



OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION BICHOLIM , BICHOLIM - GOA

Bicholim Goa Phone Nos :- 2362058
Fax Nos :- 2362058 Email :- sdm-bicholim.goa@nic.in

No.CDBIC10-22-119/2848

Dated:- 14-Dec-2022

Read: 1. Application dated 29-Oct-2022 from MS PRASAD CONSTRUCTIONS , H. NO. 1762/1,
JOGDYACHI HALI, SANKHALI, GOA , Bicholim - Goa
2) Circular issued by the Office of the Secretary (Revenue) vide No.34/Secy(Rev)/Conversion/2021
dated 08/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue
Code, 1968.

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 DEPUTY COLLECTOR & SDO, Bicholim , Bicholim - Goa (hereinafter referred to as "the Deputy 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 Shri/Smt. **MS PRASAD CONSTRUCTIONS** inhabitant of being the occupant/tenant of **Survey No.51/5-A** in the village of **Maulinguem South**, in the **Bicholim Taluka** (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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 51/5-A** and **measuring 452 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 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 **Commercial** without the previous sanction of the Collector.

4. **Liability for rates** - The applicant shall pay all taxes, rates and cesses leviable on the said land

5. **Penalty clause** - (a) If the applicant contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant 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 application.

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 applicant.

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 tree shall be cut except with prior permission of the competent authority.

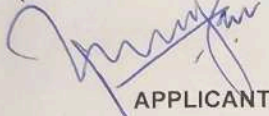
7. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Remarks :-

1. The applicant has paid conversion fees of Rs.223,740.00 /-(RUPEES TWO LAKHS TWENTY-THREE THOUSAND SEVEN HUNDRED FORTY ONLY) vide challan No.230/2022 dated 13-Dec-2022.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Bicholim Goa vide his report No.TCP/MAULINGUEM(S)358/BICH-2/2072 dated 27-Oct-2022.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division Ponda Goa has given NOC for conversion vide report No. No.5/CNV/SAT-806/DCFN/TECH/2022-23/968 dated 21-Nov-2022.
4. The Mamlatdar, Office of Mamlatdar, Bicholim, Bicholim-Goa has submitted his report for conversion vide report No.MAM/BICH/CI(II)/CNV/399/2022/2767 dated 29-Nov-2022
5. The development / construction in the plot shall be governed as per laws / rules in force.
6. This is to certify that permission to use plot of land forming part of Of Survey No. 51/5-A Situated at village Maulinguem South Of Bicholim taluka admeasuring an area of 452 sq. mts is granted for Commercial purpose

In witness whereof the DEPUTY COLLECTOR & SDO OF Bicholim, Bicholim - Goa, NORTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and MS PRASAD CONSTRUCTIONS has also hereunto set his/her hand this day 14th of December, 2022.

(MS PRASAD CONSTRUCTIONS)


APPLICANT

**ROHAN
KASKA
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Digitally signed
by ROHAN
KASKAR

Date: 2022.12.14
12:49:48 +05'30'

(ROHAN J. KASKAR)
DEPUTY COLLECTOR & SDO

Bicholim Sub Division, Bicholim - Goa

Signature and Designature of witnesses :

1. Patrick Anthony D Souza

2. Pratiksha Madhu Naik

Complete address of Witness

1. Kantarwada Bicholim-Goa

2. Ghongre Maina Navelim Bicholim Goa

We declare that MS PRASAD CONSTRUCTIONS 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. Patrick Anthony D Souza

2. Pratiksha Madhu Naik

To,

1. The Dy Town Planner, The Town & Country Planning Department, Bicholim Goa
2. The Mamlatdar, Office of Mamlatdar, Bicholim, Bicholim-Goa
3. The Sarpanch, Village Panchayat / Municipal Council Maulinguem South, Bicholim-Goa
4. The Talathi of Maulinguem South
5. MS PRASAD CONSTRUCTIONS, H. NO. 1762/1, JOGDYACHI HALI, SANKHALI, GOA, Bicholim - Goa





Government Of Goa

Directorate of Settlement and Land records

Plan

Appln date: 15-12-2022

Ref. No. :3399

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Scale 1:1000



Taluka Name : BICHOLIM
Village Name : Maulinguem-South
Survey No. : 51
Subdiv No : 5-A



Print Size : A4

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SUB DIVISION BICHOLIM , BICHOLIM - GOA**

Bicholim Goa Phone Nos :- 2362058
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No.CDBIC10-22-118/2847

Dated:- 14-Dec-2022

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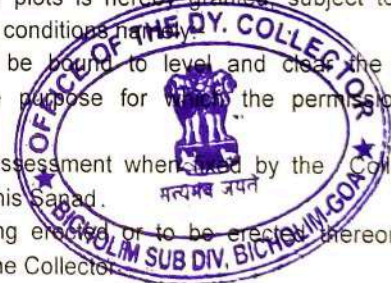
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Remarks :-

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2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Bicholim Goa vide his report No.TCP/MAULINGUEM(S)359/BICH-22/2073 dated 27-Oct-2022.
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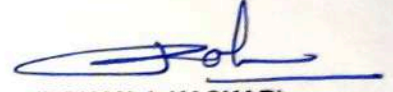
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(MS PRASAD CONSTRUCTIONS)


APPLICANT

**ROHAN
KASKAR**
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by ROHAN
KASKAR
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(ROHAN J. KASKAR)
DEPUTY COLLECTOR & SDO
Bicholim Sub Division, Bicholim - Goa

Signature and Designature of witnesses :

1. Patrick Anthony D Souza

2. Pratiksha Madhu Naik

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Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 15-12-2022

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Scale 1:1000



Taluka Name : BICHOLIM
Village Name : Maulinguem-South
Survey No. : 51
Subdiv No : 5



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Print Size : A4

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