

(12)

No.RB/CNV/BAR/186/2006
Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 26/02/2008

Read: Application dated 02/8/2006 from Candida Rebello and Martinha S. D'Souza e Pereira, C/o Jose Antonio Tito Vas, U.G-27, Gomes Catao Complex, Rajwado, Mapusa, 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 Smt. Candida Rebello and Martinha S. D'Souza e Pereira being the occupant of the plot registered under Survey No.105/4 (Part) known as Gulrim situated at Gulrim - Bardez registered under No. Survey No.105/4 (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.105/4 (Part) admeasuring 1779.75 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 said Code and rules thereunder.

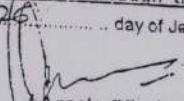
APPENDIX - I


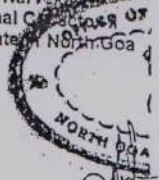
Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
32.00 mts.	59.50 mts.	1779.75 sq. mts.	Survey No. 105/4 (Part) Village Guirim Taluka Bardez	North: Survey No. 105/4 South: Survey No. 105/9, 10 East: Nalla West: Survey No. 105/7	There are following trees- 22-Coconut trees 1-Other trees.

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.35720/- (Rupees thirty five thousand seven hundred and twenty only) vide Challan No.114/2007 dated 28/6/2007.
2. The conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide her report No.DB/21181/MAP/06/2465 dated 17/11/2006.
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.

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 applicants Smt. Candida Rebello and Martinha S D'Souza e Pereira through their constituted attorney Shri Agnelo Oliveira here also hereunto set his hand this.....²⁶ day of January, 2008.


(Agnelo Oliveira)
(Constituted Power of Attorney)


(N. B. Narvekar)
Additional Collector of
Collectorate North Goa


Signature and designation of witnesses
1. Trimmoti Kufe
2. Francis Mendes
Signature and designation of Witnesses

1. Trimmoti Kufe
2. Francis Mendes
1. Trimmoti Kufe
2. Francis Mendes

We declare that Shri. Shri Agnelo Oliveira 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.

- 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 Guirim, Bardez, Goa.

No. RB/CNV/BAR/266/2006
Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 18/10/2006

Read: Application dated 26/10/2006 from M/s Nathan Real Estate Developers c/o UG-29, Gomes Catao Complex, Rajwada, Mapusa, 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 M/s Nathan Real Estate Developers being the occupant of the plot registered under Survey No. 105/10 known as Gaviern situated at Guljim, Bardez registered under No. Survey No. 105/10 (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. 105/10 admeasuring 1175.00 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 cleaning 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 said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total/Superficial Area	Forming (part of) Survey No. of Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
44.85 sq. mts.	29.45 sq. mts.	1175 sq. mts.	Survey No. 105/10 Village Guirim Taluka Bardez	North: Survey No. 105/7 South: Survey No. 106/1 East: Survey No. NALLA West: 105/9	There are following trees:- 1. 18 Coconut trees.

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs. 23,500/- (Rupees twenty-three thousand, five hundred only) vide Challan No. 172/2007 dated 15/12/07.
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide her report No. DP/21181/07/530 dated 15/12/07.
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.

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 M/s Nathan Real Estate Developers here also hereunto set his hand this 16th day of January, 2008.

(M/s Nathan Real Estate Developers)
Signature of the applicant

N. B. Narvekar
(N. B. Narvekar)
Additional Collector-II
Collectorate of North Goa

Signature and designation of witnesses

1. *Mrs. Bernardine Rebello Rebello*
2. *Mr. Joseph Soares Soares*

Signature and designation of Witnesses

1. *Rebello*
2. *Soares*

We declare that M/s Nathan Real Estate Developers 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. *Rebello*
2. *Soares*

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



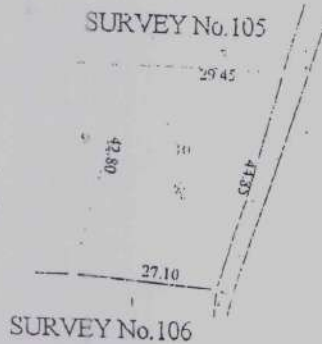
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div. No. 10 of Survey No. 105
situated at Guirim village of Bardez Taluka,
applied by Nathan Real Estate Developers For
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. P.B/CNV/BAJ/266/2006 dated 27-09-2007
from the Office of the Collector North Goa District
Panaji-Goa

SCALE 1:1000

AREA PROPOSED TO BE CONVERTED



PREPARED BY

[Signature]

DM. Porob
Field Surveyor

CHECKED BY

[Signature]
24/10/07

D. Nazareth
Head Surveyor

EYED ON: 17-10-2007

FILE No. 8/CNV/MAP/187/2007