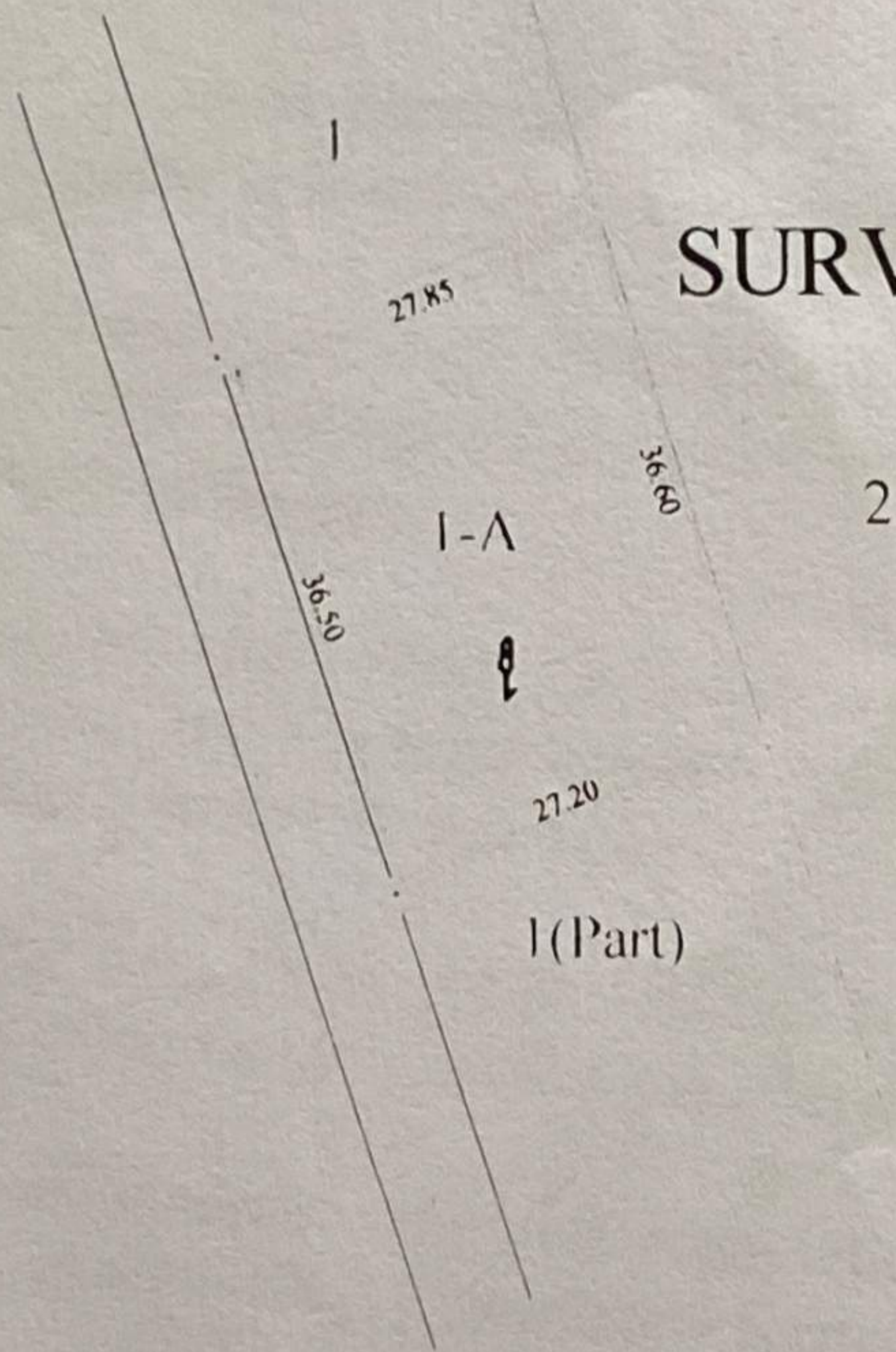
AREA PROPOSED TO BE CONVERTED ----- 1000 Sq. Mts.

[Signature]
 14/12/2020

(SANDEEP B. CHODANKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 BICHOLIM-GOA



SURVEY No.134



FOR SALKAR CODCODO CONSTRUCTIONS

[Signature]
 SACHIN V. SALKAR
 (PARTNER)

[Signature]
 RISHABH P. KADKADE
 (PARTNER)



PREPARED By

[Signature]

SHREESHA S PILGAONKAR
 Field Surveyor

VERIFIED By

[Signature]

RESHMA R DHARGALKAR
 Head Surveyor