

Safatkar

100007191979

FORM I & XIV

नमूना नं १ व १४

Page 1 of 1

Date: 02/04/2018

Taluka TISWADI
तालुका
Village Neura-O-Grande
गांव
Name of the Field Formabhat
शेताचें नांव



Survey No. 249
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.69.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.69.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.69.00

Remarks शेरा

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s. Samatma Estate Private Limited		31860	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator नागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation मिचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

CERTIFIED TRUE COPY

Copy of
Copy of
Copy of
By receipt No. 2177

Mamlatdar of Tiswadi



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383 (EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in

No. RB/CNV/TIS/COLL/06/2018

Date: 22/10/2018

Read: Application dated 16/04/2018 from the Director of M/s. Samatma Estates Private Limited, A/6, Skylark Apartments, Menezes Branganza Apartments, 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 Estates Private Limited** being the occupants of the plot registered under **Survey No. 249/2** known as **Formabhat** Situated at **Neura-O-Grande Village, Tiswadi Taluka** (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 **Survey No.249/2 admeasuring 6900.00 Square Metres** be the same a little more or less for the purpose of **Residential with 50 F.A.R.**

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 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** without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. 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 used 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, recover the cost of carrying out the same from the applicant as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a 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 applicant.

c) The necessary road widening set-back is 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....2

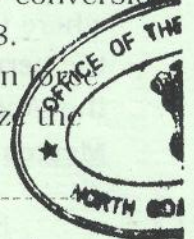
7. Code provisions applicable -Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
139.80 mts	72.85 mts	6900.00 Sq.mts	Sy.No. 249/2	Road	Road	Sy. No. 249/3	Sy.No. 249/1	
Village : Neura-O-Grande Taluka : TISWADI								

Remarks:-

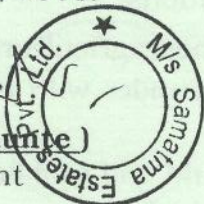
1. The applicant has paid conversion fees of Rs.7,31,400/- (Rupees seven lakhs thirty one thousand four hundred Only) vide challan No.201800864912 dated 09/10/2018.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/9065/NOG/TCP/2018/536 dated 15/05/2018.
3. The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS-611/DCFN/TECH/2018-19/657 dated 20/09/2018.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.



In witness whereof the **COLLECTOR OF NORTH GOA DISTRICT**, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant/Director of **M/s. Samatma Estates Private Limited** here also hereunto set her/his hands on this ____ day of **October**, 2018.

(**Rajesh Khaurje**)

Applicant



(**LEVINSON MARTINS**)

COLLECTOR NORTH

Signature and Designation of Witnesses

1. Adv. Tejaswini Naik
2. Surendranath V. Naik

Complete address of Witness

1. Above Hotel Sea View Opp. NIO, Dona Paula - Goa
2. H. N° E - 128 (Fondavan) Raibunder Goa

We declare the **Director of M/s. Samatma Estates Private Limited** who has 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.
- 2.

To,

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

GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
TISWADI - GOA

PLAN

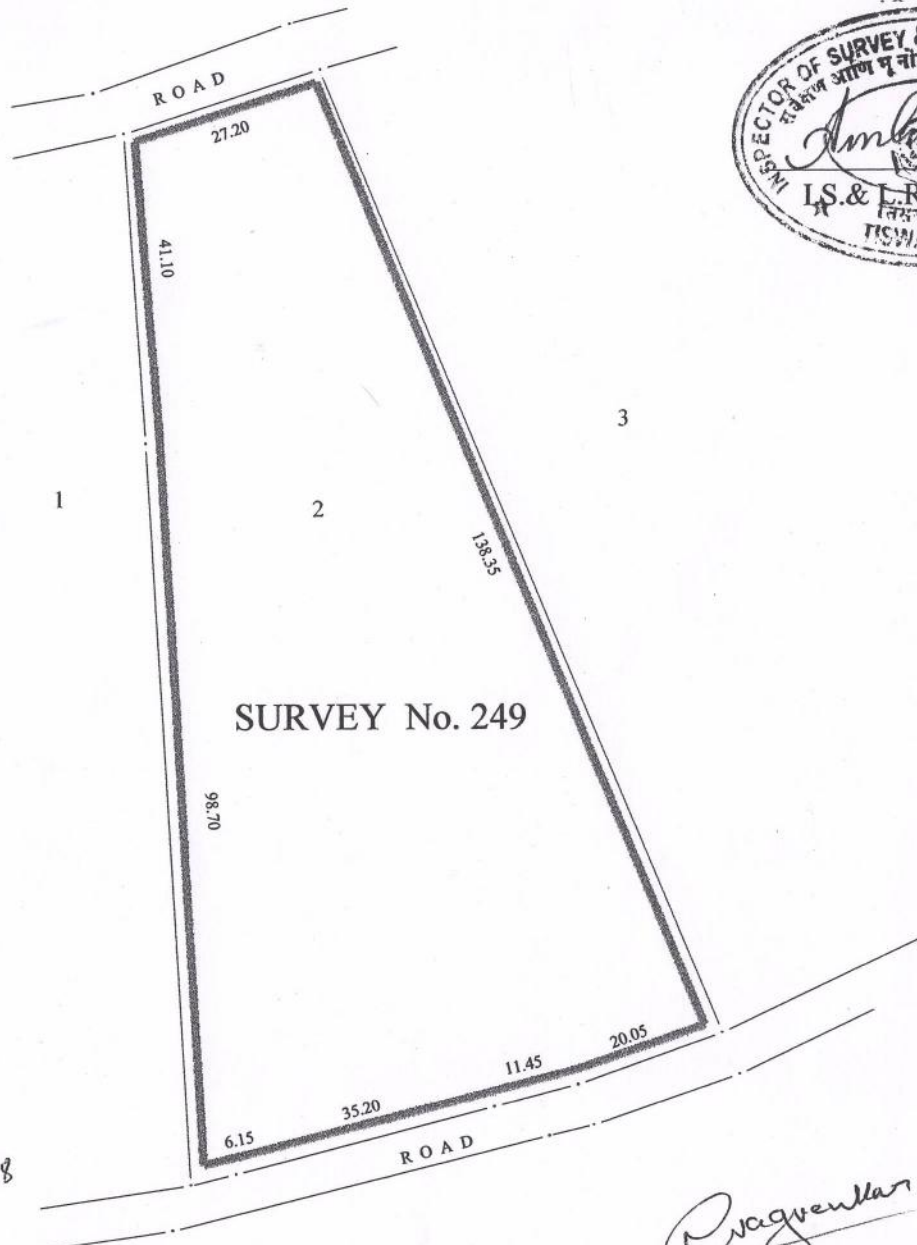
OF THE LAND BEARING SURVEY No. 249/2, SITUATED AT NEURA-O-GRANDE VILLAGE OF
TISWADI TALUKA, APPLIED BY M/S. SAMATMA ESTATES PVT. LTD. FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL VIDE ORDER NO. RB/CNV/TIS/COLL/06/2018
DATED 25-09-2018, FROM THE DEPUTY COLLECTOR REVENUE, PANAJI - GOA



SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 6900 Sq. Mts.



GUNAKAR N. SAWANT (F.S.)

PREPARED BY

NARCIVA NAGVENKAR (H.S.)

VERIFIED BY

SURVEYED ON: 27/09/2018

File No.: 4/ISLR/TIS/CNV/43/2018