

Dated: 22/10/2009

Read: Application dated Nil from M/s. Madkaikar Builders & Developers, 290/1, Ashiyana Old 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 **M/s. Madkaikar Builders & Developers** being the occupant of the plot registered under Survey No. 15/5 & 16/0 known as Vislatem Bhat & Dahmacher Situated at Gandaulim Tiswadi Taluka registered under Survey No. 15/5 & 16/0 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 under Survey No. 15/5 & 16/0 admeasuring 26765.00 square metres be the same a little more or less for the purpose of Residential.

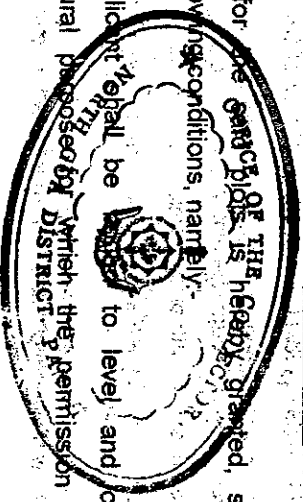
Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

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 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 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 recovery of the cost of carrying out the same from the applicant as an arrears of land revenue.



By Town Planner,
Town and Country Planning Department,
Tiswadi Taluka, Office,
Panaji Goa

Copy No. :
Date :
Signature :
[Signature]

RECEIVED
TOWN AND COUNTRY PLANNING DEPARTMENT
P. CUMBARJUA
23/10/09

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

APPENDIX – I

Length and Breadth		Total Superficial Area	BOUNDARIES		Remarks
North to South	East to West		Forming (part of) Survey No. or Hissa No.	North, South, East and West	
1	2	3	4	5	6
115.00	101.00	11100 sq. mts.	Survey No. 15/5	North : Survey No. 15/1 15/1 & 17/1 South : Survey No. 16/1 & Nalla. S. No. 16/1 & Nalla	Nil
174.00	179.00	15665 Sq. mts	16/1 (Part)	East : Survey No. 15/1 & Nalla S. No. 15/5 & Nalla West : Survey No. 15/1 & 16/1 S. No. 16/1 & 17/1	
			Village Gandaulim Taluka Tiswadi		

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.5,35,300/- (Rupees Five lakhs thirty five thousand three hundred only) vide Chalan No.265/08 dated 29/09/2008
2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/4858/GAL/08/CP/775 dated 03/07/2008.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut except with prior permission of the competent authority.
6. No. permission should be issued and also no any development should be carried out unless the proposed 10.00 mts road is fully constructed as shown in the plan.
7. 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.
8. The necessary road widening set-back to be maintained before any development in the land.

In witness whereof the Collector of North 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 **M/s. Madkaikar Builders & Developers represented by its attorney Smt. Janita Pandurang Madkaikar.** here also hereunto set his hand this...22nd day of Jan, 2009.

(Signature)
(Janita Pandurang Madkaikar)
Signature of the Director

Signature and designation of witnesses

1. *Vishnu R. Tunkar*
2. *Ashok V. Naik*

Signature and designation of Witnesses

(M. P. Porob)
Additional Collector-II
Collectorate of North Goa

1. *Sekhe Bhait (Lawyer)*
2. *Takooada, Kembharia, Goa*



We declare that Smt. Janita Pandurang Madkaikar, 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.

1. *(Signature)*
2. *(Signature)*

- To,
1. The Deputy Town Planner, Town and Country Planning Department, Panaji.
 2. The Administrator of Tiswadi.
 3. The Inspector of Surveys and Land Records, Panaji.
 4. The Sarpanch, Village Panchayat Gaundalim, Tiswadi, Goa.