

No.RB/CNV/BAR/AC-II/32/2011  
Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated :- 18/04/2017

Read: Application dated 13/12/2016 from Shri. Kamalakant P. Nagwekar Power of Attorney holder of Shri. Dattaprakash Nagwekar, r/o Rodrigues Waddo, Sodiem Siolim Bardez 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) Kamalakant P. Nagwekar being the occupants of the plot registered under Survey No.244/5 known as Maina Situated at Village Siolim of Bardez 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 the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No.244/5, admeasuring 3124.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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 there under 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 use, 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 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 arrears of land revenue.

6.a) 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.

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.

e) No trees shall be cut except with prior permission of the competent authority.

Contd.....

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

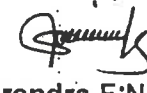
| Sr. No.                           | Length and  |            | Total Superficial Area | Forming (part of Survey No. or Hissa No. | BOUNDARIES                    |       |                               |                               | Remarks |
|-----------------------------------|-------------|------------|------------------------|--|-------------------------------|-------|-------------------------------|-------------------------------|---------|
|                                   | North to    | East to    |                        |  | 6                             |       |                               |                               |         |
| 1                                 | 2           | 3          | 4                      | 5  | North                         | South | East                          | West                          |         |
| 1                                 | 121.30 Mts. | 66.60 Mts. | 3124 sq. mts.          | Survey No. 244 Sub. Div. No. 5(Part)     | Survey No. 244 Sub Div. No. 5 | ROAD  | Survey No. 244 Sub Div. No. 6 | Survey No. 244 Sub Div. No. 4 | NIL     |
| Village: Siolim<br>Taluka: Bardez |             |            |                        |  |                               |       |                               |                               |         |

Remarks:-

1. The applicant has paid conversion fees & fine of Rs. 5,62,320 /- (Rupees Five Lakh Sixty Two Thousand Three Hundred Twenty Only) vide Challan No. 140/16-17 dated 27/02/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2624/SIO/TCR-16/2884 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.



In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Dattaprakash Nagwekar** Power of Attorney holder of **Shri. Kamalakant P. Nagwekar** here also hereunto set his hands this 18<sup>th</sup> day of April, 2017.

  
(Dattaprakash Nagwekar)  
P.O.A

  
(Surendra F. Naik)  
Additional Collector-II





Signature and Designation of Witnesses

1. GOVIND RADIKAR 
2. DEEPAK NAIK 

Complete address of Witnesses

1. H.No.238, Nachinola, Bardez Goa.
2. H.No.381, Pitawada, New Bardez Goa.

We declare that **Shri. Dattaprakash Nagwekar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

To,

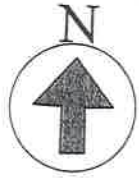
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
- 4.. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA

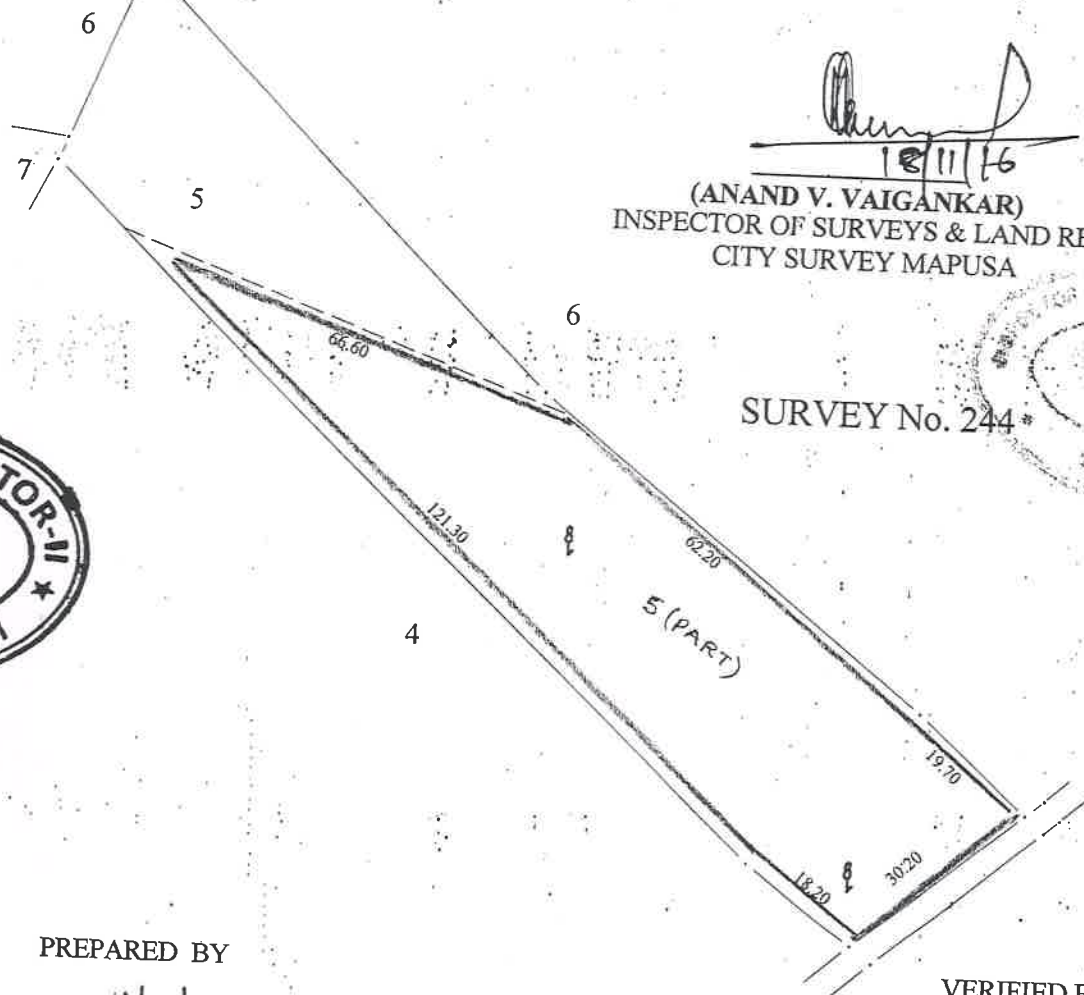
PLAN


Of the Land bearing Sub. Div. No.5 (part) of Survey No.244  
Situated at Siolim village of Bardez Taluka,  
Applied by Kamalakant P. Nagwekar,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/AC-II/32/2016 dated 09-11-2016,  
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE: 1:1000



S.No.243 /  AREA APPLIED TO BE CONVERTED ----- 3124 Sq. Mts.



  
15/11/16  
(ANAND V. VAIGANKAR)  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

SURVEY No. 244\*

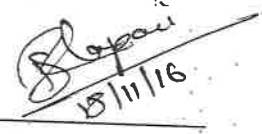


PREPARED BY



SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

  
15/11/16

RESHMA DHARGALKAR  
Head Surveyor

SURVEYED ON: 15/11/2016

FILE No. 8/CNV/MAP/269/16

No.RB/CNV/BAR/AC-I/32/2011

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated :- 28/02/2017

Read: Application dated 20/10/2016 from Shri. Dattaprakash Nagwekar, r/o. Rodrigues waddo, Sodiem, Siolim, Bardez - 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) Dattaprakash Padmanabh Nagwekar being the occupant of the plot registered under Survey No. 244/6 and 244/7 known as Maira Situated at Village Siolim of 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. 244/6(Part) 301 m2 and 244/7(Part) 440 m2, admeasuring 741.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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 there under 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 use, without the previous sanction of the Collector.

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

**5. Penalty clause** - (a) if the applicants contravenes 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 arrears of land revenue.

6.a) 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.

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.

e) No trees shall be cut except with prior permission of the competent authority.

Contd.....



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

| Sr. No.                           | Length and |            | Total Superficial Area | Forming (part) of Survey No. or Hissa No.      | BOUNDARIES                   |                                 |      |                               | Remarks |
|-----------------------------------|------------|------------|------------------------|--|------------------------------|---------------------------------|------|-------------------------------|---------|
|                                   | North to   | East to    |                        |  | 6                            |                                 |      |                               |         |
| 1                                 | 2          | 3          | 4                      | 5  | North                        | South                           | East | West                          |         |
| 1                                 | 13.50 Mts. | 82.00 Mts. | 741.00 sq. mts.        | Survey No. 244 Sub. Div. No. 6(Part) & 7(Part) | Survey No. 244 Sub Div No. 8 | Survey. No. 244 Sub. Div. No. 5 | Road | S.No. 244 Sub. Div. No. 6 & 7 | NIL     |
| Village: Siolim<br>Taluka: Bardez |            |            |                        |  |                              |                                 |      |                               |         |

Remarks:-

1. The applicant has paid conversion fees of Rs.1,00,035/- (Rupees One Lakh Thirty Five Only) vide Challan No. 122/16-17 dated 16/12/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2405/SIO/TCP-16/2882 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Dattaprakash Padmanabh Nagvekar** here also hereunto set his hands this 28<sup>th</sup> day of February, 2017.

(Dattaprakash Padmanabh Nagvekar)  
Applicant

(Sabaaji P. Shetye)  
Additional Collector-I



Signature and Designation of Witnesses

1. GOVIND RABKAR
2. DEEPAK NAIK

Complete address of Witnesses

1. H.No. 238, Naehinola, Bardez Goa
2. H.No. 381, Titawada Her-VI Bardez Goa

We declare that **Shri. Dattaprakash Padmanabh Nagvekar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature hereto in our presence.

1. [Signature]
2. [Signature]

To,

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 Siolim, Bardez – Goa.

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA

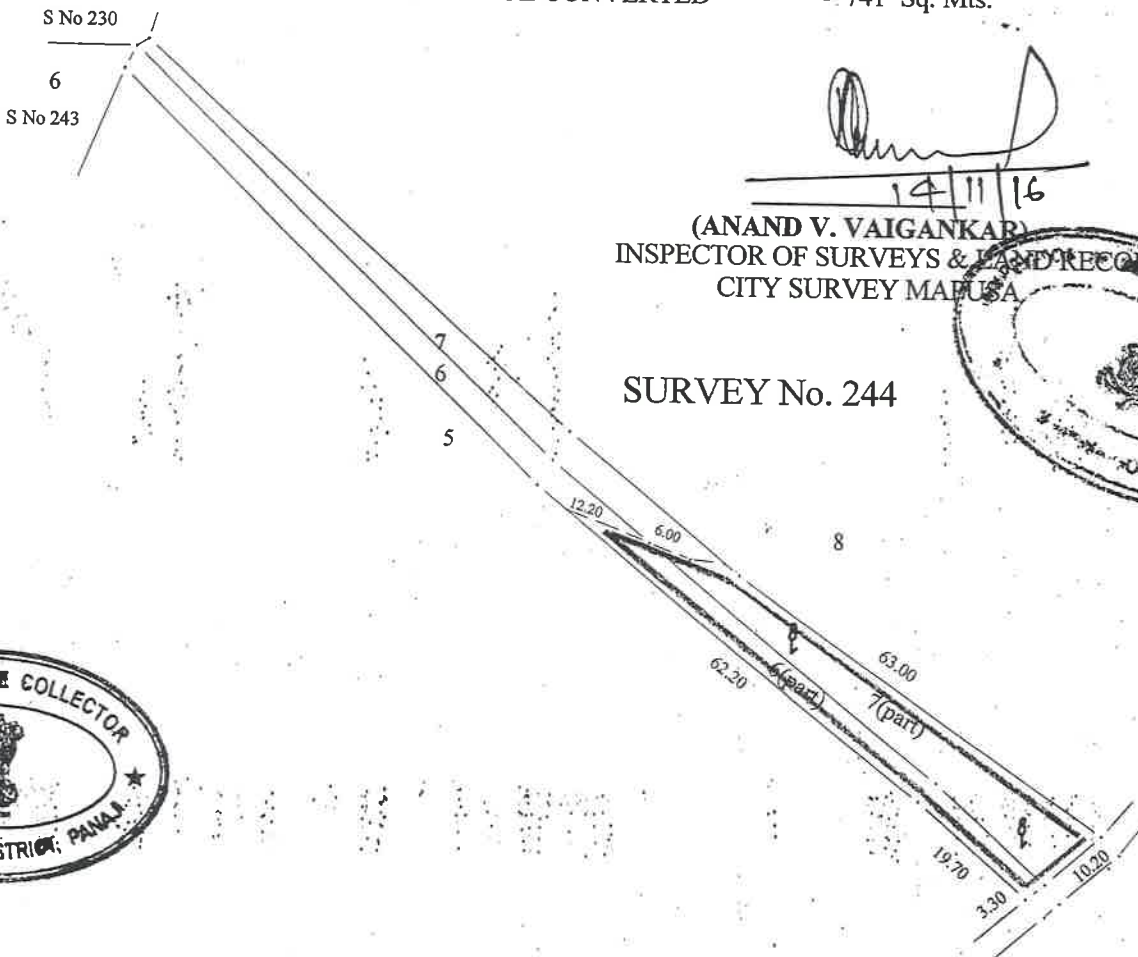



PLAN

Of the Land bearing Sub. Div. No.6(part) & 7(part) of Survey No.244,  
Situated at Siolim village of Bardez Taluka,  
Applied by Shri Dattaprakash Nagwekar,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/AC-1/32/2015 dated 21-10-2016  
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 741 Sq. Mts.



  
14/11/16  
(ANAND V. VAIGANKAR)  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

SURVEY No. 244



PREPARED BY

SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

YOKESA B. MASHELKAR  
Head Surveyor

SURVEYED ON: 07/11/2016

FILE No. 8/CNV/MAP/256/16