

Dated :- 6 / 11 / 2012

Read: Application dated 14/08/2012, from M/s. Lawande Properties, through its authorized signatory, Mr. Dileep Kenkre, having office at 1<sup>st</sup> Floor, Alfran Plaza, Opp. Don Bosco School, M.G. Road, 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) M/s. Lawande Properties being the occupants of the plot registered under Survey No. 71/1 & 71/2 (Part) known as Orda Situated at Calangute, Bardez 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. 71/1 & 71/2 (Part) admeasuring 9465 Sq. mts 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 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 Residential Purpose without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all rates and cesses leviable 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.

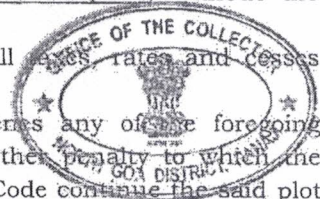
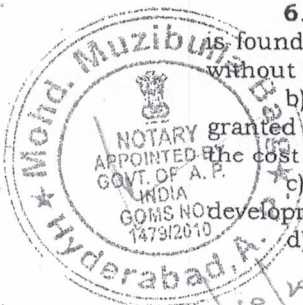
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrear of land revenue.

**6. a)** The Information, if any, furnished by the applicant for obtaining the Sanad 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.



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	West	
1	2	3	4	5				6
209.6 mts	46.6 mts	9250 sq.mts	S.No. 71/1	S.No. 72/2 72/2-A	S.No. 69/1 71/2	S.No. 68/1 68/8	S.No. 72/2 71/2-A 71/2	NIL
10.3 mts	21.75 mts	215 sq.mts	S.No. 71/2 (Part)	S.No. 71/2-A	S.No. 71/2	S.No. 71/1	Village Candolim Existing Road	
Total Area = 9465 sq.mts								
Village : Calangute Taluka : Bardez								

Remarks:

1. The applicant has paid conversion fees of Rs. 7, 57,200/- (Rupees Seven Lakhs Fifty Seven Thousand Two Hundred Only) vide receipt No. CN0211201211450 dated 02/11/2012.
2. The Conversion has been approved by Dy.Town Planner, Town and Country Planning Department, Mapusa vide No.TPBZ/134/CAL/TCP-12/2998 dated 15/10/2012.
3. The development/construction in the plot shall be governed as per rules in force.
4. 15 % open space shall be maintained at the time of development of land.

In witness whereof the ADDITIONAL COLLECTOR-II of 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 Mr. Dileep Kenkre, Authorized signatory for M/s. Lawande Properties here also hereunto set his/her hands this 6<sup>th</sup> day of November, 2012.

*(Signature)*  
**(Dileep Kenkre)**

*(Signature)*  
**(DIPAK S. DESAI)**  
ADDITIONAL COLLECTOR-II



Signature and Designation of Witnesses

1. ASHMIKANI V. NARK
2. YUVRAJ V. LISAD

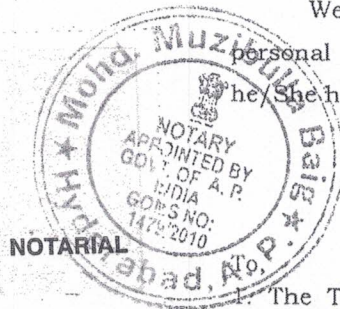
Complete address of Witness

1. Hole 26/2 Green Valley Hill, Mapusa
2. Flat No. 201, 2nd floor, Adwalpaha

We declare that Mr. Dileep Kenkre, who have signed this Sanad is, to our personal knowledge, the person he/She represents himself/herself to be, and that he/She has affixed his/her signature hereto in our presence.

1. (Signature)
2. (Signature)

PHOTO COPY ATTESTED



1. The Town Planner, Town and Country Planning Department Mapusa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa
4. The Sarpanch, Village Panchayat, Calangute, Bardez - Goa

**Mohd. Muzibulla Baig**  
ADVOCATE  
HIGH COURT OF A. P.  
NOTARY  
(Appointed by Govt. of A. P.)  
GOMS NO: 1479/2010  
Tolichowki, Hyderabad - 500 000