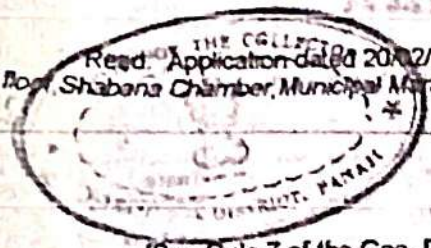


No.RB/CNV/TIS/302008

Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 02/04/2009

Read: Application dated 20/02/2008 from Shri Abdul Sattar Chowhan and Kafil Ahmed Chowhan,
Post, Shabana Chamber, Municipal Market, Panaji.



**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 Abdul Sattar Chowhan and Kafil Ahmed Chowhan, being the occupant of the plot registered under Survey No.20/H (Part) known as --- situated at Balnguinim, Tiswadi registered under No Survey No.20/H (Part) (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.20/H (Part) admeasuring 2300.00 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. 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 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 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 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 rules 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 and West	
1	2	3	4	5	6
88.50 mts.	23.50 mts.	2300 sq mts.	Survey No. 20/1-H(Pan)	North: Survey No.20/1-G South: Survey No.20/1 East: Survey No.20/1 West: Survey No.20/1-H	There are following trees:- 04-Teak 16-Cashew trees 11-Jungla (Misc) trees

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.48,000/- (Rupees forty six thousand only) vide challan No.466/09 dated 31/03/2009.
2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/4804/BA/08/TCP/1244 dated 18/11/08.
3. No trees shall be cut except with prior permission of the competent authority.
4. 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.
5. The necessary road widening set-back to be maintained before any development in the land.
6. Necessary permission shall be obtained from Electricity Department at the time of Development in the land.
7. Traditional access passing through the plot, if any, shall be maintained.
8. Further any development shall be governed as per P.D.A. rules in regulation.

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 **Abdul Sattar Chowhan and Kafil Ahmed Chowhan** here also hereunto set his hand this 2nd day of April, 2009.

(**Abdul Sattar Chowhan and Kafil Ahmed Chowhan**)
(Signature of the applicant)

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

Signature and designation of witnesses

1. Abdul Sattar Chowhan
2. Abdul Sattar Chowhan

Signature and designation of Witnesses

1. Mrs. Mar Paraji
2. Tonea Miraman

We declare that **Abdul Sattar Chowhan and Kafil Ahmed Chowhan**, 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. Abdul Sattar Chowhan
2. Abdul Sattar Chowhan

To,

1. The Town Planner, Town and Country Planning Department, Panaji.
2. The Member of Trowadi
3. The Inspector of Surveys and Land Records, Panaji
4. The Sarpanch, Village Panchayat Beingirim, Trowadi, Goa.

PLAN

SCALE : 1:1000

GOVERNMENT OF INDIA
DIRECTORATE OF SETTLEMENT AND LAND REVENUE
M.S.R.

SURVEY No.20

A circular postmark from MOA DISTRICT, PANAJI, dated 1904. The text "OF THE COLLECTOR" is at the top, "MOA DISTRICT. PANAJI" is at the bottom, and "1904" is in the center. A star is on the right side.

Prepared By

Verified By:

File No. 8 - 23 - DSLR - 09



122k

NORTH GOA DISTRICT	
Recd on	8.3.2008
Reg. No.	191-2008
Sent to	Rev
Col	SO SH

GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANJIM - GOA



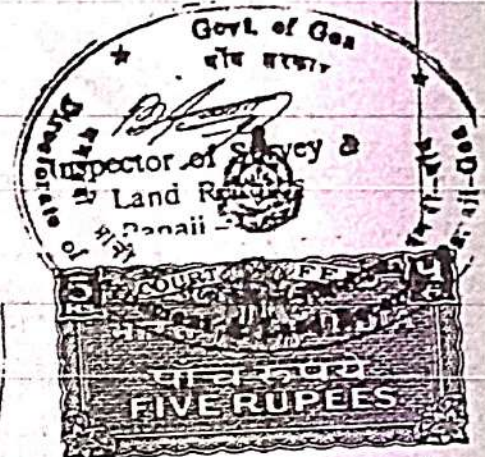
Plan showing plots situated at

Bainguinim Village

Tiswadi Taluka

S.No./Sub Div No. 20 / 1-H

Scale 1:1000



SURVEY No. 20

ORCHARD

RESIDENTIAL

A2

S3

Computer Generated on 06-08-2008

3/11/08

SB/08

Lawyer
08/05/08
Compared by DmmL

No.RB/CNV/TIS/31/2008

Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 02/09/2008

Read: Application dated 28/02/2008 from Shri Abdul Sattar Chowhan and Kafil Ahmed Chowhan, 4th floor, Shabana Chamber Municipal Market, Panaji.



**SANAD
SCHEDULE - II**

[See Rule 2 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 Abdul Sattar Chowhan and Kafil Ahmed Chowhan, being the occupant of the plot registered under Survey No.2011-G (Part) known as --- situated at Balquinim, Tiswadi registered under No. Survey No.2011-G (Part) (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.2011-G (Part) admeasuring 2350.00 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 or 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.

Code provisions applicable - Same as herein provided the grant shall be subject to the provisions of the rules thereunder.


APPENDIX - I

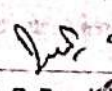
Length and Breadth		Total Superficial Area	Forming (part of) Survey No or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
86.50 mts.	33.0 mts.	2350 sq. mts.	Survey No. 20/1-G (Part) Village Baingulim Taluka Tiswadi	North: Survey No 20/1 South: Survey No 20/1-H East: Survey No 20/1 & 20/1-G (Part) West: Survey No 20/1-G	There are following trees:- 04-Teak 16-Cashew trees 11-Jungah (Misc) trees

Remarks:-

- The applicant has paid the conversion fees amounting to Rs.57,000/- (Rupees Fifty seven thousand only) vide Challan No.487/09 dated 31/03/2009.
- The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No.TJS/4805/BAI/08/TCP/1243 dated 18/11/08.
- No trees shall be cut except with prior permission of the competent authority.
- 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.
- The necessary road widening set-back to be maintained before any development in the land.
- Necessary permission shall be obtained from Electricity Department at the time of Development in the land.
- Traditional access passing through the plot, if any, shall be maintained.
- Further any development shall be governed as per P.D.A. rules in regulation.

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, Abdul Sattar Chowhan and Kafil Ahmed Chowhan, here also hereunto set his hand this 02nd day of April, 2009.


(Abdul Sattar Chowhan and Kafil Ahmed Chowhan)
(Signature of the applicant)


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

Signature and designation of witnesses

1. Bloushan RAFIK CHOWHAN

2. Aditya D. Sandesai

Signature and designation of Witnesses

1. Miramar Panaji
2. Touca Miramar

We declare that Abdul Sattar Chowhan and Kafil Ahmed Chowhan, 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. Bloushan RAFIK CHOWHAN
2. Aditya D. Sandesai

To

- The Town Planner, Town and Country Planning Department, Panaji.
- The Mameldar of Tiswadi
- The Inspector of Surveys and Land Records, Panaji
- The Sarpanch, Village Panchayat Baingulim, Tiswadi, Goa.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

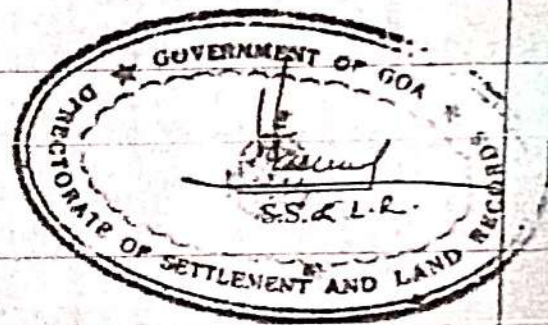
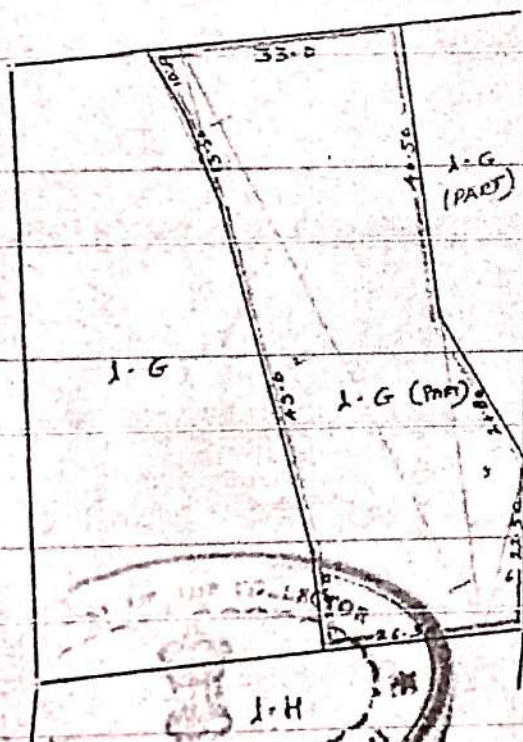
PLAN



OF THE LAND BEARING SURVEY No. 20/1-G ^(PART) SITUATED AT BAINGUINIM VILLAGE OF TISWADI TALUKA, APPLIED BY ABDUL SATTAR CHOWHAN & KAFIL AHMED CHOWHAN, FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE ORDER OF CASE NO. RB/CNV/TIS/31/2008 DATED 26-02-2009 FROM ADDITIONAL COLLECTOR - II, NORTH GOA DISTRICT, PANAJI - GOA.

SCALE : 1:1000

☐ PROPOSED AREA FOR CONVERSION = 2350 SQ. MTS.



SURVEY No. 20

VIVEK M. PARAB (F. S.)

Prepared By

RAJESH R. PAI KUCHELKAR (H. S.)

Verified By:

Surveyed on - 09-03-2009

File No. 8-22-DSLR-09



GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANJIM - GOA



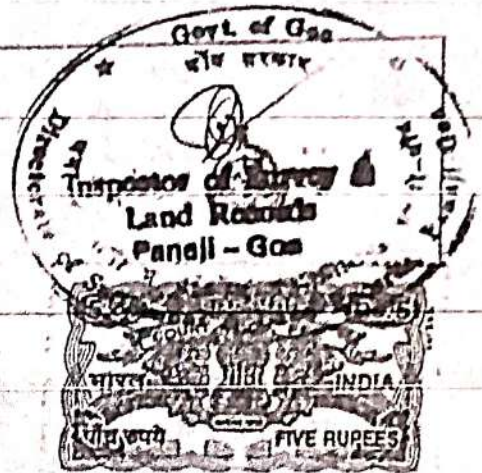
Plan showing plots situated at

Bainguinim Village

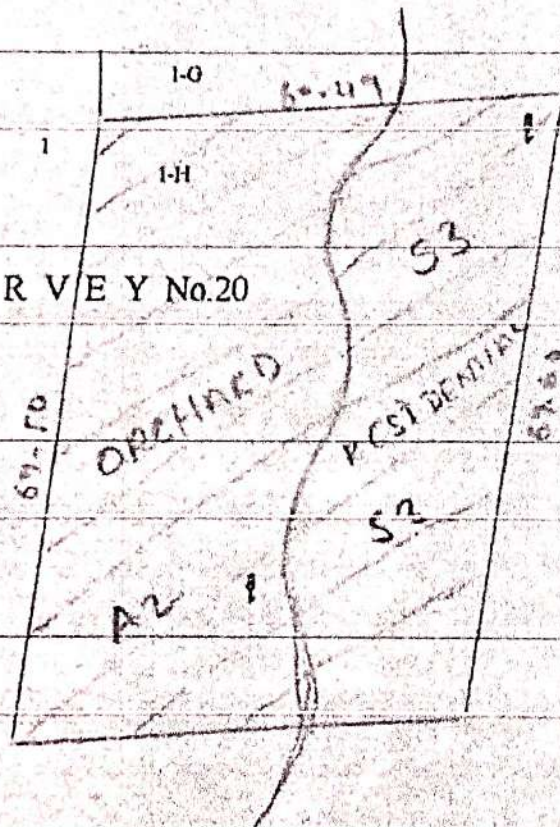
Tiswadi Taluka

S.No./Sub Div No. 20/ 1-H

Scale 1:1000



SURVEY No.20



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Compared by:

[Signature]
20/06/09