

No.RB/CNV/PER/COLL/02/2011

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

ISSUED UNDER
RTI ACT, 2005

Dated :- 14/07/2011

Read: Application dated 15/11/2011 from M/s. Amrapali Realtors r/o. Sangolda, 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) M/s. Amrapali Realtors being the occupants of the plot registered under Survey No. 365/1 (Part) known as = Situated at Mandrem, Pernem Taluka registered under Survey No. 365/1 (Part) (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. 365/1 (Part) , admeasuring 22095 Square Metres 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 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 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 the condition of the 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.

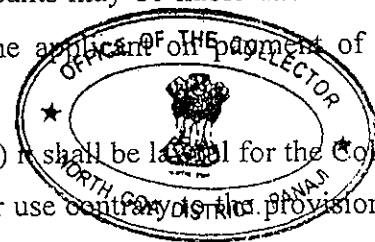
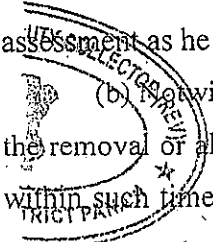
c) The necessary road widening set-back to be maintained before any development in the land.

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.

Contd...

Received
14/07/2011
[Signature]



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
145.50 Sq.mts	289.00 Sq.mts	22095 Sq.mts	S.No./Sub. No. 365/1 (Part) Village: Mandrem Taluka: Pernem	S.No. 366/0 & 365/1(Part)	S.No. 365/1 (Part), 365/10,11, 12,13,14,15,16,17 and Road	S.No. 365/2	S.No. 365/18	NIL

Remarks:-

1. The total conversion fee is Rs. 17,67,600/-. This amount has been adjusted as the applicant had paid 6,27,450/- vide Challan No. 275/2006 dated 18/12/2011 for the sanad bearing No. RB/CNV/PER/5/2006 which was was revoked due to scrap of Regional Plan 2011. Out of 6,27,450/- the amount of 76800/- was adjusted for Sanad No. RB/CNV/PER/4/2007. Now the amount of Rs. 5,50,650/- has been adjusted and the applicant has paid the balance conversion fees amounting to Rs. 12,16,950/- (Rupees Twelve Lakhs Sixteen Thousand Nine Hundred Fifty Only) vide receipt No. 2245/85 dated 12/07/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department Pernem vide his report No. DA/1173/2011/13 dated 11/01/2011
3. The development/construction in the plot shall be governed as per rules in force.
4. The Conversion Sanad issued should not be treated as a permission to regularize the existing structure.

In witness whereof the Collector 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 Mr. Damodar K. Kochrekar, Power of Attorney holder for M/s. Amrapali Realtors here also hereunto set his hands this 14th day of July, 2011.

Damodar K. Kochrekar
(Damodar K. Kochrekar)
P.O.A to the Applicant

(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designature of Witnesses

1. Joseph V. Nazareth
2. Rama H. Salgaocar

Complete address of Witness

1. 57/c Xell Vaddo Bastora Bandy Goa
2. Wairhand Teleskar Waddo Pernem

We declare that Mr. Damodar K. Kochrekar, 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. Joseph V. Nazareth
2. Rama H. Salgaocar

To,

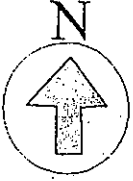
1. The Town Planner, Town and Country Planning Department Pernem
2. The Mamlatdar of Pernem Taluka.
3. The Inspector of Survey and Land Records, Panaji
4. The Sarpanch, Village Panchayat, Mandrem, Pernem, Goa

ISSUED UNDER RTI ACT, 2005

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

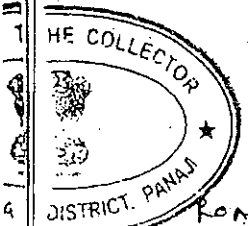
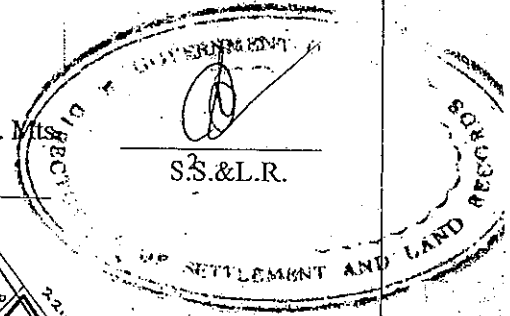
PLAN

OF THE LAND BEARING SURVEY No. 365/1 (PART), SITUATED AT MANDREM VILLAGE OF PERNEM TALUKA, APPLIED BY M/S. AMRAPALI REALTORS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE ORDER OF CASE No. RB/CNVI/PER/COLL/02/2011 DATED:- 15-02-2011 ISSUED BY THE DEPUTY COLLECTOR(REV), PANAJI - GOA.



SCALE :- 1 : 2000

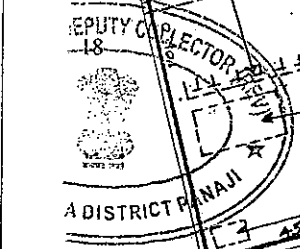
PROPOSED AREA FOR CONVERSION = 22095 Sq. Mts



S. No.366
LOTE No.12

ROAD
(RUBBLE SOFTING ONLY)

INTERFERE NEIGHBLY
RETAINING WALL
(11 RM)



SURVEY No.365

SWIMMING POOL, AREA = 319.0 Sq. Mts.
(15.10 x 24.35)

EXISTING STRUCTURE, AREA = 56.0 Sq. Mts.
(6.15 x 8.10)

VIVEK M. PARAB (F.S.)
PREPARED BY

RAJESH R. PAI KUCHELKAR (SUPERVISOR)
VERIFIED BY

SURVEYED ON:- 21-2-2011

FILE No:- B-24-DSL-11

No. **RE/CW/PER/5/2006**

Government of Goa, Daman and Diu

OFFICE OF THE **Collector,**

North Goa District,

Dated: **22nd December, 2006.**

Read: **application dated 26.07.2006 from M/s Amrapali Realtors, C/o Damodar Kochrekar, Monte Villa, Sengolda, Barde, 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 ~~XXXXXX~~ **M/s Amrapali Realtors**

C/o Damodar Kochrekar, Monte Villa, Sengolda, Barde, Goa.
being the occupant of the plot registered under **Survey No. 365/1 (part)**

known as **Karavachi Choti** situated at **Mandrem-Parman** registered under No. **Survey No. 365/1 (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 hereto, forming a part of **Survey No. 365/1 (part)**

measuring **11098.00** 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.

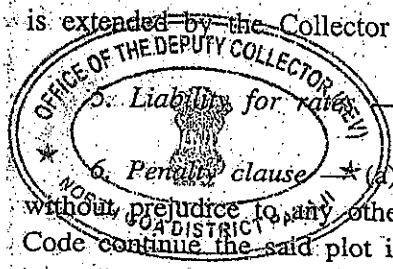
4. **Building time limit** — The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed 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.

Received
on 26/12/06



Handwritten note: [unclear]

7. Plot is located along village road hence road widening will be 7.50 mts. from centreline of existing road shall be maintained.

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
97.00 mts	266.00 mts	25098.00 m ²	Survey No. 365/1 (part) Village Mandrem Taluka Pernem	North: survey No. 366 Lots No. 12 South: survey No. 365/10, 11, 12, 13, 14, 15, 16 & 17 East: survey No. 365/1 (part) West: survey No. 365/2 & 365/17 survey No. 365/18	There are following trees: 20-Cashew

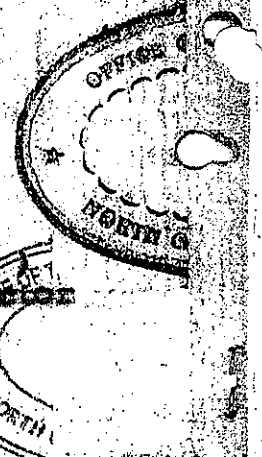
1. The applicant has paid the conversion fee amounting to Rs. 6,27,450/- (rupees six lakh twenty seven thousand four hundred fifty only) vide Chellan No. 275/2006 dated 18.12.2006.
2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Pernem vide his report No. DP/1173/272/06 dated 05/10/2006.
3. Traditional access passing through the plot, if any, shall be maintained.
4. Further development in the plot will be governed as per rules and regulation in force.
5. No trees shall be cut except with prior permission of the competent authority.
6. Prior clearance from Goa Coastal Zone Management Authority shall be obtained.

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 Annapali Realtors*
C/o Damodar Kochrekar, Monte Villa, Sangolda, Bardez - Goa.

here also hereunto set his hand this 22nd day of December, 20 06

(M/s Annapali Realtors)
Signature of the applicant
Damodar Kochrekar

(Annapali M. Nair)
Additional collector
North Goa



Signature and designation of witnesses

1. Sanjeer Kumar, Caranzalem
2. Joseph Nigault F-1, Parag APP - A, Tonda, Xell Bastoa, Bardez, Goa

Signature and designation of Witnesses

1. Sanjeer Kumar, Caranzalem
2. Joseph Nigault, Bastoa

We declare that *M/s Annapali Realtors, C/o Damodar Kochrekar, Monte Villa, Sangolda, Bardez - Goa* who has signed this sanction 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.

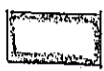
1. The Deputy Town Planner, Town & Country Planning Department, Pernem.
2. The Asst. Survey & Settlement Officer, Panaji-Goa.
3. The Minister of Pernem.
4. The sarpanch village Panchayat Mandrem, Pernem - Goa.

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

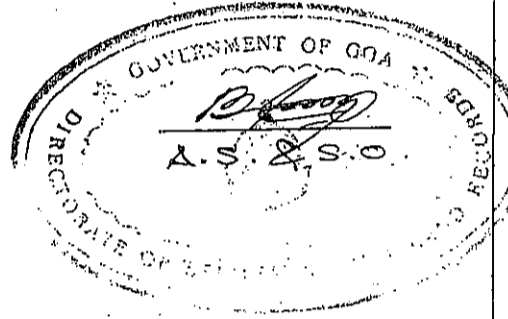
PLAN

OF THE BEARING SURVEY NO. 365. SUB-DIV. NO. 1(P) SITUATED AT MANDREM VILLAGE OF PERNEM TAWKA APPLIED BY M/S AMRAPALI REALTORS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON-AGRICULTURE PURPOSE VIDE ORDER NO. RB/CNV/PER/5/2005 DTD.06-11-2006 FROM ADDITIONAL COLLECTOR, NORTH GOA DISTRICT, PANAJI-GOA.

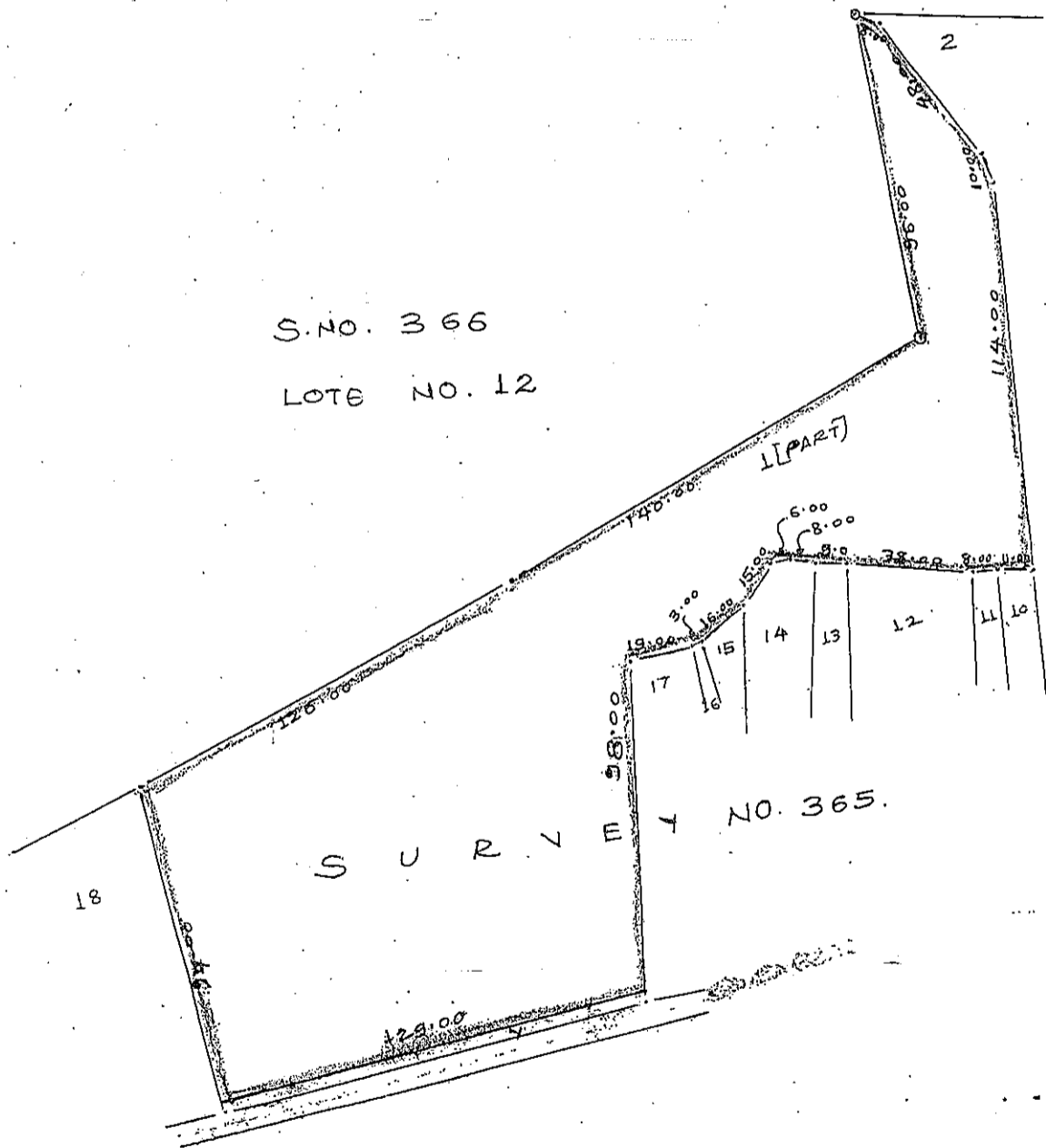
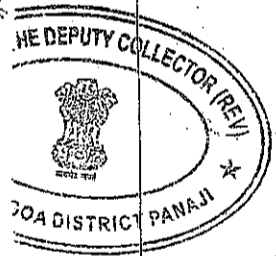
SCALE 1:2000



AREA PROPOSED TO BE CONVERTED (PT) 25098 MT²



S.NO. 366
LOTE NO. 12



21/11/06

PREPARED BY
RAJENDRA T. SHIRADKAR (F.S.)

05/12/06

VERIFIED BY

SURVED ON 17/11/06

FILE NO + 8-145-DSCR-06

3104

120070

GOVERNMENT OF GOA
Office of the Dy. Conservator of Forests

North Goa Division

Ponda - Goa, Pin 403401.

Phone - 0832-2312095, 2312856 Fax 0832-2312095

REV

No.5/GEN/CNV/DCFN/TECH/2006-07/427

Dated:- 08/12/2006

To,
The Additional Collector,
North Goa District,
Revenue Branch,
Panaji- Goa.

2051
19/12/06

Sub:-Conversion of use of land from agricultural to non-agricultural purpose
under Survey No.365/1 of Mandrem village of Pernem Taluka.

Sir,

With reference to your letter No.RB/CNV/PER/5/2006 dt. 10.11.2006 I am to
inform you that the matter has been examined through the Range Forest Officer,
Pernem- Goa and it is observed that the area under Survey No.365/1 of Mandrem village
of Pernem Taluka does not attract provisions of Forest (Conservation) Act, 1980.

11/12
Jiv V. V. V.

Yours faithfully,

F. X. Araujo

(F. X. Araujo) IFS
Dy. Conservator of Forests,
North Goa Division,
Ponda- Goa.

