

Dated :- 23/11/2018

- Read: 1) Application dated 12/04/2018 of M/s. Samatma Estate Pvt. Ltd., A/6, Skylark Apts. Menezes Braganza Road, Panaji, Tiswadi - Goa.
2) Report No. MAM/TIS/CI-I/online-CNV/121/2018/1227 dated 03/05/2018 of the Mamlatdar of Tiswadi, Panaji.
3) Report No. TIS/9074/N.O.G./TCP/2018/1175 dated 17/10/2018 of the Dy. Town Planner, Town and Country Planning Department, Panaji.
4) Report No. 5/CNV/TIS-459/DCFN/TECH/2018-19/562/598 dated 06/09/2018 of the Asst. Conservator of Forests, Ponda.
5) Report No. 4/SLR/TIS/CNV/49/2018/6674 dated 05/11/2018 of the I.S. & L.R, Panaji-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. Samatma Estate Pvt. Ltd. through its Director Mr. Rajesh Khaunte, being the occupant of the plot registered under Survey No. 248/2-A Situated at Neura-O-Grande in Tiswadi 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 under Survey No. 248/2-A admeasuring 5977.68 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 there under, 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) Not with standing 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.....

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provision of the said Code and rules thereunder.

APPENDIX - I

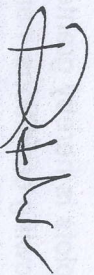
APPENDIX - I										
Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P.T.S No.	BOUNDARIES					Remarks
	North to South	East to West								
1	2	3	4	5	6					7
					North	South	East	West		
1.	89.01 Mts	112.15 Mts	6798 Sq. Mts	Survey No. 248/2-A	ROAD & S. No. 248/2	S. No. 248/7 & 248/8	S. No. 248/2 & 248/3 & 248/6	S. No. 248/1 & 248/5	NIL	
Village : Neura-O-Grande Taluka: TISWADI										

Remarks:-

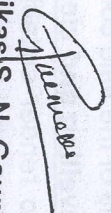
Remarks:-

1. The applicant has paid conversion fees of Rs. 6,33,634/- (Rupees Six Lakhs Thirty Three Thousand Six Hundred and Thirty Four only) vide Challan No. 65/18-19 dated 13/11/2018.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/9074/N.O.G./TCP/2018/1175 dated 17/10/2018
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkari rights and Mundkari 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 M/s. Samatma Estate Pvt. Ltd. through its Director Mr. Rajesh Khaunte here also hereunto set his hands this 27th day of November 2018.





(M/s. Samatma Estate Pvt. Ltd. through its
Director Mr. Rajesh Khaunte)
Applicant


(Vikas S. N. Gaunekar)
Additional Collector-I



Signature and Designation of Witnesses

1. Tejaswin Naik 
2. Surenchamat V. Pail 


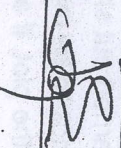
Complete address of Witnesses

1. Above Hotel Sea View, Opp. NIO, Dong-Paulo
2. H.N.E 138 (Fondren) Raibunder - 405

We declare that M/s. Samatma Estate Pvt. Ltd. through its Director Mr. Rajesh Khaunte has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

To,

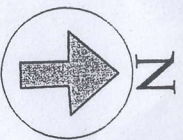
1. The Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka, Panaji.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Neura-O-Grande, Tiswadi - Goa.

1. 
2. 

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

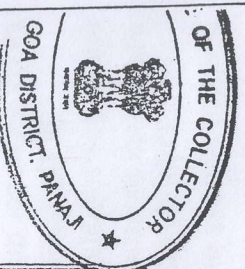
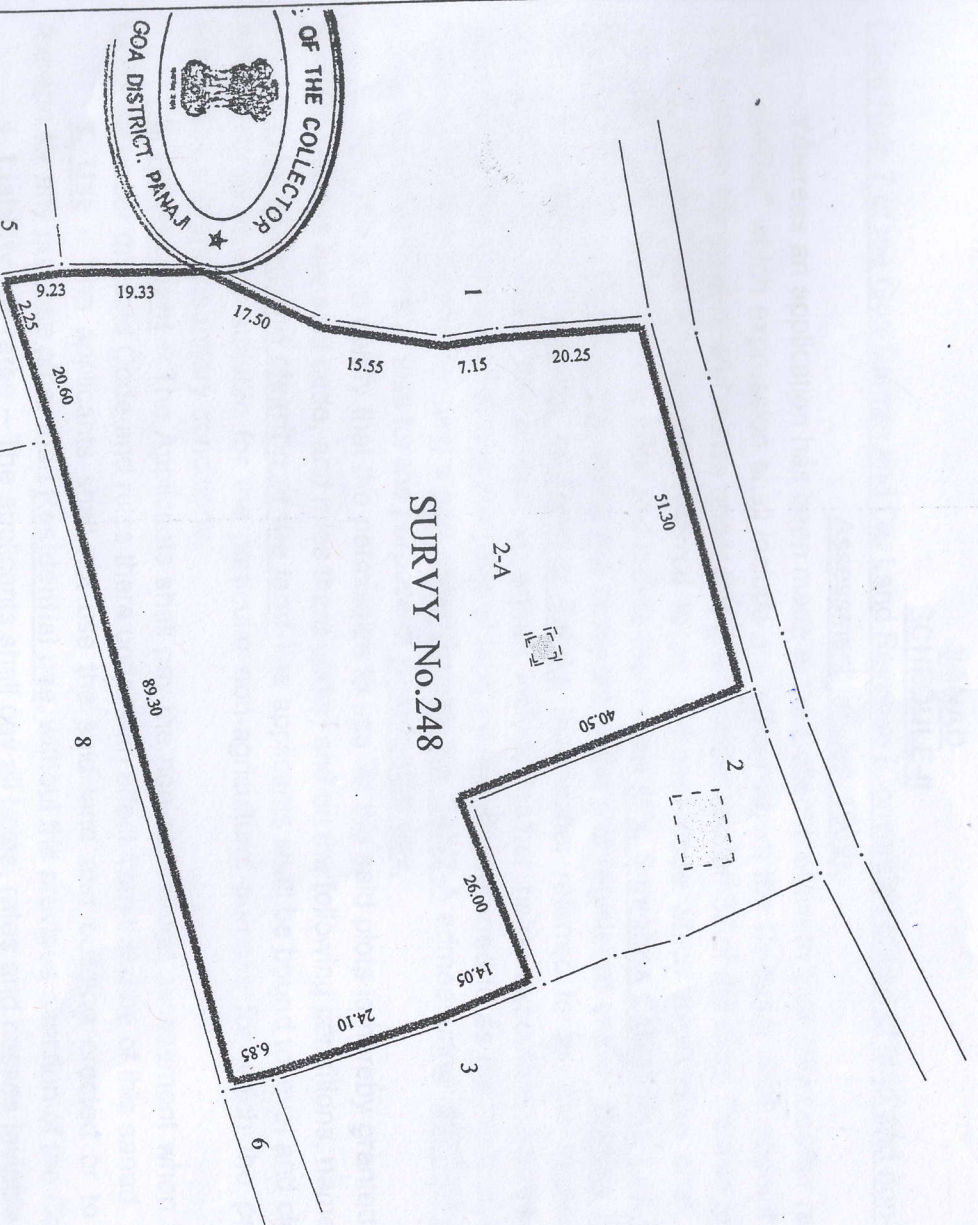
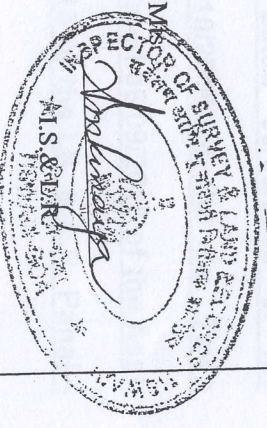
OF THE LAND BEARING SURVEY No. 248/2-A, SITUATED AT NEURA-O-GRANDE VILLAGE OF
TISWADI TALUKA, APPLIED BY M/S. SAMATMA ESTATES PVT. LTD. FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL VIDE ORDER NO. RB/CNV/TIS/AC-1/04/2018
DATED 29-10-2018, FROM THE ADDITIONAL COLLECTOR 1, PANAJI - GOA



SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 6798 Sq. M.



Gunwant
5/11/2018
GUNAKAR N. SAWANT (F.S.)
PREPARED BY

Narciya Nagvenkar
NARCIYA NAGVENKAR (H.S.)
VERIFIED BY

SURVEYED ON: 31-10-2018

File No.: 4/ISLR/TIS/CNV/49/2018