

No.: -CNV/TIS/13/93

Government of Goa, Daman and Diu
OFFICE OF THE DY. Collector & S.D.O.

Panaji-Goa Sub Div. Panaji Goa.

Dated: - 31-3-1994.

Read Application of Shyam Sunder Sinari Rep. by his Attorney:-
M/s Goan Real Estate Expters & Const. Ltd.

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SANAD
SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1989].

Whereas an application has been made to the Collector of 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 Shri/Smt. Shyam Sunder Sinari Repp. by his Attorney:- Director M/s Goan Real Estate & Const. Ltd.

being the occupant of the plot registered under No. 11/1, 12/1, 101/1, 99/2, ... known as 96/1, 100/1 " situated at Bambolim registered under No. ... (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 the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of ... admeasuring 163250 ... square metres be the same a little more or less for the purpose of Residential (Commercial Housing.)

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. *Assesment* - The Applicant shall pay the non-agricultural assesment 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 residential/~~Industrial/any other non-agricultural~~ purpose, without the previous sanction of the Collector.
4. *Building time limit* - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. *Liability for rates* - The applicant shall pay all taxes, rates and cesses leviable on the said land
6. *Penalty clause* - (a) if the applicant contravenes 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 assesment 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.

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

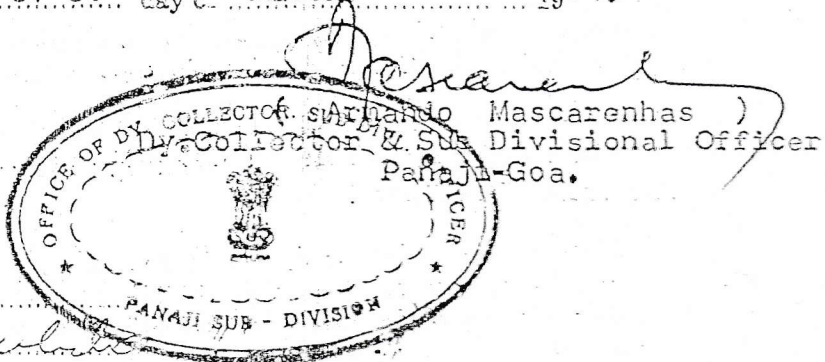
Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
600.80 mts.	478.50 mts.	163250 Sq.mts.	Survey No. 11/1, 12/1, 96, 99/2, 100/1, 101/1 of Village Bambolim Taluka Tiswadi.	North:- Nala & S.No. 12/2, S.No. 6 & 7, S.No. 10/8 to 15 South:- S.No. 11/2, 3, 5, 101/2 & 3, S.No. 95 & 93/4 East:- S.No. 11/2, 3, 5, 101/2 & 3, S.No. 95 & 93/4 West:- S.No. 12/8, 9 and River Zuari.	The total area as per Form No:- I & XIV is 163250. The existing trees shall not cut unless prior permission is obtained from the authority concerned.

Conditions:-

- The land is affected by 15 Mts. wide road. Proper Set-back should be maintained where land is affected by road widening.
- The applicant should Ameliorate the vegetation by planting about 600 to 700 fruit bearing trees and ornamental trees.
- The applicant has paid the conversion fees for an area of 163250 sq.mts amounting to Rs. 78,15,250/- Only Vada Chalan No. 70/94-95 dt. 30-3-94.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Shyam Sunder Sinari Rept by his Attorney:- Director M/s Goan Real Estate & Const. Ltd. here also hereunto set his hand this 31st day of March 1994.

(Signature of the applicant)



Signature and designation of Witnesses

- S. R. Panwar
- P. S. Coelho

Signature and designation of Witnesses

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We declare that Shri/Smt. Shyam Sunder Sinari Rept, by his Attorney:- Director M/s Goan Real Estate & Const. Ltd. Pastina Villa, Donapula Goa, who 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.

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