

Dated :- 29/11/2012

Read: Application dated 17/01/2011, from Mr. Gabriel D'Cruz, r/o. H.no. 776, Santerxette, Aldona, Bardez - 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) **Mr. Gabriel D'Cruz** being the occupants of the plot registered under **Survey No. 334/5** known as **Khairut** Situated at **Aldona, 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. 334/5 admeasuring 1315 Sq. mts** be the same a little more or less for the purpose of **Residential Purpose**.

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 Purpose** 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.

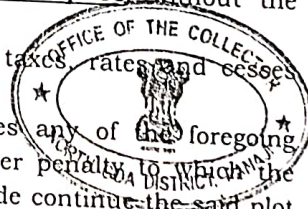
6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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

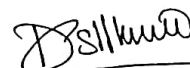
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
52.80 mts	30.90 mts	1315 sq.mts	S.No. 344/5	ROAD	S.No. 344/1	S.No. 344/5-A	S.No. 344/4	NIL
Village : Aldona Taluka : Bardez								

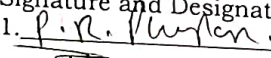
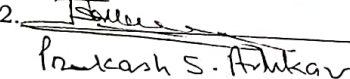
Remarks:

1. The applicant has paid conversion fees of Rs. 52,600/- and conversion fine of Rs. 18,600 both amounting to Rs. 71, 200/- (Rupees Seventy One Thousand Two Hundred Only) vide receipt No. CN0711201211572 dated 07/11/2012.
2. The Conversion has been approved by Dy.Town Planner, Town and Country Planning Department, Mapusa vide No.TPBZ/2940/ALD/2011/229 dated 25/04/2011.
3. The development/construction in the plot shall be governed as per rules in force.
4. The Existing house on the plot shall not be construed as regularized by grant of this NOC.
5. The conversion recommended is only for an area admeasuring 1315 sq.mts.
6. The Conversion Sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **ADDITIONAL COLLECTOR-II** of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Shri Rajesh Halankar, Power of Attorney holder for Shri Gabriel D'Cruz** here also hereunto set his/her hands this 29th day of November 2012.


(Rajesh Halankar)
Power of Attorney


(DIPAK S. DESAI)
ADDITIONAL COLLECTOR-II

Signature and Designature of Witnesses
1. 
2. 
Pankaj S. Halankar

Complete address of Witness
1. W.N. 557/E Talreja - Goa
2. Alto Belim Porvorim - Goa

We declare that **Shri Rajesh Halankar**, who have signed this Sanad is, to our personal knowledge, the person he/She represents himself/herself to be, and that he/She has 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
4.. The Sarpanch, Village Panchayat, Aldona, Bardez - Goa

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

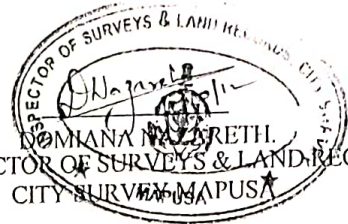


PLAN

Of the Land bearing Sub. Div. No. 5 of Survey No. 344
Situated at Aldona village of Bardez Taluka,
Applied by Mr. Gabriel D'Cruz
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/AC-II/09/2011 dated 29-08-2011
from the Office of the Collector, North Goa District, Panaji-Goa

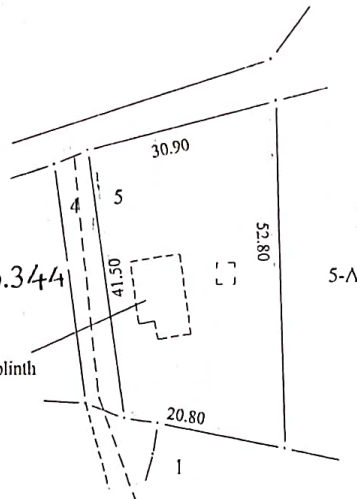
SCALE 1:1000

☐ AREA APPLIED TO BE CONVERTED ----- 1315 Sq. Mts.



SURVEY No. 344

Existing Structure admeasuring plinth
area of 93.00 sq.mts.



PREPARED BY

Shruti S. Parab

SHRUTI S. PARAB
Field Surveyor

VERIFIED BY

Reshma D. Hargalkar
31/10/12

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 14/09/2011

FILE No. 8/CNV/MAP/205/11

No. RB/CNV/BAR/162/2008
Government of Goa,
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 18/12/2008

Read: Application dated 11/04/2008 Gabriel D'Cruz. H No 776, Aldona Bardez 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 Gabriel D'Cruz, being the occupant of the plot registered under Survey No. 344/5 (Part) Known as Khairut situated at Aldona registered under Survey No. 344/5 (Part) (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 of Survey No. 344/5 (Part) admeasuring 1610.00 square metres be the same a little more or less for the purpose of Residential,

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 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/Industrial/any 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 herein provided the grant shall be subject to the provisions of the 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			North, South, East and West	
1	2	3	4	5	6
88.00	39.50	1810 Sq.mts	Survey No. 344/5 (Part) Village : Aldona Taluka Bardez	North: Road South : S.No.344/1 East : Road West : S.No.344/5	There are following tree 04-Coconut 01-Imlango 01-Chinch 01-Cashew

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.32,200/- (Rupees Thirty two thousand two hundred only) vide Challan No.385/2008 dated 23/12/2008
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide report No.TPB2/1211/ALD/344/08/1849 dated 23/06/08.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut except with prior permission of the competent authority.
6. 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.

In 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 Gabriel D'Cruz, here also hereunto set his hand this 18 day of Dec, 2008.

(Gabriel D'Cruz)
Signature of the applicant

Signature and designation of witnesses

1. A. M. S.
2. S. J.

Signature and designation of Witnesses

1. A. M. S.
2. S. J.

(M. P. Porob)
Additional Collector-II
Collectorate of North Goa



We declare that Gabriel D'Cruz, 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. A. M. S.
2. S. J.

To,

1. The Town Planner, Town and Country Planning Department, Mapusa.
2. The Mamlatdar of Bardez
3. The Inspector of Surveys and Land Records, City Survey, Mapusa
4. The Sarpanch, Village Panchayat Aldona, Bardez Goa

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

MAPUSA - GOA

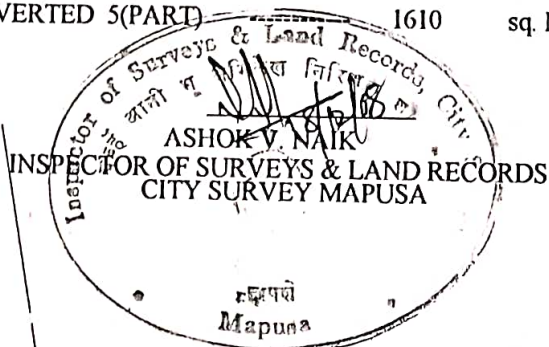
PLAN



Of the Land bearing Sub. Div. No.5part of Survey No. 344
situated at Aldona village of Bardez Taluka,
applied by shri Gabriel Deruz For
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No.RB/CNV/BAR/162/2008/ dated of 22-09-2008
from the Office of the Collector, North Goa District, Pananji- Goa.
Mapusa-Goa

SCALE 1:1000

☐ AREA PROPOSED TO BE CONVERTED 5(PART) 1610 sq. Mts.



PREPARED BY

Shrikrishna G. Sawant.
Field Surveyor

CHECKED BY

Anand Vaigankar
Head Surveyor

SURVEYED ON: 10-11-2008

FILE No. 8/CNV/MAP/305/2008