

Dated : 12/09/2017

Read: Application dated Nil received in this office dated on 18/06/2015 from M/s. Madkalkar Realtors Private Limited through Power of Attorney holder Shri. Vishnu Tivekar r/o. 402, 4th Floor, Mathias Plaza, 18th June road Panaji - 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. Madkalkar Realtors Private Limited being the occupant of the plot registered under Survey No. 15/2 known as Dabyachem Bhat Situated at Village Gandaulim of Tiswadi Taluka (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. 15/2 admeasuring 4400.00 sq. mts. 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 there under 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 contravene 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 on payment of such fine and assessment as he may direct.

(b) Not with standing 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.

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.

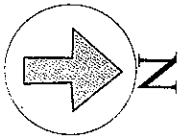
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GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

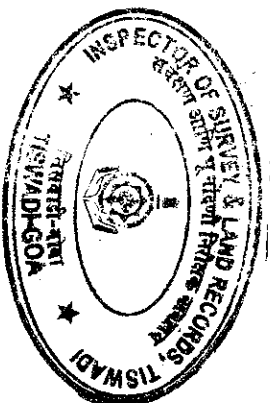
PLAN

OF THE LAND BEARING SURVEY No. 15/2, SITUATED AT GANDAULIM VILLAGE
OF TISWADI TALUKA, APPLIED BY M/S MADKAIKAR REALTORS FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER
NO.1RB/CNV/BAR/AC-II/14/2015 DATED 08-06-2017 FROM THE ADDITIONAL COLLECTOR -II

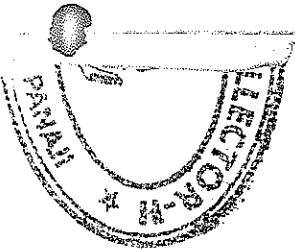
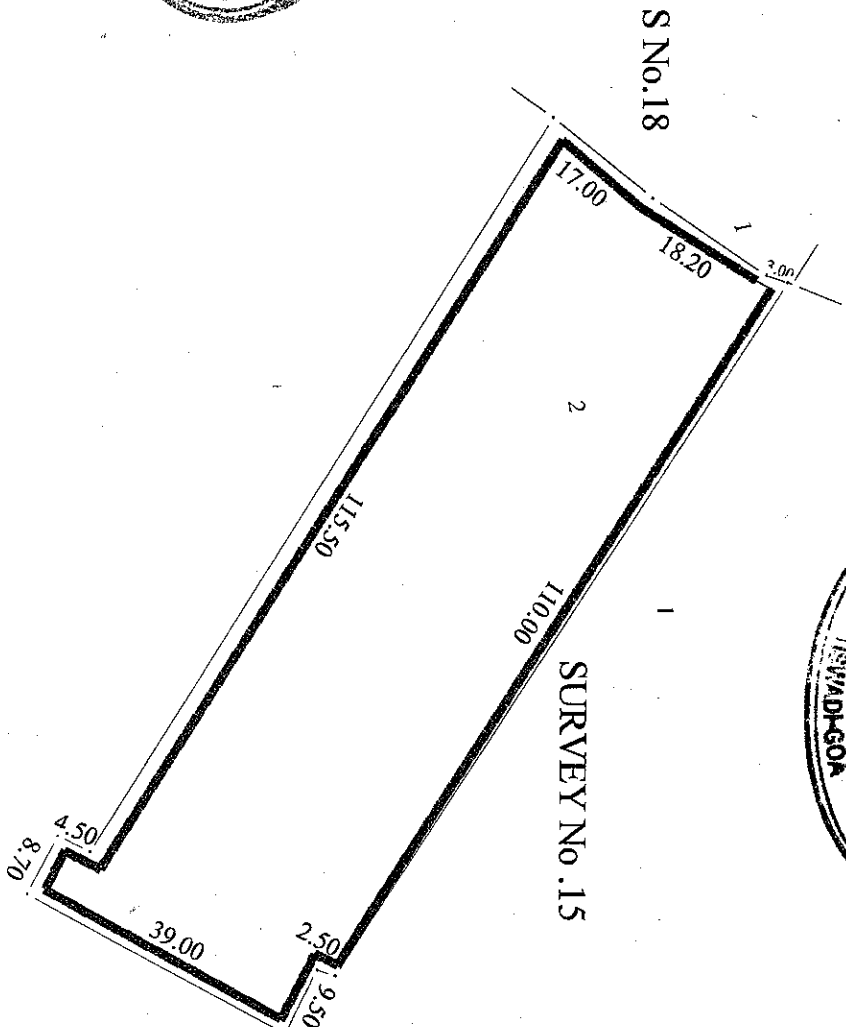
SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 4400 Sq. Mts.



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I.S.L.R



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2 FIROZ SAYED (F.S.)
PREPARED BY

[Signature]
BHARATI SHIRODKAR (H.S.)
VERIFIED BY

SURVEYED ON: 4-07-2017

File No.: 4/ISLR/TIS/CNV/16/17