

Dated :- 14/07/2011

Read: Application dated 15/11/2011 from M/s. Amrapali Realtors r/o. Sangolda, 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) M/s. Amrapali Realtors, being the occupants of the plot registered under Survey No. 365/1 (Part) known as = Situated at Mandrem, Pernem Taluka registered under Survey No. 365/1 (Part) (hereinafter referred to as "the applicants, which expression shall, where under Survey No. 365/1 (Part) (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. 365/1 (Part) , admeasuring 22095 Square Metres be the same a little more or less for the purpose of Residential Use.

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 use, 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 of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) the applicant shall be liable for the Collector to direct the removal of alteration of any building or structure erected or use or for 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.

Contd...

Received
14/07/2011
M/s. Amrapali Realtors

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
145.50 Sq.mts	289.00 Sq.mts	22095 Sq.mts	S.No./Sub. No. 365/1 (Part)	S.No. 366/0 & 365/1 (Part)	S.No. 365/1 (Part), 365/10,11, 12,13,14,15,16,17 and Road	S.No. 365/2	S.No. 365/18	NIL
			Village: Mandrem Taluka: Pernem					

Remarks:-

1. The total conversion fee is Rs. 17,67,600/-. This amount has been adjusted as the applicant had paid 6,27,450/- vide Challan No. 275/2006 dated 18/12/2011 for the sanad bearing No. RB/CNV/PER/5/2006 which was revoked due to scrap of Regional Plan 2011. Out of 6,27,450/- the amount of 76800/- was adjusted for Sanad No. RB/CNV/PER/4/2007. Now the amount of Rs. 5,50,650/- has been adjusted and the applicant has paid the balance conversion fees amounting to Rs. 12,16,950/- (Rupees Twelve Lakhs Sixteen Thousand Nine Hundred Fifty Only) vide receipt No. 2245/85 dated 12/07/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department Pernem vide his report No. DA/1173/2011/13 dated 11/01/2011
3. The development/construction in the plot shall be governed as per rules in force.
4. The Conversion Sanad issued should not be treated as a permission to regularize the existing structures.

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 Mr. Damodar K. Kochrekar, Power of Attorney holder for M/s. Amrapali Realtors here also hereunto set his hands this 14th day of July, 2011.

Damodar K. Kochrekar
(Damodar K. Kochrekar)
P.O.A to the Applicant

(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designation of Witnesses
1. Joseph V. Nizante

2. Ramc M. Salgaocar

Complete address of Witness

1. 5/Hc Xell Vaddo Bastora, Bandey Goa
2. Wadikhand Telleskar Waddo Pernem

We declare that Mr. Damodar K. Kochrekar, 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,

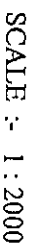
1. The Town Planner, Town and Country Planning Department Pernem
2. The Mamlatdar of Pernem Taluka.
3. The Inspector of Survey and Land Records, Panaji
4. The Sarpanch, Village Panchayat, Mandrem, Pernem, Goa

PANAJI - GOA

PLAN

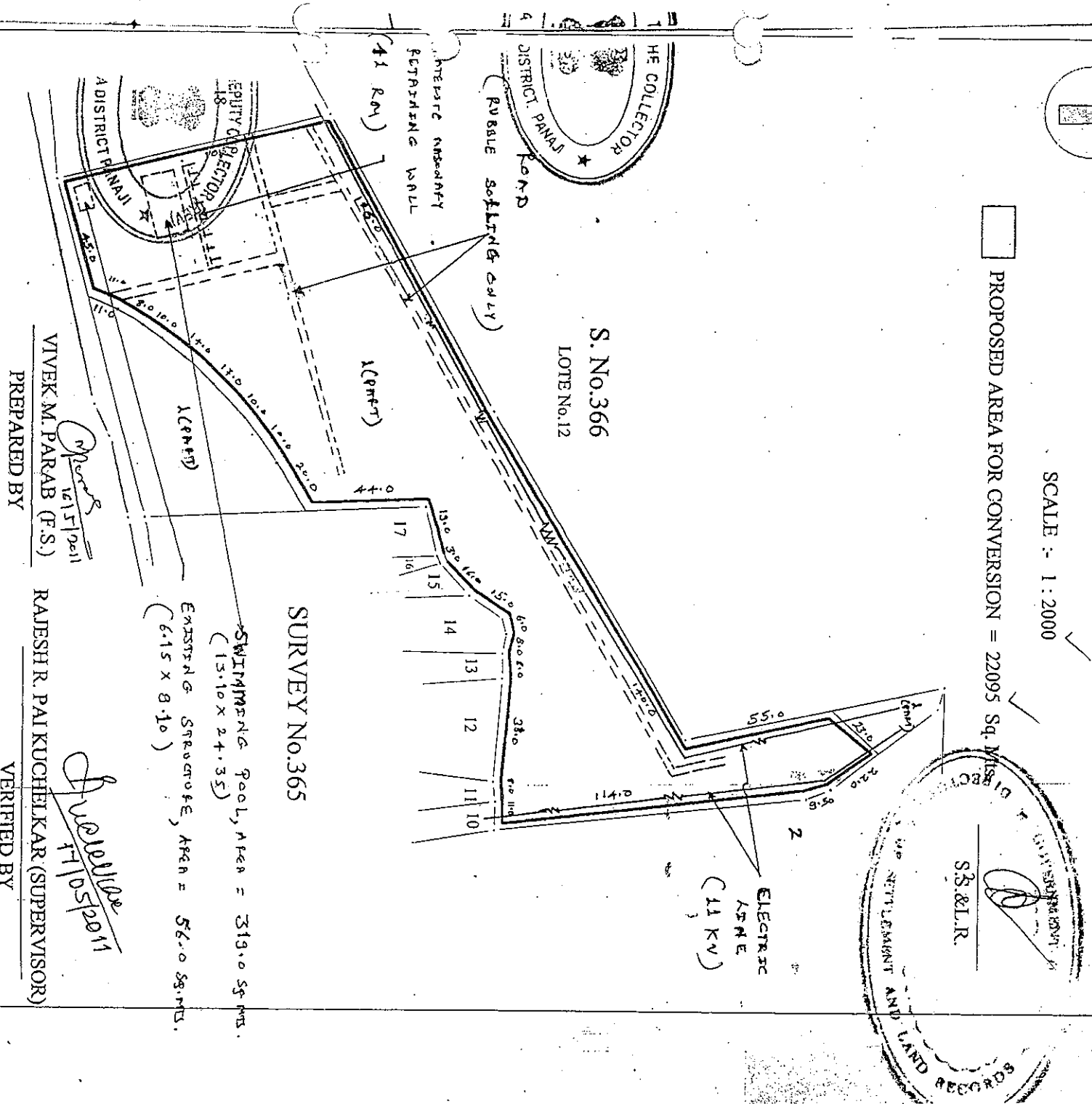
OF THE LAND BEARING SURVEY No. 365/1 (PART), SITUATED AT MANDREM VILLAGE OF PERNEM TALUKA, APPLIED BY M/S. AMRAPALI REALTORS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE ORDER OF CASE No. RB/CMYV/PER/COLL/02/2011 ✓

DATED:- 15-02-2011 ISSUED BY THE DEPUTY COLLECTOR(REV), PANAJI - GOA.



PROPOSED AREA FOR CONVERSION = 22095 Sq. Mts

S.S.&L.R.



VIVEK M. PARAB (F.S.)
PREPARED BY

RAJESH R. PAI KUCHELKAR (SUPERVISOR)
VERIFIED BY _____

SURVEYED ON: 21-2-2011

FILE NO.: 88-24-2524-11