

No. CNV/TIS/9/98

Government of Goa, Daman and Diu  
OFFICE OF THE DEPUTY COLLECTOR &  
S. D. O. Panaji - Goa.

Dated: 11/1/1999.

Read Application of Shri Nanda S. N. Counto Attorney for Shri Vassudev D. Shirodkar & Shri Sagar N. R. Karpe, dated 15/4/98 u/sec.32(1) of the Goa, Daman & Diu, Land Revenue Code, 1968.

## 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 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/Smt. Nanda S. N. Counto... Attorney for Shri Vassudev D. Shirodkar & Shri Sagar N. R. Karpe, r/o Sukerkar Mansion M. G. Road, Panaji - Goa.

being the occupant of the plot registered under ..... known as "....." situated at Taleigao ..... registered under Survey No. 112/ 1 & 2 - V ..... (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. 112/1 & 2 ..... admeasuring 13,293sq.mts. .... square metres be the same a little more or less for the 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 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 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 — 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                                                                                                                |
| 66.00              | 115.70       | 362 m <sup>2</sup>     | Survey No. 112/2<br>112/2                 | North:-Nala<br>South:-S. No. 112/2, 113/0, 111/0<br>East:- S.No. 113/1, 113/2, 111/0<br>West:- S.No. 111/0, Panaji City, Panaji City. | The land in question is a coconut band the land in question is rice field. survey work done as per the site plan |
| 143.10             | 115.70       | 12931                  |                                           |                                                                                                                                       |                                                                                                                  |
| Total..            |              | 13,293.                |                                           |                                                                                                                                       |                                                                                                                  |

REMARKS

1. Applicant has paid the Conversion fee amounting Rs. 1,99,395/- (One lakh nine thousand three hundred ninety five only) under chalan No. 72/99 dt. 27/3/96.
2. Conversion has been approved by Town Planner under letter No. 115/1400/501 dt. 24/6-98.
3. Prop. 15.00mts wide road shown on the Site Plan should be strictly maintained.
4. 15% open space shall be maintained at the time of development as per rule.
5. conversion has been approved by Govt. vide letter No. 4-6-8-84-LAW (part) dt. 27/3/96 from Settlement s2 Institutional zone to Commercial C1 Zone. subject to the condition that minimum either 20mts. wide access road upto the plot or 15mts. wide loop road should be provided and also to make provision for off street parking for sufficient number of cars, scooters and other commercial vehicles as the part of plot shall be used for market complex. The applicant shall surrender/donate the built up space of 000 m<sup>2</sup> to the Panaji Municipal \* In witness whereof the Collector of 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

here also hereunto set his hand this 11th day of January 19 99

(Signature of the applicant)

Signature and designation of Witnesses

1. N. L. M...
2. R. N. N...

(K. S. Pooniah)  
Deputy Collector and  
Sub-Divisional Officer  
Panaji Sub-Division  
Panaji-Goa.

Signature and designation of Witnesses

1. N. L. M...
2. R. N. N...

We declare that Shri/Smt.

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.

\* Council as per his proposal vide letter No. ARE/TCPB/1189/94, dt. 3/10/94 free of cost and shall execute

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necessary instruments in this regard on completion of Ground floor

6. Sanad is issued in view of Govt. Circular No. 16-11-90-RD dt. 4-7-1996.

7. Necessary permission should be obtain from competent authority cutting the trees.

