

SANAD FOR
CONVERSION
DATED
16/11/93

No. CNV/EAR/76/91

GOVERNMENT OF GOA
OFFICE OF THE DEPUTY COLLECTOR & SUB
DIVISIONAL OFFICER, MAPUA, GOA

Dated: 16th November, 1993

Application dt: 23/9/91
Read u/s 32(1) of Goa, Daman &
Diu 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, 1989].

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 Bhagwant X. Khosla and Brothers~~ r/s Indira Apartments, Castane Albuquerque Road, Panaji, Goa being the occupant of the plot registered under Survey No. 35/1 Part, 206/2, 36/4 part and 34/1 part known as 36/4 part and 34/1 part situated at Filerna registered under No. (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. 35/1 part, 206/2, 36/4 part and 34/1 part measuring 60,500.00 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	East	
(1)	(2)	(3)	(4)	North	East	(8)
A. 220 M	330 M	12,725 sq. mts.	Part of Sur-vey No. 36/1	North: 53/1 & 2, 52/0	South: 36/1 part	The site in- tion is a bi- There exists billohad, jac- fruit tree shere
B. 212 M	233 M	36,950 sq. mts.	S.No. 36/1 part & 206/2	East: 36/2 & 36/1 part	West: S.No. 52,	One jungle
C. 111 M	67 M	4,600 sq. mts.	S.No. 36/4 part	North: 36/1 part	South: 36/1 part, 206/1 & 5 & S.No. 37,	One jungle
D. 71.25 M	152 M	6,225 sq. mts.	S.No. 34/1 part	East: 36/2 & 206/1 & 3.	West: 36/1 part	One jungle
Total		60,500 sq. mts.	Village Pl- lerna of Bardaz Ta- luka,	North: 36/4 part	South: Nala S.No. 206/4	Jungle bush
Open Space		7,300 sq. mts.		East: 36/4 part	West: 36/3	
Conversion fees dated 26/10/93				North: 34/1 part	South: 34/1	
				East: 34/1	West: 206/2	

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, and the applicant

here also hereunto set his hand this 16th day of November, 1993

(Signature of the applicant)

(Signature of the Power of Attorney Holder)

Signature and designation of Witnesses

1. [Signature]
2. [Signature]

Signature and designation of Witnesses

1. [Signature]
2. [Signature]

We declare that Shri/Smt. [Name] 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.

Copy to:-
The Director of Land Survey, Panaji.
The Magistrate of Bardaz, Mapusa.
The Sr. Town Planner, Mapusa.

Govt. Prg. Press, Panaji-Goa-1980/10,000 Copies-11/1991
The Sarpanch, V.P. Pilerne Narra.
Shri Bhagwant X

Shree and Brothers x/o Indira Apartments, Castane Al-
que Road, Panaji, Goa.

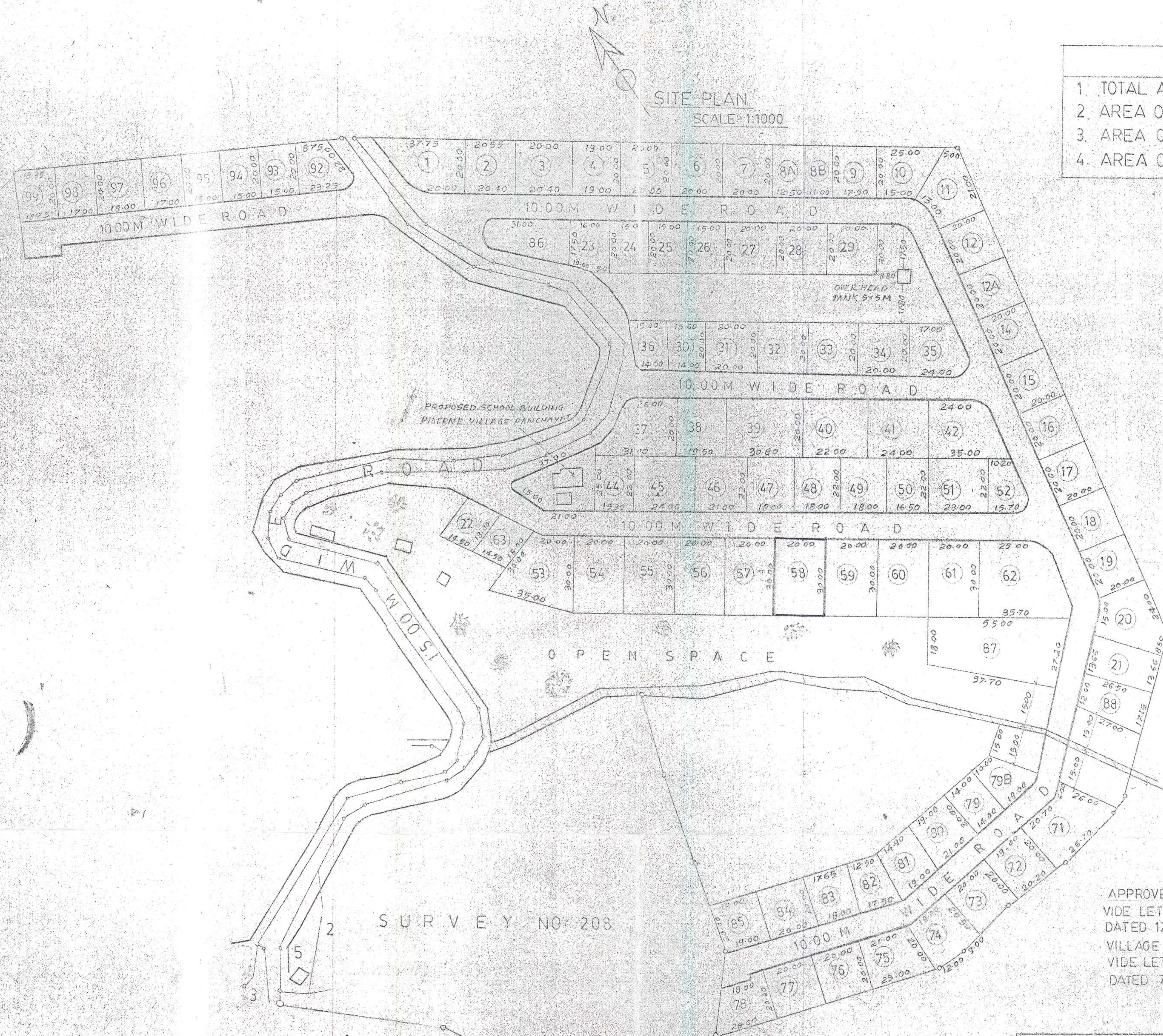
SHOWING SUB DIVISION OF SURVEY NO 34/1,35/1 & 36/4
SITUATED AT PILERNE VILLAGE BARDEZ TALUKA



Certified that this is a True Copy
of the Original
Mapusa on 06-11-2021

Y. ZUARTE
B.Sc LL.B
NOTARY
Bardez Division

Reg. No. 12569/2021



AREA STATEMENT	
1. TOTAL AREA OF THE PLOT	61,646.00 M ²
2. AREA OF SUB-DIVIDED PLOTS	38,971.00 M ²
3. AREA OF RODS	10,623.00 M ²
4. AREA OF OPEN SPACE	12,052.00 M ²

PLOT NOS	AREA	PLOT NOS	AREA	PLOT NOS	AREA	PLOT NOS	AREA	PLOT NOS	AREA
1	570	18	400	35	440	53	825	79A	230
2	400	19	400	36	290	54	600	79B	280
3	400	20	540	37	570	55	600	80	400
4	380	21	362	38	390	56	600	81	339
5	400	22	261	39	615	57	600	82	300
6	400	23	261	40	440	58	600	83	356
7	400	24	300	41	480	59	600	84	400
8A	250	25	300	42	590	60	600	85	370
8B	220	26	300	43	500	61	600	86	320
9	350	27	300	44	348	62	915	87	300
10	425	28	400	45	528	71	614	88	300
11	424	29	400	46	462	72	390		
12	400	30	295	47	396	73	400		
12A	400	31	400	48	396	74	410		
14	400	32	400	49	396	75	460		
15	400	33	400	50	363	76	400		
16	400	34	400	51	506	77	400		
17	400			52	297	78	466		

APPROVED BY P.D.A. PANAJI
VIDE LETTER NO PDA/B/5696/88
DATED 12/8/88 AND BY
VILLAGE PACHAYAT PILERNE
VIDE LETTER NO VP/PM/774/88
DATED 7/9/89

Kamat
Kamat
DI. 21-7-88
GREEN VALLEY

DEVELOPED / PROMOTED BY
KAMAT REAL ESTATES
F-1 INDIRA APARTMENTS
CAITANO ALBUQUERQUE ROAD
PANJIM - GOA
TEL. NO. 6440, 6439, 4090.

SUB-DIVISION OF PLOTS AT
PILERNE PORVORIM.