

Dated:- 29 / 01 / 2016



Read: Application dated 17/07/2015 of M/s West End Real Estate Builders and Developers r/o Margao, Salcete Goa.

S A N A D
S C H E D U L E - 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 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 expressions shall, where the context so admits include the rules and orders thereunder of M/s West End Real Estate Builders and Developers r/o Margao, Salcete Goa. (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 under P.T.S. No. 136 Chalta No 87, 150 and 151 of Margao city, Salcete Taluka admeasuring area 417.80 m2 the same a little more or less for the purpose of residential use only.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision 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. *Liability for rates* - The applicant shall pay all taxes, rates and cesses, leviable 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 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.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- Conversion is recommended for residential use only. The right of way of road serving the plot/property is 20.00mts & 10.00mts hence front setback of minimum 13.00mts & 8.00mts shall be kept from centre line of road. The applicant has paid conversion fees of Rs 50136.00/- (Rupees Fifty Thousand One Hundred Thirty Six Only)/- vide Challan No. 309/15 dtd. 21/01/2016. If in future any dispute arises in respect of said plot then the Dy. Collector & S.D.O. Salcete shall be at liberty to revoke the Sarad without issuing any Notice.

A P P E N D I X - 1

Length and Breadth	Total Superficial Area	Forming (Part of Survey No.)	BOUNDARIES	Remarks	
North to South	East to West		North, South, East, West		
1.	2.	3.	4.	5.	6.
.....	417.80 m2	under P.T.S. No. 136 Chalta No 87, 150 and 151	As per attached Plan	

In witness whereof the Dy. Collector & S.D.O. Salcete, Margao, has hereinto set his hand the Seal of his Office on behalf of the Administrator of Goa Damam & Diu and the applicant M/s West End Real Estate Builders and Developers r/o Margao, Salcete Goa.

Signature of the applicant



(Umakant Korkankar)
Dy. Collector & S. D. O.-II
Margao - Goa.

Signature of the witnesses :-

1. *Milan Barreto Miranda*

2. *Ernesto D'Silva*

I/ We M/s West End Real Estate Builders and Developers r/o Margao, Salcete 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.

1. M/s West End Real Estate Builders and Developers r/o Margao, Salcete Goa
2. The Mamlatdar of Salcete
3. The Dy Town Planner, TCP, Margao Goa.
4. The ISLR, Margao Goa.
5. The Municipal Council/ V.P. Secretary.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

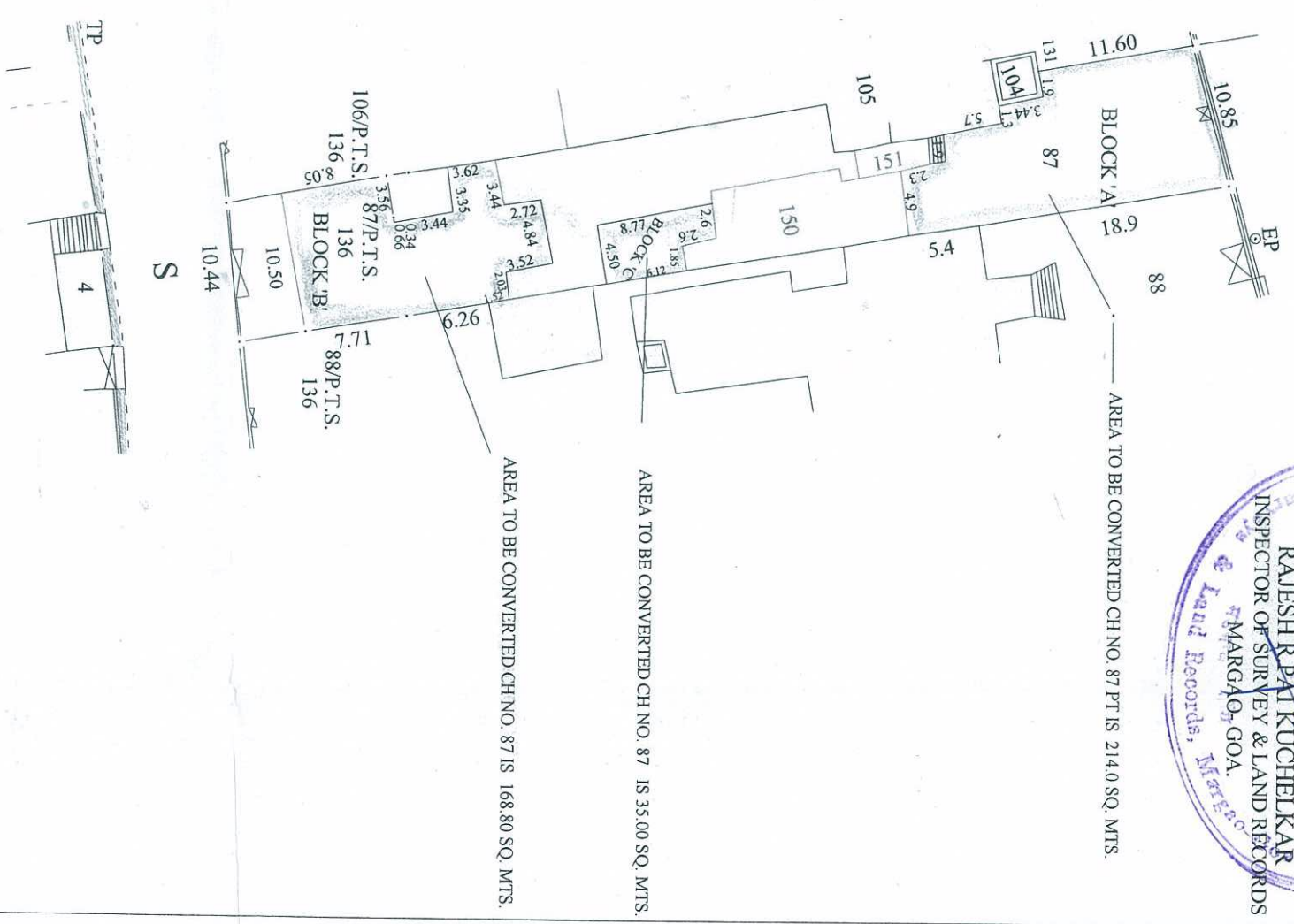
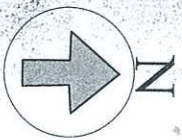
PLAN

OF THE PROPERTY BEARING CHALTA NO. 87(PART) /P.T.S NO.136 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S WEST END REAL ESTATE BUILDERS & DEVELOPERS VIDE ORDER NO. SDO/SAL/CONV/AKII/15/9889; DATED -27/10/2015. BY THE DY. COLLECTOR & S.D.O.II, MARGAO. AC-/II/SAL/SG/CONV/04/2015/4207; DATED:28/04/2015. BY THE ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO- GOA.

SCALE : 1:500

- AREA TO BE CONVERTED CH NO. 87 PT, BLOCK 'A' IS 214.00 SQ. MTS.
- AREA TO BE CONVERTED CH NO. 87 PT, BLOCK 'B' IS 168.80 SQ. MTS.
- AREA TO BE CONVERTED CH NO. 87 PT, BLOCK 'C' IS 35.00 SQ. MTS.

TOTAL AREA TO BE CONVERTED IS 417.80 SQ. MTS.



AREA TO BE CONVERTED CH NO. 87 PT IS 214.00 SQ. MTS.

AREA TO BE CONVERTED CH NO. 87 IS 35.00 SQ. MTS.

AREA TO BE CONVERTED CH NO. 87 IS 168.80 SQ. MTS.

VP

Rajesh R Patil Kuchelkar

PREPARED BY VIJAY R. PRABHU GAONKAR (F.S.)

VERIFIED BY SUDESH K. N. BHAIRELI (SUPERVISOR)

SURVEYED ON: 11/12/15

File No.: 2/SLR/CTS/22/2015