

Read:

1. Application dt. Nil, received by this office on 3-1-2002 u/s 32(1) of L.R.C. 1968. No 6/5/2002-CONV 1361
Government of Goa (Daman and Diu)
OFFICE OF THE Dy. Collector & S.D.O.
2. Report No. 13/CX(1)/CONV/15/2002/339 dt. 18-2-2002 from Mamlatdar of Ponda, Ponda Sub-Division, Ponda - Goa.
3. Report No. TFF/CV/Bandera/258/02/271 dt. 9.5.02 from Town Planner, TCPD, Ponda. dated 5/2/2003
4. Report & plan No. 8/180/BSLR/2002/2910, dt. 30-9-02 from Inspector of survey & Land Records, Panaji.

SANAD
SCHEDULE-II

(Use Rule 1 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules 1968)

By. **S.D.O. Ponda**

Whereas an application has been made to the Collector of 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 **Shri. Sitakant Narayan Kamat Ghanekar, C/o S.B. Karkedkar, F/12, Sapana Chambers, Margao - Goa**

being the occupant of the plot registered under **Sy.No. 258/1** known as
situated at **Bandera** registered
under No. **Sy.No. 258/1** (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 **Sy.No. 258/1**
admeasuring **15570.00** 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.

APPENDIX - I

Length and breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
North to South mts.	East to West mts.				
1	2	3	4	5	6
114.80	295.20	15570.00	By.No.258/1 (Part)	S.No.258/1; S.No.258/2(Nala); S.No.258/2(Nala); S.No.259 & Nala.	
Remarks 1. Construction in the individual plot shall be carried out only after obtaining final NOC for Sub-Division of plan and construction permission from the competent authority. 2. Front set-back 7.50 mt. from the centre line of the existing road shall be strictly maintained. 3. Deposited conversion fees of Rs.3,11,400/- vide chalan No. 130/2002-03, dt. 29-1-2003.					

By: S.B.O. Ponda

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Government of Goa, ~~xxxxxx~~ and the applicant **Shri Sitakant Narayan Kamat Ghanekar, C/o S.B. Kakekar, F/12 Sapena Chambers, Margao** here also hereunto set his hand this 5th day of **February, 2003** xx

Sitakant N. Ghanekar

(Sitakant Narayan Kamat Ghanekar)
(Signature of the applicant)

Colo Fernandes
(A. A. J. Fernandes)
By Collector & S.B.O.
Sub-Division, Ponda

Signature and designation of Witnesses

1. *S. B. Kakekar*
2. *Abile*

Signature and designation of Witnesses

1. *S. B. Kakekar, Margao Goa*
2. *Sulha - P. Naita, Dhewali Ponda*
hon.

We declare that Shri/~~xxx~~ **Sitakant Narayan Kamat Ghanekar** 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. *S. B. Kakekar*
2. *Abile*

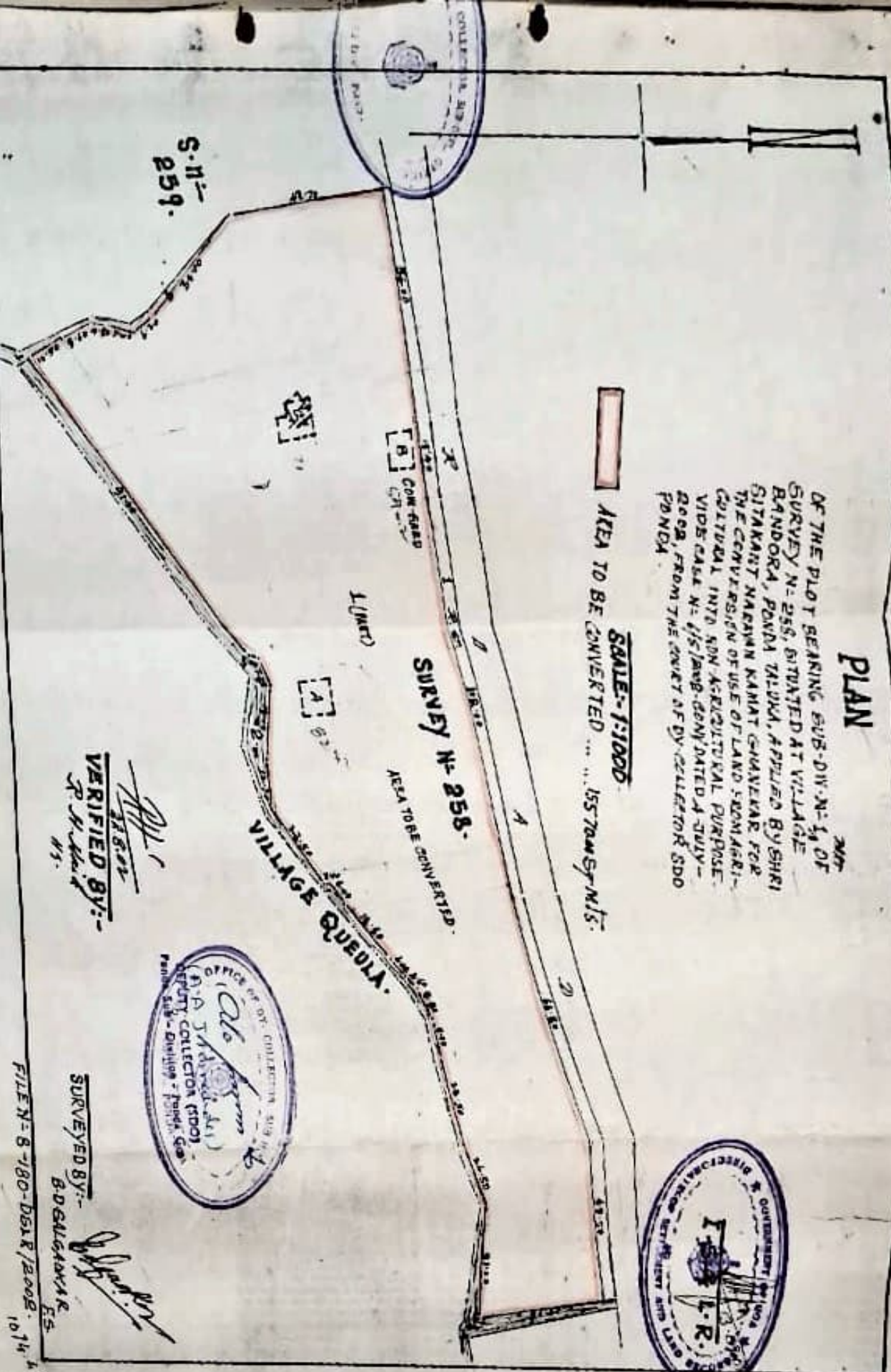
GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS.

PLAN

MAP
OF THE PLOT BEARING SUB-DIV. N-1, OF
SURVEY N-258, SITUATED AT VILLAGE
BANDORA, PONDA TALUKA, APPLIED BY SHRI
SITAKANT NARAYAN KAMAT CHAVANAR FOR
THE CONVERSION OF USE OF LAND FROM AGRICULTURAL
CULTURAL INTO NON-AGRICULTURAL PURPOSE.
VIDE CASE N-151/1988-DATED 4-JULY-
2002, FROM THE COMPTROLLER OF GOVT. SDO
PONDA.

SCALE:- 1:1000

AREA TO BE CONVERTED ... 15570 SQ. MTS.



VERIFIED BY:-
R. H. [Signature]
N.S.

SURVEYED BY:-
B. D. G. [Signature]
N.S.

FILE N-8-180-DGR/2002-1014-40

SURVEYED ON 29-7-2002.