



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
Fax No: - 2427690/2225083/2225383 (Ext. No.210 & 212)
Email: - dycrev-north.goa@nic.in

No. CCBIC09-23-71/846

Date:-29/02/2024

- Read:** 1) Application dated 15/09/2023 of Karapur Estates Private Limited, Panaji Tiswadi Taluka, Goa.
2) The Zoning Certificate No. TCP/ZON/CARAPUR/995/BICH-23/2186 dated 11/09/2023 of the Dy. Town Planner, Town and Country Planning Department, Bicholim/Sattari Taluka, Bicholim-Goa.
3) Report No. DC/8110/CARAPUR/BICH/TCP-23/2337 dated 06/10/2023 of the Dy. Town Planner, Town and Country Planning Department, Bicholim/Sattari Taluka, Bicholim-Goa
4) Report No. 5/CNV/BAR-905/DCFN/TECH/2022-23/1163 dated 03/10/2023 of the Dy. Conservator of Forests, North Goa Division, Ponda-Goa.
5) Report No. 8/CNV/34/ISLR/BICH/2023/830 dated 06/10/2023 of Inspector of Survey and Land Records, Bicholim-Goa.
6) Report vide no. MAM/BICH/CI/CNV/2023 dated 12/10/2023 of the Mamlatdar of Bicholim Taluka.

**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) **KARAPUR ESTATES PRIVATE LIMITED**, the occupants of the plot registered under **SURVEY NO. 176/1 OF CARAPUR VILLAGE OF BICHOLIM 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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **SURVEY NO. 176/1 OF CARAPUR VILLAGE OF BICHOLIM TALUKA admeasuring 109474.00.00 Square Meters** be the same a little more or less for the purpose of **Residential Purpose with 80% F.A.R.**

Now, this is to certify that the permission to use for the said plot 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** without the previous sanction of the Collector.

4. Liability for rates – The applicant shall pay all taxes, rates and cesses liable on the said land.

5. 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 used 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, recover the cost of carrying out the same from the applicant as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a 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 applicant.

c) The necessary road widening set-back is 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.

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)	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
359.28 m	855.53 m	109474.00 Sq.mts.	176/1 (P)	S.NO. 169/6,7,12,13,19, 20,41,42,44,55, 51,56,58,59 S.NO. 148/0 S.NO.168/9, 10	S.NO. 176/1-B, 1-C S.NO. 177/1 S.NO.178/2.	S.NO. 168/11, S.NO. 167/14 to 19 S.NO.178/1 S.NO. 176/1	S.NO. 170/1 S.NO. 175/1 to 13 S.NO. 176/1 S.NO. 175/20 TO 33 S.NO.175/35 to 42	NIL
Village:-CARAPUR TALUKA:-BICHOLIM								

Remarks:-



- The applicant has paid conversion fees of Rs.1, 97,05,320/-(Rupees One Crore Ninety Seven Lakh Five Thousand Three Hundreds and Twenty Only) vide challan No.118/23-24/202400151548 dated 26/02/2024.
- The Development /construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- 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. This office is not responsible for ownership documents.
- Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the **COLLECTOR OF NORTH GOA DISTRICT**, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa **KARAPUR ESTATES PRIVATE LIMITED**, being the occupants of the plot registered **SURVEY NO. 176/1 OF CARAPUR VILLAGE OF BICHOLIM TALUKA** here also hereunto set their hands on this 29th day of **FEBRUARY, 2024**.


(MR. SATGURU R. DHUME)
(Authorised Signatory of Karapur Estates Private Limited)


(DR. SNEHA S. GITTE, IAS)
COLLECTOR OF NORTH GOA


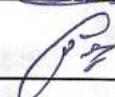
Signature and Designation of Witnesses

- Gaurish Naik 
- Pramod Gowas 

Complete address of Witness

- Surchem Bhat Cumbhryen Goa
- Mala Panaji Goa

We declare **Mr. Satguru R. Dhume, Authorised Signatory of Karapur Estates Private Limited**, who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

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To,

- The Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari - Goa
- The Mamlatdar of Bicholim Taluka, Bicholim - Goa
- The Inspector of Survey and Land Records, Bicholim - Goa
- The Sarpanch, Village Panchayat, Carapur, Bicholim- Goa



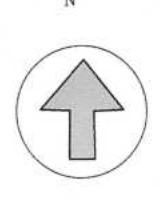
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 BICHOLIM - GOA

PLAN

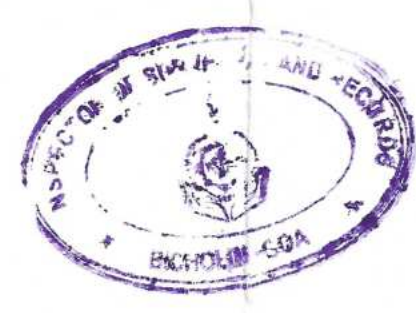
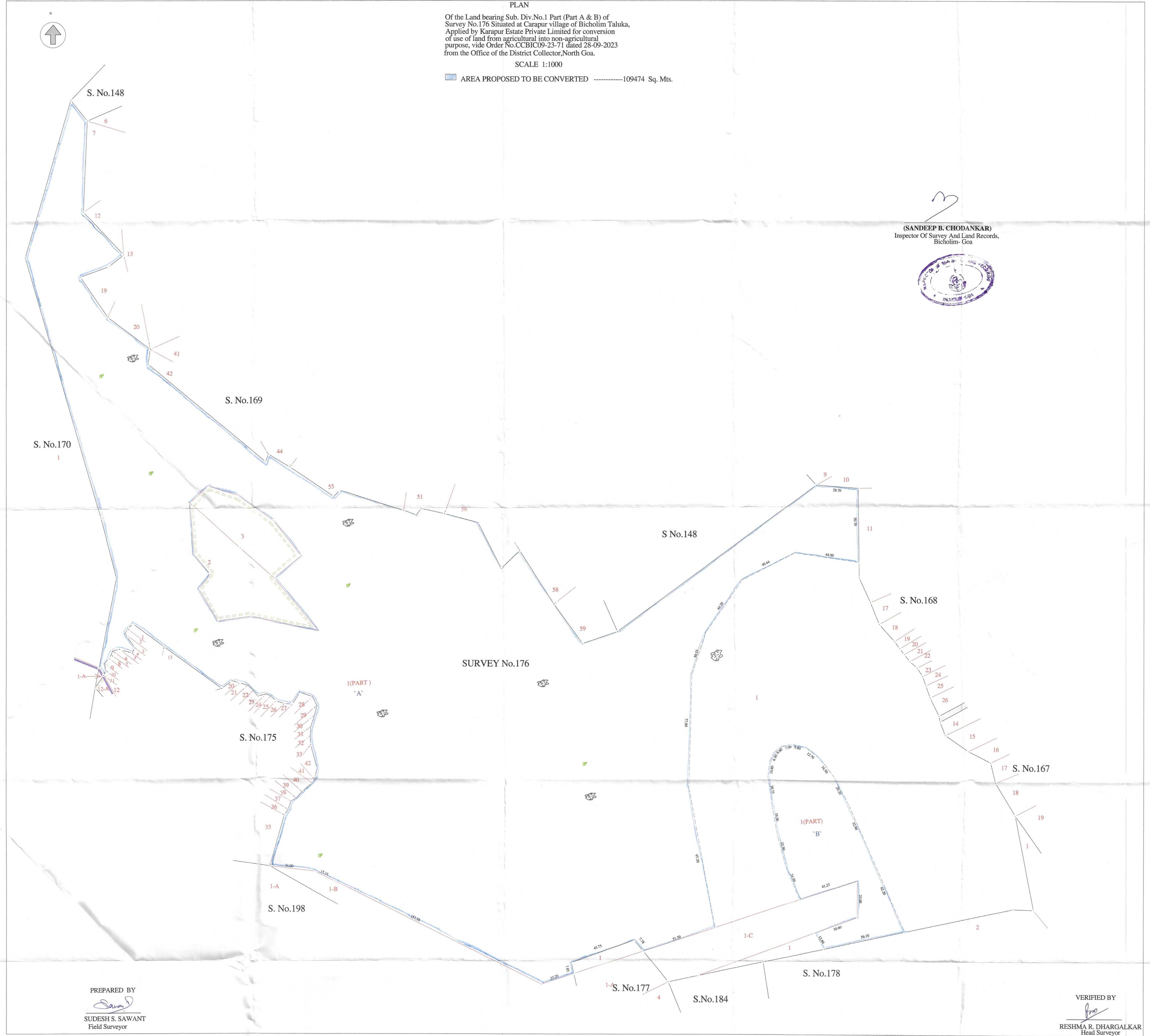
Of the Land bearing Sub. Div.No.1 Part (Part A & B) of
 Survey No.176 Situated at Carapur village of Bicholim Taluka,
 Applied by Karapur Estate Private Limited for conversion
 of use of land from agricultural into non-agricultural
 purpose, vide Order No.CCBIC09-23-71 dated 28-09-2023
 from the Office of the District Collector, North Goa.

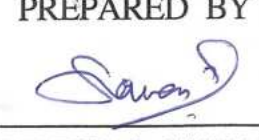
SCALE 1:1000

AREA PROPOSED TO BE CONVERTED -----109474 Sq. Mts.




3
 (SANDEEP B. CHODANKAR)
 Inspector Of Survey And Land Records,
 Bicholim- Goa

PREPARED BY

 SUDESH S. SAWANT
 Field Surveyor

SURVEYED ON: 29/09/2023

VERIFIED BY

 RESHMA R. DHARGALKAR
 Head Surveyor

FILE No. 8/CNV/34/ISLR/BICH/2023