

Dated:- 25/06/2021

- Read: 1) Application dated 09/12/2020 from Shri Nazir Khan, POA holder for Mumtaz Aga & 10 Ors., r/o. Flat No. 302, Murgao Avenue, 3rd Floor, Near Desterro Church, Vasco da Gama, Goa.
- 2) Report No. MAM/SAT/CI-II/CONV/2021/901 dated 10/03/2021 from the Mamlatdar of Sattari, Sattari Goa.
- 3) Report No. DD/2443/NANUS/TCP-21/624 dated 19/03/2021 from Dy. Town Planner, Town & Country Planning Department, Bicholim 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) **Mumtaz Aga, Maqsum Aga, Afsara Aga, Shakil Aga, Salma Aga, Siraj Aga, Shreen Aga, Nasreen Iqbal Saudagar, Iqbal Saudagar, Dafiya Afzal Shaikh and Afzal Shaikh**, being the occupants of the plot registered under **Survey No. 42/1-D** Situated at **Nanus Village** of **Sattari 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. 42/1-D** admeasuring **591.00 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 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 there under 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 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 applicant 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 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.

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.

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

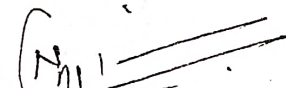
APPENDIX – I

Sr. No.	Length and Breadth		Total Superficial	Forming (part of)	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
	---	---	591 Sq. Mts.	Survey No. 42/1-D	Plot "C"	ROAD	Plot "A"	ROAD	NIL
	Village: NANUS Taluka: SATTARI								

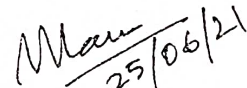
Remarks:-

1. The applicant has paid conversion fees of Rs. 1,06,380/- (Rupees One Lakh Six Thousand Three Hundred Eighty Only) vide Challan No. 202100492680 dated 01/06/2021.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No. DD/2443/NANUS/TCP-21/624 dated 19/03/2021.
4. The Conversion has been recommended by the Mamlatdar of Sattari vide his report No. MAM/SAT/CI-I/CONV/2021/901 dated 10/03/2021.
5. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
6. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
7. Traditional access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **Shri Nazir Khan, POA holder for Mumtaz Aga & 10 Ors.** also hereunto set his hand on this 25th day of June, 2021.


(Nazir Khan)

POA holder for Mumtaz Aga & 10 Ors.
Applicant


(Mamu Hage, IAS)
Additional Collector-II

Signature and Designation of Witnesses

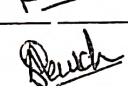
1. Riyaz Ahmed Naik 
2. Amina Shaikh 



Complete address of Witnesses

1. Sapana Terraces Vasco-da-gama
2. HNO-230, Karapur Risk, Sanquelim - 409.

We declare that **Shri Nazir Khan, POA holder for Mumtaz Aga & 10 Ors.** has signed this Sanad is, to our personal knowledge, the person he represents his-self to be, and that he has affixed her signature hereto in my presence.

1. 
2. 

To,

1. The Dy. Town Planner, Town and Country Planning Department, Bicholim/Sattari Taluka, Bicholim.
2. The Mamlatdar of Sattari Taluka.
3. The Inspector of Survey and Land Records, Sattari.
4. The Chief Officer, Valpoi Municipal Council, ^{Sattari Goa.}

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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VALPOI SATARI - GOA

Inward No. 961



Plan Showing plots situated at
Village : NANUS
Taluka : SATARI
Survey No./Subdivision No. : 42/ 1-D
Scale : 1 :2000

[Signature]
27/11/2020
(SANDEEP B. CHODANKAR)
Inspector of Survey &
Land Records.

SURVEY No. 42



[Signature]

Generated By : Manoj D. Naik (D'Man Gr.II)
On :26-11-2020

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Compared By: Sandeep S. Gaonkar (H.S)