

No. RB/CNV/BAR/COLL/21/2010
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 10/01/2013

Read: Application dated NIL, from C.V. Constructions, C/o. Chacko Varghese, r/o. Models Riviera, shop No. 3,4,5, Nr. Hotel Miramar, Caranzalem

**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) **C. V. Construction** being the occupants of the plot registered under **Survey No. 405/13** known as **Aradil Kholeche Vallacho Matho** Situated at **Soccoro, 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. 405/13 admeasuring 2025 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 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** 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.

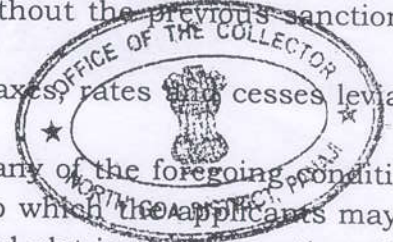
6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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 provisions of the said Code and rules thereunder.

APPENDIX - I

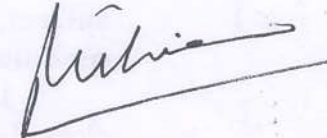
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
25.50 Sq.mts	166.70 Sq.mts	2025 Sq.mts	Sy.No. 405 /13	S.No. /Sub.Div /No. 405/7, 405/9, 405/10	S.No. /Sub.Div /No. 405/15	S.No. /Sub.Div /No. 405/14	EXISTING ROAD	NIL
		VILLAGE: Socorro TALUKA: Bardez						

Remarks:-

1. The applicant has paid conversion fees of Rs. 81,000/- (Rupees Eighty One Thousand Only) vide receipt No.CN0301201369 dated 03/01/2013.
2. The Conversion has been approved by Town Planner, Town and Country Planning Department, Mapusa vide No. TPBZ/52/SOC/204/2860 dated 9/11/2011.
3. The development/construction in the plot shall be governed as per rules in force.

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 the applicant Shri Chacko Varghese, Proprietor of M/s. C. V. Constructions here also hereunto set his hands this 10th day of January 2013.


(Chacko Varghese)
PROPRIETOR


(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designation of Witnesses

1. Sant Vasudev Samant
2. Anaijo Melanie Anaijo

- Complete address of Witness
1. H.No. 19, Bordem, Bicholim Goa.
 2. H.No. 407, DONAPAULA

We declare that Shri Chacko Varghese, who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Sant
2. Anaijo

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, Socorro, Bardez - Goa



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of surveys & land records.
 MAPUSA - GOA

PLAN



OF THE LAND BEARING SUB-DIV. No.13 OF SURVEY No. 405 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY C. V. CONSTRUCTION CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/COLL/21/2010 DATED 12-09-2012 FROM THE OFFICE OF DY. COLLECTOR (REVENUE), PANAJI- GOA.

SCALE : 1:1000



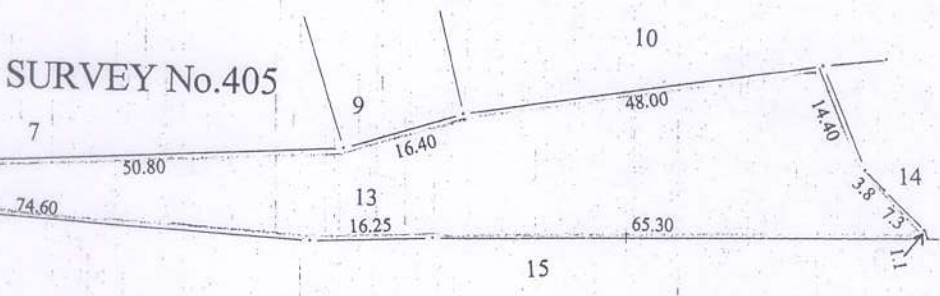
AREA APPLIED FOR CONVERSION.2025 Sq. Mts.

Domiana Nazareth
11/10/12

DOMIANA NAZARETH
 Inspector of Surveys And Land Records
 City Survey, Mapusa



SURVEY No.405



PREPARED BY

Chari
11/10/12

CHANDRASHEKAR G. CHARI
 Field Surveyor

VERIFIED BY:

Reshma Dhargalkar
11/10/12

RESHMA DHARGALKAR
 Head Surveyor

SURVEYED ON: 26/09/2012

FILE NO: 8/CNV/MAP/168/12

No. RB/CNV/BAR/COLL/59/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 12/10/2012

Read: Application dated 27/10/2011, from C.V. Constructions, C/o. Chacko Varghese, r/o. Models Riviera, shop No. 3,4,5, Nr. Hotel Miramar, Caranzalem

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) **C. V. Construction** being the occupants of the plot registered under **Survey No. 405/15 (Part)** known as **Aradil Kholeche Vallacho Matho** Situated at **Soccoro, 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. 405/15 (Part)** **admeasuring 1286 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 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** 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.

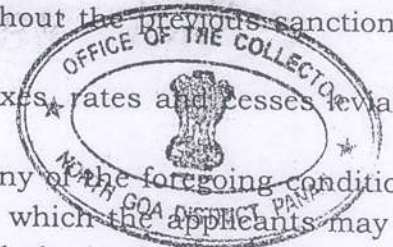
6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.

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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

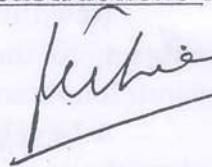
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
23.00 Sq.mts	97.00 Sq.mts	1286 Sq.mts	Sy.No. 405 / 15 (Part)	S.No. / Sub.Div No. 405/13	PUBLIC ROAD	S.No. / Sub.Div No. 405/15	PUBLIC ROAD	NIL
			VILLAGE: Socorro TALUKA: Bardez					


Remarks:-

1. The applicant has paid conversion fees of Rs. 51,440/- (Rupees Fifty One Thousand Four Hundred Forty Only) vide receipt No.10786 dated 10/10/2012.
2. The Conversion has been approved by Town Planner, Town and Country Planning Department, Mapusa vide No. TPBZ/161/SOC/405/1511/2011/121 dated 9/1/2012.
3. The development/construction in the plot shall be governed as per rules in force.

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 the applicant Shri Chacko Varghese, Proprietor of M/s. C. V. Constructions here also hereunto set his hands this 12th day of October, 2012.


(Chacko Varghese)
PROPRIETOR


(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA



Signature and Designature of Witnesses

1. Anayo Melanie Anayo
2. Sri Vasudev sanant

- Complete address of Witness
1. DONA-PAULA
 2. Bordem, Bicholim Goa

We declare that Shri Chacko Varghese, who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Anayo
2. Sri

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, Socorro, Bardez - Goa

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
INSPECTOR OF SURVEYS AND LAND RECORDS
MAPUSA - GOA

PLAN

OF THE LAND BEARING SURVEY No. 405 SUB.DIV NO.15 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA, APPLIED BY M/S C.V. CONSTRUCTIONS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE NO.RB/CNV/BAR/COLL/59/2011 DATED 01/08/2012 FROM THE OFFICE OF THE DEPUTY COLLECTOR (REVENUE), PANAJI - GOA.



SCALE : 1:1000



PROPOSED AREA APPLIED FOR CONVERSION

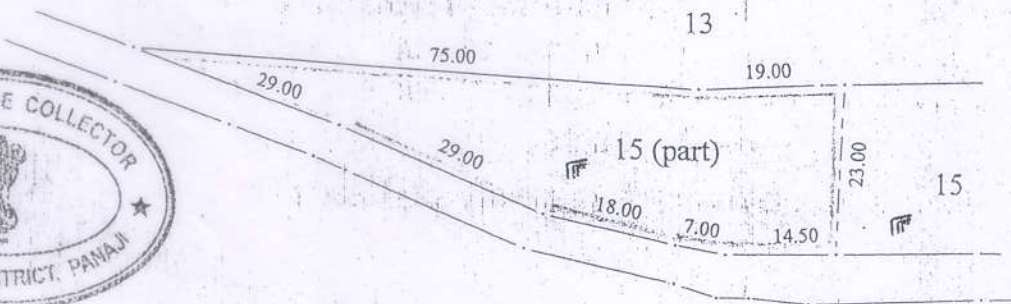
..... 1286 Sq. Mts.



DOMIANA NAZARETH
Inspector of Surveys & Land Records,
City Survey, Mapusa.

SURVEY No. 405

13



PREPARED BY

SAMIR A. NAIK (F.S.)

SURVEYED ON: 17/08/2012

VERIFIED BY

RESHMA R. DHARGALKAR (H.S.)

File No.: 8/CNV/MAP/132/12