

Dated :- 12/06/2014

Read: Application dated 30/06/2012, from M/s. Maharudra Real Estates represented by its Proprietor Shri. Tushar L. S. Usqaonkar, r/o. Shop No. 3, Shantadurga housing society, Super market, Ponda, 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. Maharudra Real Estates, being the occupants of the plot registered under Survey No. 209/1-A & 209/1-B known as Gaude Bhat Situated at Ponda village, Ponda 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. 209/1-A & 209/1-B, admeasuring 21130.00 & 7500.00 Square Metres be the same a little more or less for the purpose of Residential Purpose.

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 which is fixed by the Collector under the said Code and rules there under with effect from the date of the 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 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.

Contd...

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

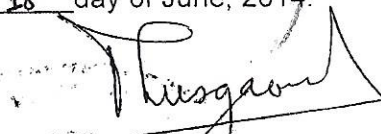
APPENDIX – I


Sr. No	Length and		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				7
					North	South	East	West	
1.	108.75 Mts.	247.25 Mts.	21130.00 Sq.mts	SURVEY NO. 209/1-A	S.No. 14 S.No.13/1, 1-A	S.No. 208/1	S. No. 209/ 1, 2, 3, 4	S.No. 209/1	NIL
2.	141.10	70.5	7500 Sq.mts	SURVEY NO. 209/1-B	VILLAGE QUELA	VILLAGE QUELA	S. No. 14/1, 209/1	S.No 209/1	
	Village: Ponda Taluka: Ponda								

Remarks:-

1. The applicant has paid conversion fees & fine of Rs. 6666000.00/- (Rupees Sixty Six Lakh Sixty Six Thousand Only) vide Challan No. 201400016077 dated 18/06/2014.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Ponda vide his report No. TPP/Conv/Pon/209/1/2013/24 and Subsequent report No.TPP/Conv/Pond/209/1/2014/158 dated 10/02/2014.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Shri. Tushar L. S. Usqaonkar Proprietor of M/s. Maharudra Real Estates** also hereunto set his hands this 18th day of June, 2014.


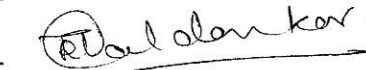

(**Tushar L. S. Usqaonkar**)
Proprietor


(**Swapnil M. Naik**)
Additional Collector-II



Signature and Designation of Witnesses

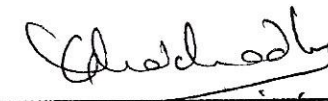
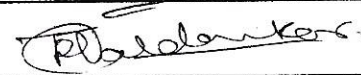
1. Gaurav Keshavnagar
2. Tukaram R. Haldankar

Complete address of Witnesses

1. 3B, S6, Kerfalkar Nagar, Ponda-Goa.
2. F1 Satyam Apartment Shandinagar Ponda-Goa.

We declare that **Shri. Tushar L. S. Usqaonkar** 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.

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.
 4. The Chief Officer Ponda Municipal Council.

