

No. RB/CNV/PON/92/2003  
Government of Goa, Daman and Diu  
OFFICE OF THE Collector  
North Goa District, Panaji.  
Dated: 15th January, 2004

Read: Application dated 24.6.2003 from Shri Deepak G. Gaolkar r/o Opa-Khandepar, Ponda-Goa received in this office on 25.6.2003 under sub-section (1) of section 32 of Goa Land Revenue Code, 1968.

SANAD

SCHEDULE—II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1968).

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 ~~Shri~~ Deepak G. Gaolkar

r/o Opa-Khandepar, Ponda-Goa.

being the occupant of the plot registered under Survey No. 149/1 known as Cherpar Mall " situated at Candepar-Ponda registered

under Survey No. 149/1 (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 Survey No. 149/1

admeasuring 13404.25 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. *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 of land*—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.

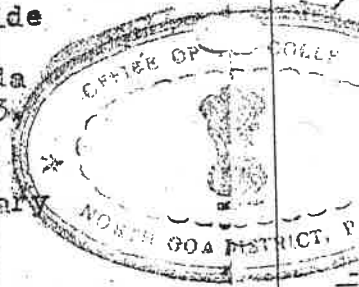
7. Code provisions applicable — Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

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
248.50	13.00	10873.25 m <sup>2</sup>	Survey No. 149/1 (Part)	North: Survey No. 149/3 South: Village Cedor East: Survey No. 149/1 West: Survey No. 149/1	
140.00	30.00	2531.00 m <sup>2</sup>	Survey No. 150 (Part)  Village Candepar Taluka Ponda.	North: Survey No. 151/1 South: Survey No. 150/0 East: Survey No. 150/0 West: Survey No. 150/0	

Remarks:-

- The applicant has paid the conversion fees amounting Rs. 2,68,085/- (Rupees two lakhs sixty eight thousand eighty five only) vide challan No. 5/2004 dated 12.1.2004.
- The conversion has been approved by the Dy. Town Planner, Ponda vide his report No. TPP/CONV/Khand/149/03/684 dated 30.7.2003.
- No trees shall be cut except with prior permission of the competent authority.
- The 15.00 mts. road is passing through the property. necessary set back to be maintained for road widening.



In witness whereof the Collector of 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 Deepak G. Ganekar r/o Opa-Khandepar, Ponda-Goa.

here also hereunto set his hand this 15th day of January, 2004

Deepak G. Ganekar  
( Deepak G. Ganekar )  
(Signature of the applicant)

Ashok Kergaonker  
( Ashok Kergaonker )  
Additional Collector-II  
North-Panaji.

Signature and designation of Witnesses

- V. M. Penearyate
- R. S. Nair

Signature and designation of Witnesses

- Plat
- Plat

We declare that Shri/Smt. Deepak G. Ganekar r/o Opa-Khandepar, Ponda-Goa. 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.

- Plat
- Plat

- To,
- The Deputy Town Planner, Town and Country Planning Department, Ponda.
  - The Inspector of Surveys and Land Records, Panaji.
  - The Mamlatdar of Ponda-Goa.
  - The Sarpanch, Village Panchayat, Opa-Khandepar, Ponda-Goa.

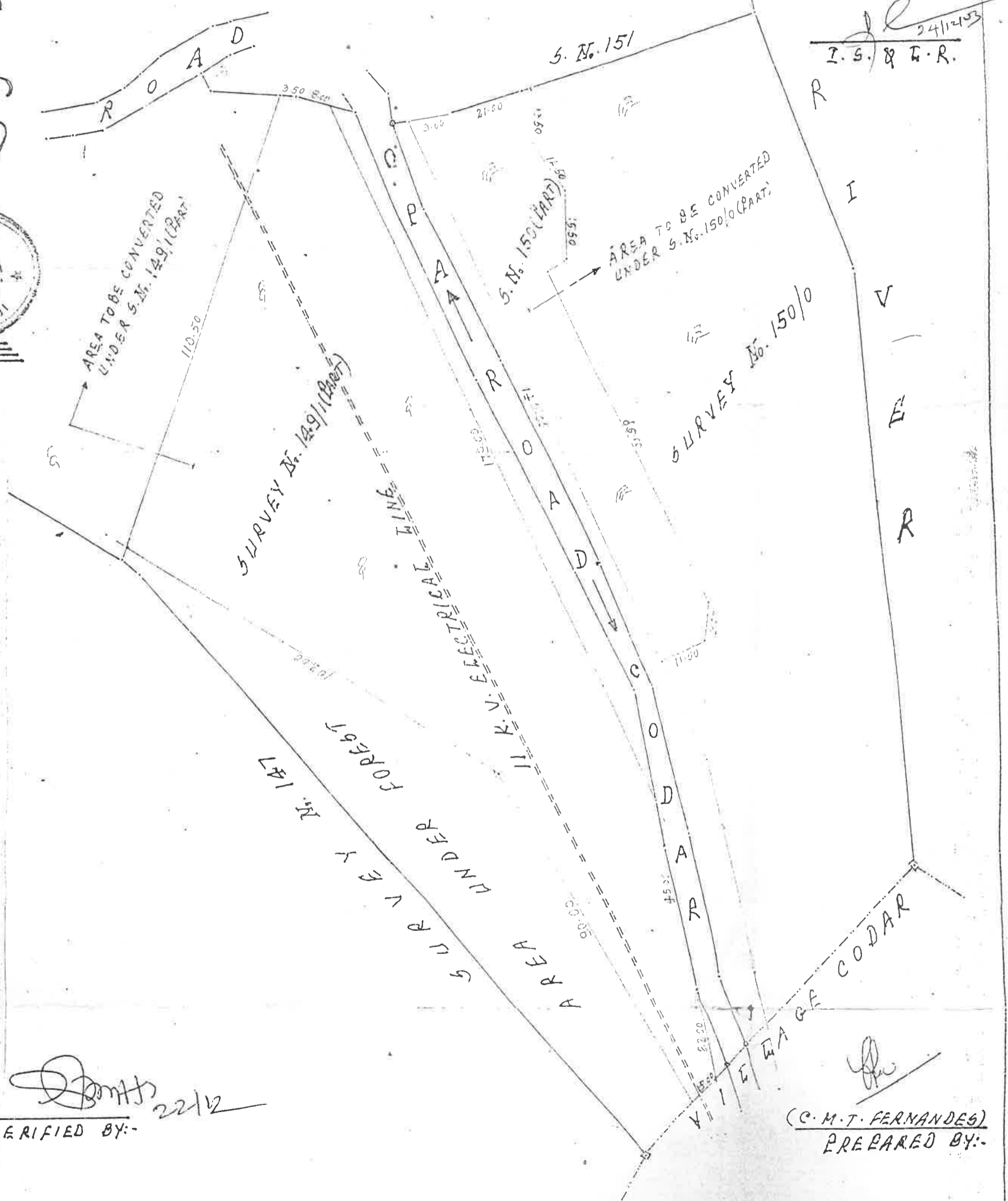
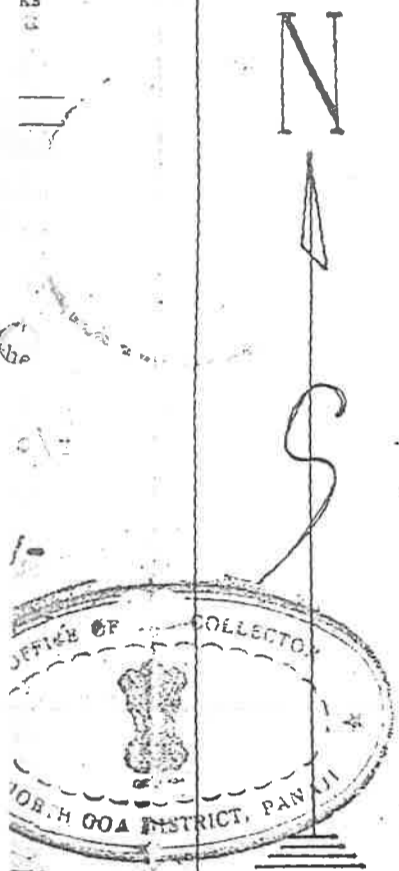
GOVERNMENT OF GOA.  
DIRECTORATE OF SETTLEMENT & LAND RECORDS.

REVISED-PLAN

OF THE LAND BEARING SUB-DIV. No. 1 (PART) OF SURVEY No. 149 AND SURVEY No. 150 (PART), SITUATED AT CANDEPAR VILLAGE OF LONDA TALUKA, APPLIED BY SHRI. DEEPAK G. GAONKAR FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE No. RB/CNV/PON/92/2003 DATED:- 22-8-2003 FROM THE ADDITIONAL COLLECTOR, COLLECTOR OF NORTH-GOA.

SCALE: 1:1000

AREA TO BE CONVERTED	S. No. 149/1 (PART)	10873.25
AREA TO BE CONVERTED	S. No. 150/0 (PART)	2531.00
	TOTAL	13404.25



VERIFIED BY: *[Signature]* 22/12

(C.M.T. FERNANDES)  
PREPARED BY: *[Signature]*