

No. AC-II/SG/CONV-130/2004

Office of the Collector, South Goa District,  
Margao Goa.

Dated: 19/11/2004

READ: Application U/s 32 of Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

(See Rule 7 of the Goa, Daman & 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 duties and powers 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 Sapna Real Estate through Power of Attorney Shri Vaikunth alias Nilesh S. Kirtani, Partner of M/s Chaitanya Enterprises, Shop No. 3, Leoniza Gomes Mansion, Rua de Saudade, Pajifond, Margao being the occupant of the plot registered under Chalta No. 43 of P.T. Sheet No. 281 of Margao City (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 Chalta No. 43 of P.T. Sheet No. 281 admeasuring 1340 square meters be 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 plots is hereby granted subject to the provisions of the said Code and Rules thereunder and on the following conditions namely:

1. Leveling 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 non-sanitary 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. Builder 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

..... 2/-



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 hereto provided the grant shall be subject to the provisions of the said Code and Rules thereunder.

# APPENDIX - I

Length & 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
19.90 mts	65.00 mts	1340 sq.mts.	Chalta No. 43 of P.T.Sheet No. 281	North-Chalta Nos 29,34,41 of P.T.Sheet No. 281 South-Chalta No. 4 & 45 of P.T.Sheet No. 293 East-Chalta No. 45 of P.T.Sheet No. 293 West-Chalta No. 4 of P.T.Sheet No. 293.	

Conversion is recommended for residential use only provided that permission from appropriate authority be obtained to cut the trees if required, 6 mts wide access to the plot shall be made available to the plot.

Conversion fees of Rs. 40,200/- (Rupees Forty thousand two hundred only) has been credited in the State Bank of India, Margao vide Chalan No. 65/04-05 dated 17/11/2004

In witness whereof the Additional Collector-II of South Goa District, Margao 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 Sanna Real Estate through Power of Attorney Shri Vaikunth alias Nilesh S, Kirtani, Father of M/s Chaitanya Enterprises, Shop No. 3, Leoniza Gomes Mansion, Rua de Saudade, Pajifond Margao Goa. here also hereunto set his hand this 19<sup>th</sup> day of November, 2004

(Signature of Applicant's PA)

Signature and designation of the witnesses:

1. RATEESH R. P. WANKAR
2. Devinder A. Korgankar

(NARAYAN R. SAWANT)  
Additional Collector-II  
South Goa District, Margao

Signature & Designation of witnesses: 1.

2.

We declare that Shri Vaikunth alias Nilesh S, Kirtani, who has signed this Sanad is to our personal knowledge the person he represents himself to be and that he has affixed his signature hereto in our presence.

- 1.
- 2.



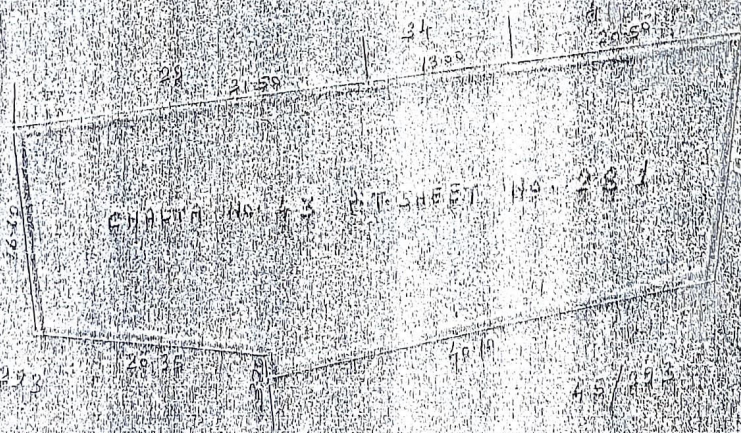
GOVERNMENT OF GOA  
OFFICE OF THE DIRECTOR OF SURVEY AND LAND  
RECORDS CITY - SHAYE, MARGAO

PLAN

OF THE LAND BEARING CHARTA NO. 43 OF PT  
SHEET NO. 281 OF MARGAO CITY, APPLIED BY  
M/S SARANA REAL ESTATES FOR CONVERSION  
OF USE OF LAND FROM AGRICULTURAL TO  
NON-AGRICULTURAL PURPOSE VIDE NO.  
I/SG/CONV/134/2004 DATED 27/05/2004  
BY THE ADDITIONAL COLLECTOR-II, SOUTH  
DISTRICT, MARGAO GOA.

SCALE - 1:500

AREA APPLIED FOR CONVERSION - 1340



*[Signature]*

INSPECTED BY

DATE

SURVEYED & RECORDED BY

*[Signature]*

DATE

FILE NO. 1/2003/CONV