



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/PON/COLL/50/2004

Date: 28/10/2014

Read: Application dated 01/12/2004 from Ramabai S.N. Gaunekar & others through its POA Nanda Sadassiva Naique Counto. C/o Alcon Constructions (Goa) Pvt. Ltd. Sukerkar Mansion, First Floor, 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) by **Ramabai S.N. Gaunekar & others**, being the occupants of **Survey No. 32/0** in the village of **Ponda, Ponda Taluka** (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for 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. 32/0 admeasuring 3983.00 Square Metres**, be the same a little more or less, for the purpose of **Commercial**.

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 **Commercial** without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicants contravene 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) 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 used 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, recover the cost of carrying out the same from the applicant as arrears of land revenue.

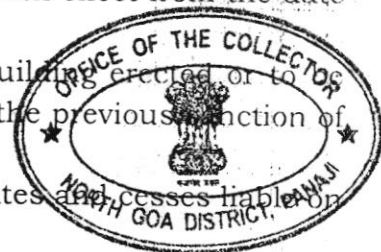
6. a) If any information furnished by the applicants for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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 is 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

APPENDIX - 1

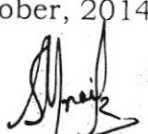
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
45.00 mts	93.00 mts	3983 Sq.mts	Sy.No. 32(Part)	Sy.No. 32 (Part) and Nallah	Nallah and S.No. 32 (Part)	Nallah	Sy. No. 32 (Part)	NIL
village : Ponda Taluka : Ponda								
Remarks:								

Remarks:-

1. The applicant has paid conversion fees of Rs.39,83,000/- (Rupees Thirty Nine Lakhs Eighty Three Thousand Only) vide e- Challan Ref. No. 69/14-15 dated 16/10/2014.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Ponda vide his report No. TPP/CONV/PON/32/05/1492 dated 20/12/2005 and report No. TPP/CONV/POND/32/2013/1364 dated 12/12/2013.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/PON/DCFN/TECH/2013-14/747/2860 dated 27/11/2013.
4. The development/construction in the plot shall be governed as per laws/rules in force.

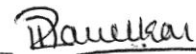
In witness whereof the **ADDITIONAL COLLECTOR-I** of North Goa District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Nanda Sadassiva Naique Counto Power of Attorney for Ramabai S.N. Gaunekar & others** here also hereunto set her/his hands this 30th day of October, 2014.


(Nanda Sadassiva Naique Counto)
Power of Attorney


(Swapnil M. Naik)
Additional Collector - I



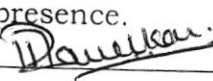
Signature and Designature of Witnesses

1. Amey V. Naik Panvelkar 
2. Sunil A. Panvelkar 

Complete address of Witness

1. 11/UG-4, Kamat Clinic - IV, Canacona Goa.
2. F2, Laxmi Vilas, Annapurna Nagar, Benavilim Goa.

We declare that **Nanda Sadassiva Naique Counto**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Ponda
2. The Mamlatdar of Ponda Taluka.
3. The Inspector of Survey and Land Records, Panaji - Goa
4. The Chief Officer, Ponda Municipal Council, Ponda - Goa

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT AND LAND RECORDS



PLAN

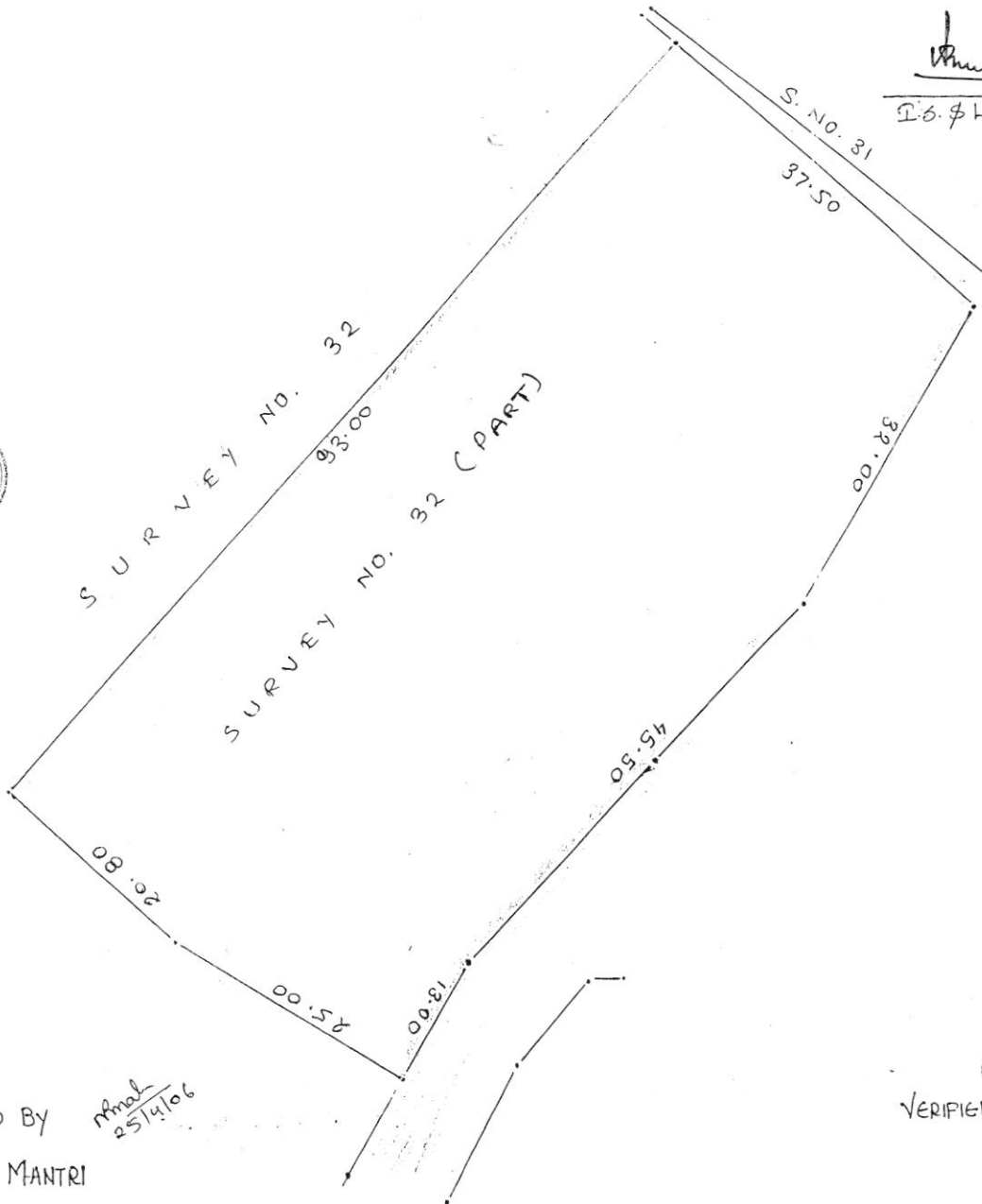
SHOWING SUB DIV NO. 0 OF SURVEY NO. 32 SITUATED AT PONDA
VILLAGE PONDA TALUKA SHOWING THERE IN AREA PROPOSED FOR CONVER-
SION FROM AGRICULTURE TO NON- AGRICULTURE PURPOSE APPLIED BY RAMABAI SHRIDHAR
NAIQUE GAUNEKAR, VIDE ORDER NO. RB/CNV/PON/50/2004 DTD 14.02.2006 FROM ADDITIONAL
COLLECTOR, NORTH GOA DISTRICT, PANAJI GOA

SCALE 1: 500



AREA PROPOSED FOR CONVERSION .. 3983

Sq.mts



Manu 18/5/06
D.S. & L.R.

PREPARED BY

Manu
25/4/06

NITIN R. MANTRI

VERIFIED BY

Shivalkar
05/05/06
H.S.

SURVEYED ON: 5/4/06

FILE NO: 8-54- DSLR-04