

No.RB/CNV/BAR/79/2007
Government of Goa,
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 23/04/2008.

Read: Application dated 25/03/2007 from M/s Nirvana Nest Build Con Pvt.Ltd, by its Director Kanwaljeet Singh Wadhwa, r/o H.No.417/3, Behind Casino Motel, Alto Porvorim, Bardez-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) by M/s Nirvana Nest Build Con Pvt.Ltd., being the occupant of the plot registered under Survey No.238/5 (Part) known as Vagator situated at Anjuna- Bardez registered under Survey No.238/5 (Part) (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.238/5 (Part) admeasuring 1663.00 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 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. 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
34.00 mts.	55.50 mts.	1663 Sq.mts	Survey No.238/5 Part	North: Survey No.238/3 South : Survey No.238/6 East : Road West : Survey No. 238/5	
		Village Anjuna Taluka Bardez			

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.41,575/- (Rupees Forty one thousand five hundred seventy five only) vide Challan No.137/08 dated 18/04/2008.
2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Mapusa vide her report No.TPB2/83/ANJ/238/5/08/1141 dated 08/04/2008
3. The development/construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut, except with prior permission of the competent authority.

In witness whereof the Collector of North 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 M/s.Nirvana Nest Build Con Pvt.Ltd., authorised signatory Kanwaljeet Singh Wadhwa here also hereunto set his hand this 23rd day of April, 2008.

M. Wadhwa
(Kanwaljeet Singh Wadhwa)
Authorized Signatory

N. B. Narvekar
(N. B. Narvekar)
Additional Collector-II
Collectorate of North Goa

Signature and designation of witnesses

1. Boraksh Vasu [Signature]
2. Laxman Adkankar [Signature]



Signature and designation of Witnesses

1. [Signature]
2. [Signature]

We declare that Kanwaljeet Singh Wadhwa, 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. [Signature]
2. [Signature]

To,

1. The Deputy Town Planner, Town and Country Planning Department, Mapusa
2. The Mamlatdar of Bardez.
3. The Inspector of Surveys and Land Records, City Survey, Mapusa.
4. The Sarpanch, Village Panchayat Anjuna, Bardez- Goa.

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div. No. 5-Part of Survey No. 238 situated at Anjuna village of Bardez Taluka, applied by M/S Nirvana Nest Build-Com Private Ltd. for Conversion of use of land from agricultural into non-agricultural purpose, vide Case No.RB/CNV/BAR/79/2007/ dated of 9-04-2008 from the Office of the Collector North Goa District Panaji-Goa

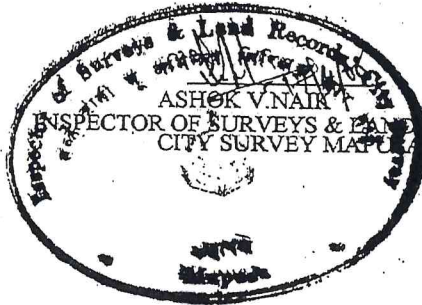


SCALE 1:1000



AREA PROPOSED TO BE CONVERTED

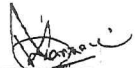
1663 sq. Mts.



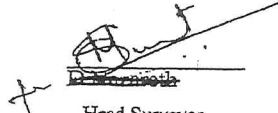
SURVEY No. 238



PREPARED BY


DAMODAR R. KANNAIK
Field Surveyor

CHECKED BY


Head Surveyor

SURVEYED ON: 15-04-2008

FILE No. 8/CNV/MAP/141/2008