

Dated :- 25/04/2017

Read: Application dated 23/02/2016 from Shri. Sandeep Atmaram Kerkar, r/o. H. No. 17/8, Narayan Nagar, Honda Sattari - Goa 403 530.

**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) Sandeep Atmaram Kerkar being the occupant of the plot registered under Survey No. 104/2-L known as Penem Situated at Village Onda of Sattari 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. 104/2-L, admeasuring 923.00 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.

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

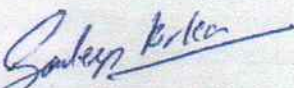
APPENDIX - I

Sr. No.	Length and		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				7
1	26.50 Mts.	11.00 Mts.	923	Survey No. 104/2-L (Part)	S. No. 104/2-L(PART)	S. No. 104/2(PART) & NALA	S. No. 104/2(PART)	S. No. 104/2-F	NIL
		Village: ONDA Taluka: SATARI							

Remarks:-

1. The applicant has paid conversion fees of Rs.1,58,500/- (Rupees One Lakh Fifty Eight Thousand Five Hundred Only) vide Challan No. 04/17-18 dated 10/04/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Sattari vide his report No. DD/2250/BICH/TCP-16/584 dated 24/05/2016.
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.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Sandeep Atmaram Kerkar** here also hereunto set his hands this 25th day of April, 2017.


(**Sandeep Atmaram Kerkar**)
Applicant


(**Sabaji P. Shetye**)
Additional Collector-I



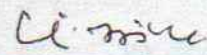
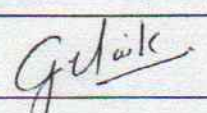
Signature and Designation of Witnesses

1. PAIZAL VASUNDA AMONILAK
2. Ganesh Fulsidas Naik


Complete address of Witnesses

1. 13D/78 Narayan Many Monbu
2. 869 / Khadpawda Kumbhigunge

We declare that **Sandeep Atmaram Kerkar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature hereto in our presence.

1. 
2. 

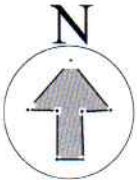
To,

1. The Town Planner, Town and Country Planning Department Bicholim/Sattari.
2. The Mamlatdar of Sattari Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Onda, Sattari – Goa.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No.104/2-L(PART), SITUATED AT ONDA VILLAGE
OF SATTARI TALUKA, APPLIED BY SHRI. SANDEEP ATMARAM KERKAR FOR THE
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE VIDE ORDER NO. RB/CNV/SAT/AC-I/02/2015 DATED 15/06/2016
FROM ADDITIONAL COLLECTOR - I, NORTH - GOA, PANAJI.



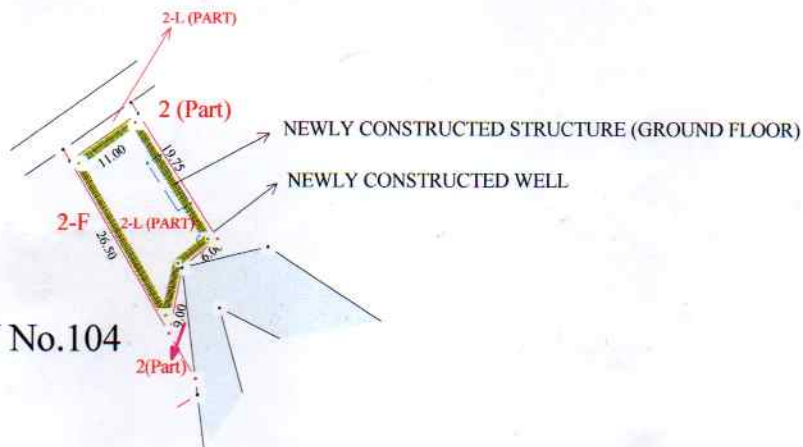
SCALE : 1:2000



PROPOSED AREA FOR CONVERSION = 923 Sq. Mts.



SURVEY No.104



Swetal V. Narvekar

SWETAL V. NARVEKAR (F.S.)

PREPARED BY

Mangesh Kholkar

MANGESH KHOLKAR(H.S.)

VERIFIED BY