



**OFFICE OF THE DEPUTY COLLECTOR & SUB DIVISIONAL OFFICER,
SUB-DIVISION QUEPEM - GOA.**

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No. A3/19/CONV/2021/4368

- Read : 1) Applicant **Shri. Gautam Anand Bene and Smt. Darshani Gautam Bene r/o. H. No. 361, Madevamoddi, Tilamol, Xeldem, Quepem Goa.**
2) Report No.MAM/QPM/C.I.I/CONV-Report/2021 dated 19/07/2021 from the office of the Mamlatdar of Quepem.
3) Report No.2/ISLR/QPM/40/2021/652 dated 22/07/2021 from the Office of Inspector of Survey & Land Records, Quepem Goa.



**SANAD
SCHEDULE - II**

(See Rule 7 of the Goa, Daman & Diu Land Revenue(Conversion of use of land and non-agricultural Assessment) Rules, 1969)

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 & 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 there under) by **Shri. Gautam Anand Bene and Smt. Darshani Gautam Bene r/o. H. No. 361, Madevamoddi, Tilamol, Xeldem, Quepem Goa** being the occupant of the plot registered under Survey No. 24/4-C of Sirvoi Village in **Quepem Taluka**, known as "Pillemand" situated at Sirvoi village in Quepem Taluka registered under No.992 at pages 37 to 50 Book No. I Volume No. 562 dated 11/11/2010 (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 Appendix I hereto, forming a part of **Survey No. 24/4-C of Sirvoi Village in Quepem Taluka** admeasuring **444.00** square meters be the same a little more or less for purpose of **Commercial**.

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 there under and on the following conditions, namely:-

- 1) Leveling 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 in sanitary conditions.
- 2) Assessment – The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under 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/Commercial/any other non-agricultural purpose, 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 clauses – (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 recover the cost of carrying out the same from the applicants as an arrears of land revenue.

- 6) Code provision applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

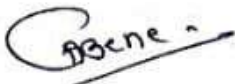
APPENDIX - 1

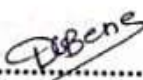
Length and Breath		Total Superficial Area	Forming (part of) Survey No or Hissa No	Boundaries	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
30.00 Mts.	14.45 Mts.	444.00 sq.mts	Survey No. 24 Sub.Div.No.4-C Village:- Sirvoi Taluka:-Quepem	N:-Survey No. 24 S.Div.No. 4 S:- Survey No. 24 S.Div.No. 4 E:- Survey No. 24 S.Div.No. 4-C W:-Survey No. 24 S.Div.No. 4-C	The Land in Question is Rice.

Remarks : 1] Any development shall be governed as per rules in force.

N.B – Credited an amount of Rs. 146520/- (Rupees One Lakh Forty Six Thousand Five Hundred Twenty Only) vide Challan No. 65/2021 dated 26/07/2021 and an amount of Rs. 73260/- (Rupees Seventy Three Thousand Two Hundred Sixty Only) vide Challan No. 65A/2021 dated 16/08/2021 in the Bank of India, Quepem-Goa i.e for an area of $444 \times 495 = 219780/-$.

In witness whereof the Deputy Collector of South Quepem, has hereunto set his hand and the seal of his office on behalf of the Administrator of Goa, and the applicant Shri. Gautam Anand Bene and Smt. Darshani Gautam Bene r/o. H. No. 361, Madevamoddi, Tilamol, Xeldem, Quepem Goa here also hereunto set his hand this 18th day of August, 2021.


.....
(Signature of applicant's)
Shri. Gautam Anand Bene


.....
(Signature of applicant's)
Smt. Darshani Gautam Bene



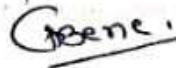
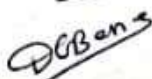

(Nilesh K. Dhaigodkar)
Deputy Collector & S.D.O
Quepem-Goa.

Signature and designation of Witness

1. 
.....
P. S. Kakodkar

2. 
.....
Vishvesh B. Desai

We declare that Shri. Gautam Anand Bene and Smt. Darshani Gautam Bene r/o. H. No. 361, Madevamoddi, Tilamol, Xeldem, Quepem 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.

1. 
.....
2. 
.....

OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
QUEPEM - GOA

PLAN

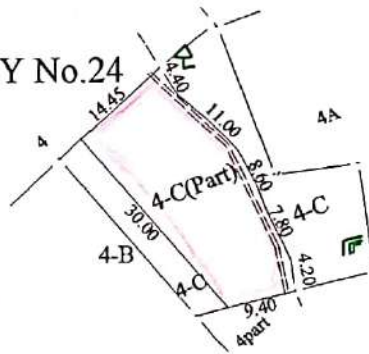


OF THE PROPERTY BEARING SURVEY NO.24/4-C SITUATED AT SIRVOI
VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE
APPLIED BY GAUTAM ANAND BENE & DARSHANI GAUTAM BENE VIDE MEMO. NO.
A3/19/CONV/2021/3004 DT 06/07/2021 FROM DY. COLLECTOR & S.D.O. QUEPEM- GOA.

SCALE : 1: 1000

 AREA TO BE CONVERTED:- 444.00 Sq. Mts.

SY No.24



SURESH K.N. BHAIKALI
I.S.&L.R.



SANDIP F. VELIP , (F.S.)

SURVEYED & PREPARED BY

JAYESH S. NAIK (H.S.)

CHECKED BY

File No. 2/ISLR/QPM/40/2021



Government of Goa, Daman and Diu
OFFICE OF THE DEPUTY COLLECTOR AND
SUB-DIVISIONAL OFFICER QUEPEM

Dated: 17th December, 1967.

Read: Application of Shri. Anand
S. BENE and others of Sirvoi-Quepem



SANAD

SCHEDULE - II

[Sec. 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 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/Shri. ANAND S. BENE
of Deulmol-Sirvoi-Quepem

being the occupant of the plot registered under survey No. 24/4-A of Sirvoi known as
"PILLEMAND" situated at SIRVOI 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 Survey No. 24/4-A of Sirvoi
measuring 825.00 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 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 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 — 1

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
108.00 mts	16.50 mts	825.00 sq-mts	24/4-A survey No-	Bounded in North by survey No. 24/4-A South by survey No. 24/4 East by survey No. 24/5 24/4-A. West by survey No. 24/4	
Remarks:- 1. That the construction shall be as per rules in force.					
N.B. Credited an amount of Rs. 1650-00 vide challan No. 65/97 dated 17-12-1997, in the Bank of India, Quepem Goa.					

In witness whereof the Deputy Collector of South Quepem, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant

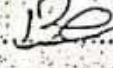
Shri Anand S. Bene, of Deulmol-Sirvai-Quepem

here also hereunto set his hand this 17th day of December 1997

(ANAND S. BENE)

(Signature of the applicant)

Signature and designation of Witnesses

1. 
2. 



Signature and designation of witnesses

1. 
2. 

We declare that Shri/Smt. Anand S. Bene, of Deulmol-Sirvai-Quepem who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and

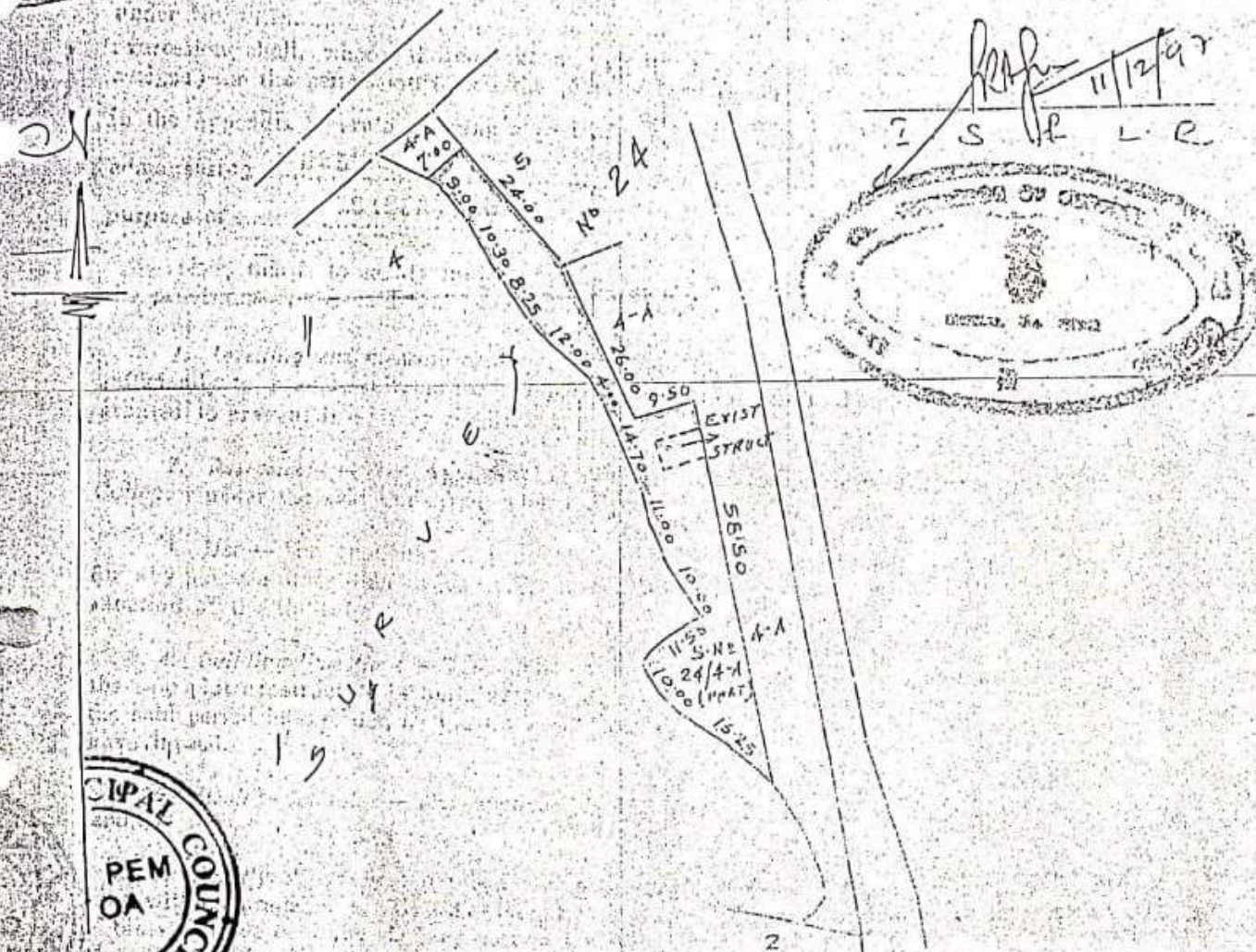
PLAN

SHOWING THE PLOT BEARING SURVEY NUMBER 24
SUB-DIV NO 4-A (PART) SITUATED AT SIRVOI VILLAGE
OF QUEPEM TALUKA APPLIED BY ANAND S. BONE
FOR CONVERSION USE OF LAND FROM
AGRICULTURAL TO NON-AGRICULTURAL
PURPOSE NIDE ORDER NO 5/88/97/CONV CD-
21.11.97 FROM DY-COLLECTOR AND S.D.O
QUEPEM-GOA.

SCALE 1:1000



AREA TO BE CONVERTED..... 825.00 ^{m²}



Surveyed
Romanio A. Plan
SURVEYED AND
PREPARED BY

Checked
P.S.G. Dulichis

FILE NO 2/24/97

**IN THE COURT OF THE DEPUTY COLLECTOR AND SUB DIVISIONAL
OFFICER, AT QUEPEM-GOA.**

Case No: LRC/PART/QPM/SIR/33/2021/1149

- 1) Gautam Anand Bene
2) Darshani Gautam Bene
r/o Both H.No.361, Madevamoddi, Tilamol, Quepem-Goa



V/S

- 1) Saluzinha Fernandes
r/o Sirvoi, QUEPEM
2) Anand Shesgiri Beno
r/o Sirvoi, QUEPEM
3) Sociedade De Fomento Industrial Pvt Ltd
r/o Sirvoi, QUEPEM
4) Seshgiri alias Girish Anand Bene
r/o Sirvoi, QUEPEM
5) Pritam Seshgiri Bene
r/o Sirvoi, QUEPEM

..... Respondents

ORDER

WHEREAS, the above applicant have made an application to this Court under section 61 of Land Revenue Code, 1968 and rules made there under for the partition cum amalgamation of holding for an area of 861.00 sq. mtrs comprising of an area 554.00 sq. mtrs. from Sy. No. 24/4 of Sirvoi village of Quepem taluka and an area of 307.00 sq. mtrs from Sy. No. 24/4-A of Sirvoi village of Quepem taluka;

AND WHEREAS, formal enquiry was conducted in the matter by issuing notice to the concerned parties and publishing a Proclamation as required under Rule 3 (1) & (2) of the Goa Daman & Diu, Land Revenue Code, (Partition of holdings) Rules, 1961;

AND WHEREAS, in spite of notice served to the concerned parties, none have appeared and filed objection;

AND WHEREAS, the proceedings were carried out ex-parte in terms of section 175 (2) of Goa, Daman & Diu, Land Revenue Code, 1968.

Handwritten signature

NOW THEREFORE, pursuance of Rule 5 aforesaid rules the Inspector of Survey & Land Records, Quepem is hereby directed to carry out the partition cum amalgamation of 861.00 sq. mtrs comprising of an area 554.00 sq. mtrs. from Sy. No. 24/4 of Sirvoi village of Quepem taluka and an area of 307.00 sq. mtrs from Sy. No. 24/4-A of Sirvoi village of Quepem taluka as shown in the site plan furnished by the applicant and show the new sub division, so created by separating the said portion;

The copy of the plan showing therein the partition cum amalgamation of the plot made of Survey No. 24/4 and 24/4-A of Sirvoi village in Quepem taluka and the Form IV shall be submitted to this Court for confirmation of said Partition holding.

Given under hand and the seal of this Court this day of 16th day of February, 2021.




(Nilesh K. Dhaigodkar)
Deputy Collector and S.D.O,
Quepem-Goa.

To,
The Inspector of Survey and Land Records, Quepem for necessary action.

Copy to the applicant:-
The Applicant is directed to approach the office of the Inspector of Survey and Land Records, Quepem Goa from the receipt of this order for payment of necessary survey fees.

