

# **Narayan P. Sawant**

**Advocate**

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

## **LEGAL SCRUTINY REPORT**

Based on the documents submitted by Shri **Sagar Vassudev Shetye**, the **Proprietor of M/s. VASSUDEVA ENTERPRISES**, having his office at F-10 & F-11, First Floor, Vassudev Arcade, Opp. Municipal Ground, Bicholim, Goa, pertaining to the property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Church wada, within the limits of Municipal Council of Bicholim, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey no. 9/21-B & 9/21(part) of Village Bicholim, Taluka Bicholim and the building constructed therein, I hereby submit the legal scrutiny report as under:

### **1. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINISED:**

| Sr. No. | Date of Document | Name of Document   | Whether original/ true/xerox. |
|---------|------------------|--|-------------------------------|
| 1.      | 31.12.1949       | Sale Deed & Acquaintance with English translation                  | Certified                     |
| 2.      | 04.11.1954       | Inscription & Description of the Property with English translation | certified                     |
| 3.      | 08.11.1985       | Procuracao   | Xerox                         |
| 4.      | 07.04.1986       | Deed of Relinquishment of Rights.                                  | certified                     |
| 5.      | 12.03.1987       | Deed of Partition.   | certified                     |
| 6.      | 05.02.2003       | Deed of Sale   | original                      |

# Narayan P. Sawant

Advocate


F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 2 -

|     |            |   |           |
|-----|------------|---|-----------|
| 7.  | 05.06.2003 | Order passed by Dy. Collector, Bicholim in Partition Case No. 8-58-2003/PART-BICH.  | original  |
| 8.  | 11.09.2003 | Final Order passed by Dy. Collector, Bicholim in Partition Case No. 8-58-2003/PART-BICH.  | original  |
| 9.  | 09.08.2007 | Order passed by Dy. Collector, Bicholim in Partition Case No. 8-51-2007/PART-BICH.  | original  |
| 10. | 24.10.2007 | Final Order passed by Dy. Collector, Bicholim in Partition Case No. 8-51-2007/PART-BICH.  | original  |
| 11. | 13.08.2008 | Deed of Sale  | Original  |
| 12. | 30.06.2017 | Final Order & Decree passed by the Civil Judge, Junior Division ('B' Court) of Bicholim in Inventory Proceeding No. 1/2017/B.   | certified |
| 13. | 19.11.2014 | Order passed by the Superintendent of Surveys & Land Records, Panaji,   | original  |
| 14. | -          | Form I & XIV of Survey No. 9/21-B of Village Bicholim.  | original  |
| 15. | -          | Survey Plan issued by Department of Settlement & Land Records.  | original  |
| 16. | 12.09.2012 | Sanad bearing No. 6-2-2012/CNV-BICH/1978 issued by Dy. Collector, Bicholim for the use of land bearing S. No. 9/21-B of Village Bicholim for non-agricultural purposes along with plan. | original  |
| 17. | 12.09.2012 | Sanad bearing No. 6-1-2012/CNV-BICH/1979 issued by Dy. Collector, Bicholim for the use of land bearing S. No.   | original  |



# Narayan P. Sawant

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 3 -

|     |            |   |                      |
|-----|------------|---|----------------------|
|     |            | 9/21-C of Village Bicholim for non-agricultural purposes along with plan.   |                      |
| 18. | 03.08.2016 | NOC No. AE/V-I(U)/TECH-33/2016-17/984 issued by Asst. Engineer, Department of Electricity, Bicholim.  | original             |
| 19. | 25.07.2016 | NOC No. PWD/D.XXIV/SDII/ F.180/383/16-17 issued by Asst. Engineer, Department of P.W.D., Bicholim.  | original             |
| 20. | 14.07.2016 | NOC No. PHCB/HS/CON-B/2016-17/881 issued by Health Officer, Primary Health Centre, Bicholim.  | original             |
| 21. | 05.07.2016 | Technical Clearance No. DC/6388/BICH/TCP-16/721 issued by the Town & Country Planning Department, Bicholim.   | original             |
| 22. | 20.10.2016 | Construction Licence No. 61/2016-2017 issued by Bicholim Municipal Council.   | original             |
| 23. | -          | Approved Plan.  | original             |
| 24. |            | Deed of Sale in respect of purchase of an are of 40 sq. mtrs. of Survey No. 9/21 of Village Bicholim.   | original             |
| 25. | 28.07.2017 | Application to Dy. Collector, Bicholim for partition and amalgamation of the plot 'K' of survey No. 9/21 with Plot under Survey No. 9/21-B of Village Bicholim. | acknowledgment copy. |
| 26. | 21.07.2017 | Technical Clearance No. DC/6388/BICH/TCP-17/532 issued by the Town & Country Planning Department, Bicholim in respect of revised construction plan              | original             |
| 27. | 26.09.2017 | Revised Plan Approval Licence No. 47/2017-2018 issued by Bicholim Municipal Council in respect of revised construction plan                                     | original             |

**2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.**

| Item No. | Survey No./ Premises No.                         | Area            | Location                        | Name of the properties/ premises and its boundaries.   |
|----------|--|-----------------|---------------------------------|--|
| 1.       | 9/21-B of Village Bicholim, Taluka Bicholim.     | 600.00 sq.mtrs. | Bicholim, Taluka Bicholim, Goa. | Plot denominated under letters 'B' & 'C' of the Property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA" and the same is bounded on or towards the East by the plot bearing Survey No. 9/21-G of Village Bicholim, on or towards the West by internal municipal road and partly by the plot 'H' bearing Survey No.9/21(part) and partly by plot bearing Survey No. 9/21-F of Village Bicholim, on or towards the North by the plot denominated as Plot Nos. L, K, J & H of Survey No. 9/21 of Village Bicholim, Plot now surveyed under No. 9/21-F of Village Bicholim and by Footpath, and on or towards the South by Bicholim-Sanquelim main road. |
| 2.       | 9/21(part) of Village Bicholim, Taluka Bicholim. | 40.00 sq.mtrs.  | Bicholim, Taluka Bicholim, Goa. | Plot denominated under letter 'K' of the Property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA" and the same is bounded on or towards the East by plot 'B' of said property belonging Shri Sagar Shetye which is now surveyed under Survey No. 9/21-B of Village Bicholim, Taluka  |

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  | Bicholim, on or towards the West by plot 'C' of said property belonging to Shri Sagar Shetye which is now surveyed under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and partly by plot 'F' of said property bearing Survey No. 9/21 of Village Bicholim now surveyed under No. 9/21-F, on or towards the North by plot 'D' & plot 'J' of said property bearing Survey No. 9/21 of Village Bicholim, and on or towards the South by plot 'B' of said property now surveyed under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim belonging to Shri Sagar Shetye. |
|--|--|--|--|--|

**3. BRIEF HISTORY OF THE PROPERTY:**

That within the limits of Bicholim Municipal Council at Church wada, Bicholim, Taluka Bicholim, North Goa District, State of Goa, there exists a property known as "URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" described in the Land Registration Office of Bicholim under no. 6714 at page 167 of Book B 17 New and enrolled in the Taluka Revenue Office under Matriz No. 395 and the same has been entered in the Land Registration Office of Bicholim in the name of Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes under No. 9059 at page 167v of Book F.11 and in the recent survey, the said property is named as "CHURCH-WADA" and surveyed under Survey no. 9/21 of Village Bicholim, Taluka Bicholim.




**4. SEARCH & INVESTIGATION:**

That the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", surveyed under Survey no. 9/21 of Village Bicholim, Taluka Bicholim, originally owned and possessed by Shri Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes in whose favour the said property has been entered in the Land Registration Office of Bicholim under No. 9059 at page 167v of Book F.11.

The said original owners of the said bigger property expired leaving behind their legal heirs namely, (1) Shri Joquim Victor Manual Maia de Souza e Menezes, married to Leonor Gomes Ferreira de Souza Menezes; (2) Smt. Olivia Augusta Maia de Souza e Menezes Curado married to Raul de Silva Calha Curado; (3) late Shri Carlos Antonio Clemente, married to Artemisia Carmelina and, (4) Shri Joao Jose Servilo Maia de Souza e Menezes, married to Smt. Filomena Augusta Roncon Menezes.

That from the Deed of Relinquishment/Renouncement dated 7th day of April, 1986 recorded at the Office of Sub-Registrar cum Civil Registrar and Notary Ex-Officio of Bicholim at page no. 21 to 22 of Book No. 292, it is seen that the said Joaquim Victor Manual Maia de Souza e Menezes along with his wife Smt. Leonor Gomes Ferreira de Souza Menezes and Smt. Olivia Augusta Maia de Souza e Menezes Curado along with her husband Raul de Silva Calha Curado have relinquished their undivided share/right to the estate left behind by said deceased Shri Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes, which includes the said bigger property bearing Survey no. 9/21 of Village Bicholim, Taluka Bicholim, in terms of article no. 2029 of Portuguese Civil Code, which is in force in the State of Goa and as such said Shri Joao Jose Servilo Maia de Souza e Menezes



# *Narayan P. Sawant*

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

---


- 7 -

with his wife and said late Shri Carlos Antonio Clemente with his wife are the absolute owners of the said bigger property bearing Survey no. 9/21 of Village Bicholim, Taluka Bicholim and accordingly the names of said Shri Joao Jose Servilo Maia de Souza e Menezes with his wife Smt. Filomena Augusta Roncon Menezes and said late Shri Carlos Antonio Clemente with his wife Artimisia Carmelina Barreto Menezes were recorded in Form I & XIV of records of rights in respect of said bigger property bearing Survey no. 9/21 of Village Bicholim, Taluka Bicholim

That thereafter, said Shri Joao Jose Servilo Maia de Souza e Menezes and said late Shri Carlos Antonio Clemente with their respective spouses, divided the said bigger property into smaller plots denominated under letters "A", "B", "C", "D", "E", "F", "G", "H", "J", "K" & "L" and partitioned the same by metes and bound among themselves, by virtue of a Deed of Partition dated 12th day of March, 1987 registered at the Office of Sub-Registrar of Bicholim at Bicholim under Registration No. 122 of Book No. I, Vol. No. 4 dated 15.4.1987 and in accordance with the plan annexed to the said Deed of Partition dated 12.3.1987.

That from the said Deed of Partition dated 12th day of March, 1987, it is seen that the plots denominated under letters "A", "B", "C", "D" & "H" were allotted to said Shri Joao Jose Servilo Maia de Souza e Menezes and his wife Smt. Filomena Augusta Roncon Menezes and the plots denominated under letters "E", "F", "G" & "J" were allotted to said late Shri Carlos Antonio Clemente and his wife Artimisia Carmelina Barreto Menezes and the remaining plots denominated under letters "K" & "L" were owned and possessed in common.

That by virtue of said Deed of Partition dated 12th day of March, 1987 said Shri Joao Jose Servilo Maia de Souza e Menezes and his wife Smt. Filomena Augusta Roncon Menezes are the absolute owners of the plots denominated under letters "A", "B", "C", "D" & "H" of the said bigger property bearing Survey no. 9/21 of Bicholim and




they sold two plots denominated under letters "A" & "B", admeasuring an area of 535.00 sq. mtrs. and 315.00 sq. mtrs. respectively, of the said bigger property to Shri Sagar Vasudev Shetye, resident of Bicholim, Goa by virtue of a Deed of Sale dated 5<sup>th</sup> day of February, 2003, registered at the Office of Sub-Registrar of Bicholim under Registration No. 110 of Book No. I, Vol. No. 303 dated 6.2.2003.

That said Shri Joao Jose Servilo Maia de Souza e Menezes expired leaving behind Smt. Filomena Augusta Roncon Menezes as his widow and Miss Maria de Jesus Nazarene Menezes alias Preetam Gaonkar as his sole legal heir and accordingly, there was inventory proceeding filed in the Court of the Civil Judge, Junior Division of Bicholim bearing Inventory Proceeding No. 1/2017/B which is finalized by virtue of Final Order & Decree dated 30<sup>th</sup> June, 2017 passed by the Civil Judge, Junior Division ('B' Court), Bicholim.

That subsequent to the death of said Shri Joao Jose Servilo Maia de Souza e Menezes, his widow Smt. Filomena Augusta Roncon Menezes along with the L/r of late Shri Joao Jose Servilo Maia de Souza e Menezes namely Miss Maria de Jesus Nazarene Menezes alias Preetam Gaonkar, had sold the plot denominated under letter "C", admeasuring an area of 285.00 sq. mtrs. together with the old mud house existed therein, of the said bigger property bearing Survey no. 9/21 of Bicholim to said Shri Sagar Vasudev Shetye by virtue of a Deed of Sale dated 13<sup>th</sup> day of August, 2008, registered in the Office of Sub-Registrar of Bicholim under Registration No. 767 at pages 178 to 206 of Book No. I, Vol. No. 637 dated 13.08.2008.

That after the purchase of first two plots denominated under letters "A" & "B", said Shri Sagar Vasudev Shetye had initiated the partition proceedings in the Court of the Dy. Collector & S.D.O., Bicholim which was registered as Case No. 8-58-2003/Part-BICH and the Dy. Collector & S.D.O., Bicholim was pleased to pass the Order dated 5<sup>th</sup> June, 2003 thereby ordering the Department of Settlement and Land Records to





conduct the physical survey for the partition of the said two plots from said bigger property and accordingly the Surveyor of Department of Settlement & Land Records conducted physical survey and at the time of physical survey, the area of plot 'A', admeasuring 535.00 sq. mtrs. purchased by virtue of said Deed of Sale dated 5<sup>th</sup> day of February, 2003, found short by 20 sq.mtrs. on loco and accordingly the Surveyor prepared the area adjustment statement by deducting 20 sq. mtrs. from the area of 535 sq. mtrs. of said plot 'A' mentioned in the said Deed of Sale and the said plot 'A' is allotted with an independent holding under Survey No. 9/21-A of Bicholim with an area of 515 sq. mtrs. and as far as Plot 'B' is concerned, the same is allotted with a separate holding under Survey No. 9/21-B of Bicholim, and the said partition is confirmed by the Dy. Collector & S.D.O., Bicholim by Order dated 11.9.2003 and the name of said Shri Sagar Vasudev Shetye is shown in the occupants column of Form I & XIV of said newly allotted Survey No. 9/21-A & 9/21-B of Village Bicholim, Taluka Bicholim.

Similarly, prior to the sale of plot denominated under letter "C", by Smt. Filomena Augusta Roncon Menezes and Miss Maria de Jesus Nazarene Menezes alias Preetam Gaonkar, they had filed the partition proceedings in the Court of the Dy. Collector & S.D.O., Bicholim which was registered as Case No. 8-51-2007/PART-BICH and the said Plot 'C' was allotted with a separate holding under Survey No. 9/21-C of Bicholim, and the said partition was confirmed by the Dy. Collector & S.D.O., Bicholim by Order dated 24.10.2007.

That said Shri Sagar Vasudev Shetye in order to develop the said plot 'A' bearing independent Survey No. 9/21-A of Bicholim and the other plot 'B' bearing independent Survey No. 9/21-B of Bicholim has obtained the Conversion Sanad bearing No. RB/CNV/BICH/COLL/01/2012 dated 14.09.2012 in respect of plot bearing Survey No. 9/21-A issued by the Collector of North Goa, Panaji and the Conversion Sanad bearing No. 6-2-2012/CNV-BICH/1978 dated 12.09.2012 issued by Dy. Collector, Bicholim in respect of plot bearing Survey No. 9/21-B. to use the said plots for



# *Narayan P. Sawant*

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 10 -

commercial purpose and also after the purchase of plot 'C', said Shri Sagar Vasudev Shetye obtained the Conversion Sanad bearing No. 6-1-2012/CNV-BICH/1979 dated 12.09.2012 issued by Dy. Collector, Bicholim in respect of plot bearing Survey No. 9/21-C to use the said plot for commercial purpose.

That said Shri Sagar Vasudev Shetye has already constructed the Wing 'A' of the building project named as '**VASSUDEVA TRADE TOWER**' in the said plot 'A' bearing Survey No. 9/21-A and in order to develop the said remaining plots bearing Survey Nos. 9/21-B & 9/21-C, said Shri Sagar Vasudev Shetye filed an application before the Superintendent of Surveys & Land Records, Panaji to amalgamate both the said plots bearing Survey Nos. 9/21-B & 9/21-C into one single holding under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and accordingly as per the Order dated 19.11.2014 passed by the Superintendent of Surveys & Land Records, Panaji both the said plots have been amalgamated into a single holding under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim for an area of 600 sq. mtrs. and the name of said Shri Sagar Vasudev Shetye is figuring in the occupant column of said Survey No. 9/21-B of Village Bicholim, Taluka Bicholim.

That said Shri Sagar Vasudev Shetye got drawn plans for the construction of second phase i.e. Wing B of the said commercial building project in the said plot bearing Survey No. 9/21-B of Village Bicholim and the said construction plan is approved by all the concerned authority and upon approval of construction plan, the Department of Electricity, Bicholim issued NOC bearing No. AE/V-I(U)/TECH-33/2016-17/984 dated 03.08.2016, the Department of P.W.D., Bicholim issued NOC bearing No. PWD/D.XXIV/SDII/ F.180/383/16-17 dated 25.07.2016, the Primary Health Centre, Bicholim issued NOC bearing No. PHCB/HS/CON-B/2016-17/881 dated 14.07.2016 and the Town & Country Planning Department, Bicholim issued Technical Clearance Order bearing No. DC/6388/BICH/TCP-16/721 dated 5.7.2016 from the Town & Country Planning Department and upon the approval of the construction plan of proposed



# *Narayan P. Sawant*

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 11 -

building and on obtaining NOC's from all the concerned authorities, the Bicholim Municipal Council has issued the Construction Licence bearing No. 61/2016-2017 dated 20.10.2016.

That upon obtaining the necessary permissions/NOC/licenses from all the concerned authorities, said Shri Sagar Vasudev Shetye has undertaken the construction of Wing 'B' of the said commercial building project in the said plot bearing Survey No. 9/21-B of Village Bicholim comprising of shops and offices and the said building has named as **"VASSUDEVA TRADE TOWER-WING 'B'"**.

That subsequently, said Shri Sagar Vasudev Shetye purchased the Plot denominated under letter "K", admeasuring an area of 40.00 sq.mtrs., of the said bigger property bearing Survey no. 9/21 of Bicholim commonly owned by the legal heirs of late Shri Joao Jose Servilo Maia de Souza e Menezes namely Smt. Filomena Augusta Roncon Menezes & Miss Maria de Jesus Nazarene Menezes alias Preetam Gaonkar and that of said late Shri Carlos Antonio Clemente namely Mrs. Artimisia Carmelina Barreto Menezes, Mr. Don Jose Carlos Joaquim Maia de Souza e Menezes and his wife, Mrs. Ciolet Assumpta Mesquita Ribeiro, by Deed of Sale dated 20<sup>th</sup> day of April, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 423/2017 at pages 44 to 102 of Book No. I, Vol. No. 1468 dated 24.04.2017 and the name of said Shri Sagar Vasudev Shetye is recorded in the occupant column of Form I & XIV of Survey No. 9/21 of Village Bicholim.

That from the application dated 27.07.2017 it is also seen that Shri Sagar Vasudev Shetye has initiated the proceedings before the Dy. Collector & S.D.O., Bicholim to partition the said area of 40 sq. mtrs. owned by him from Survey No. 9/21 of Village Bicholim and amalgamate the same into the plot bearing Survey No. 9/21-B of Village Bicholim wherein he has undertaken the construction of Wing B of the said building project **'VASSUDEVA TRADE TOWER'**.




That upon the purchase of said plot denominated under letter "K", admeasuring an area of 40.00 sq.mtrs., of the said bigger property bearing Survey no. 9/21 of Bicholim, said Shri Sagar Vasudev Shetye has revised the construction plan and the Town & Country Planning Department, Bicholim issued Technical Clearance Order bearing No. DC/6388/BICH/TCP-17/532 dated 21.7.2017 and the Bicholim Municipal Council has issued the Revised Construction Licence bearing No. 47/2017-2018 dated 26.09.2017.

That from the perusal of above mentioned documents, it is evident that said Shri Sagar Vasudev Shetye along with his wife, are the absolute and exclusive owners of the said plot 'B', admeasuring an area of 600 sq. mtrs, bearing Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and the plot admeasuring an area of 40 sq. mtrs. bearing Survey No. 9/21(part) of Village Bicholim, Taluka Bicholim, of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", along with the proposed multistoried building known as 'VASSUDEVA TRADE TOWER-WING 'B' under construction therein.

**5. EVIDENCE OF POSSESSION:**

That from the perusal of the recent Forms I & XIV of record of rights in respect of said plot bearing Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and in respect of said plot 'K' bearing Survey No. 9/21(part) of Village Bicholim, Taluka Bicholim, it is seen that the name of said Shri Sagar Vasudev Shetye is figuring in the occupants column of Forms I & XIV survey No. 9/21-B & 9/21 of Village Bicholim and . From the said survey record pertaining to the said plots bearing Survey No. 9/21-B & 9/21(part) of Village Bicholim and the construction license/permissions of proposed building, it is evident that said Shri Sagar Vasudev Shetye along with his wife are in



**Narayan P. Sawant**

**Advocate**

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 13 -

exclusive possession of the said plot 'B', admeasuring an area of 600 sq. mtrs, bearing independent Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and the Plot 'K', admeasuring an area of 40 sq. mtrs, bearing Survey No. 9/21(part) of Village Bicholim, Taluka Bicholim, of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", along with the proposed multistoried building known as 'VASSUDEVA TRADE TOWER-WING 'B' under construction therein.

**6. ENCUMBRANCES ON PROPERTY AND PREMISES:**

That the Nil Certificate of Encumbrance on Property pertaining to the said plots and the building/premises existing therein is not obtained and therefore until the submission of Nil Certificate of Encumbrance it will be not fit and proper to say that there is no encumbrances on the said plots bearing recent Survey Nos. 9/21-B & 9/21(part) of Village Bicholim, Taluka Bicholim and the building under construction therein.

**CERTIFICATE**

I have scrutinised the documents made mentioned at Serial No. 1 above, relating to the said plot 'B' & said Plot 'K' which was/is forming part and parcel of original survey No. 9/21 of Village Bicholim, Taluka Bicholim and now surveyed under Survey Nos. 9/21-B & 9/21(part) of Village Bicholim, Taluka Bicholim and the proposed building under construction therein and the said documents of title referred herein above are the perfect evidence of title in favour of said Shri Sagar Vasudev Shetye and his wife in respect of said plots and the proposed building therein, subject to the production of Nil Certificate of Encumbrance on Property.



# Narayan P. Sawant

Advocate

F-5, First Floor,  
Vasudev Arcade, Opp. Shivaji Maidan,  
Bicholim

- 14 -

I, certify that subject to production of Nil Certificate of Encumbrance, said Shri Sagar Vasudev Shetye and his wife are having valid, clear and marketable title to the said plot 'B', admeasuring an area of 600 sq. mtrs and the said plot 'K', admeasuring an area of 40 sq. mtrs, of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing independent Survey Nos. 9/21-B & 9/21(part) respectively of Village Bicholim, Taluka Bicholim and the proposed multistoried building known as 'VASSUDEVA TRADE TOWER-WING 'B' under construction therein.

Bicholim.

Date: 20.01.2018.



(Shri Narayan P. Sawant)  
Advocate.

NARAYAN P. SAWANT  
F-5, VASUDEV ARCADE  
BICHOLIM-GOA  
APR 18 2018 10:48:662





Office of the Dy. Town Planner,  
Town & Country Planning Dept.  
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. No: DC/6388/BICH/TCP-16/72)

Date: - 5 / 7 / 2016

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the **proposed construction of Commercial Building**. As per the enclosed the approved plans, the property zoned as **Commercial** in Bicholim Zoning Plan & situated at Village **Bicholim Taluka Bicholim** bearing Survey no. **9/21-B** with the following conditions.

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of The Goa Town & Country Planning Act, 1974.
4. Any change to be effected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion order has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
13. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.



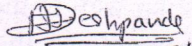
14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
15. Adequate Utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
16. In case of compound walls, the gated shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
19. F.A.R. coverage and setback should be strictly maintained.
20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
23. Complaint/court order if any shall be verified by the Municipality/Panchayat before issue of construction license.

❖ The proposed right of way for the road to this plot is 15.00mts as per the Government approval, as conveyed by Chief Town Planner vide reference no.36/1/TCP/262/2015-16/2314 dtd. 26/05/2016.

❖ Necessary infrastructure tax of **Rs.5,29,182/-** (Rupees Five lakhs twenty nine thousand one hundred eighty two only) paid vide Challan no.37, dtd. 29/06/2016.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 03/06/2016 (received under inward no.658 dated 06/06/2016) FROM SHRI. SAGAR V. SHETYE.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

  
05/07/16  
(Anand A. Deshpande)  
Dy. Town Planner

To,  
Shri. Sagar V. Shetye,  
F-10,11, Vasudev Arcade,  
Opp. Chatrapati Shivaji Maidan,  
Bicholim-Goa.





NO.PWD/D.XXIV/SD II/F.<sup>180</sup> / 383/16-17.  
OFFICE OF THE ASSISTANT ENGINEER,  
SUB-DIV.II.D.XXIV (PHE),  
PWD, BICHOLIM - GOA.  
DATE: -25/ 7/2016

To,  
Shri.Sagar V. Shetye,  
F 10,Vassudeva Arcade ,  
Opp.Chatrapati Shivaji Maidan  
Bicholim Goa.


**Sub: - Issue of N.O.C. for Proposed construction of Commercial Building in Survey No. 9/21 - B, situated at village Bicholim in Bicholim Taluka.**

**Ref.:- Letter Entry No. 873 dt 15/07/2016.**

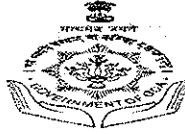
Sir,

With reference to above cited subject it is to inform you that, there is no objection from water supply point of view for Proposed construction of commercial Building in Survey No. 9/21 - B, situated at village Bicholim in Bicholim Taluka.subjected to following conditions;

1. Connection may be released after receipt of N.O.C. from respective Municipality.
2. Sump & Pump facility considering total water requirement should be made by the consumer.
3. This department is not responsible for any discrepancies regarding to ownership documents.
4. Pipeline of required diameter connecting meter box & P.W.D. distribution pipeline should be laid by the Owner / Developer / Consumer.
5. Sump required capacity shall be constructed away from the P.W.D. distribution pipeline & same should get approved by the Department before releasing water connection.
6. Existing pipeline (if any) passing from the plot should not be under laid by any sort of construction or development work.
7. No encroachment in the departmental acquired area will be entertained and the boundry towards the departmental acquired area shall be districtly marked/fenced.
8. The permission is liable to be revoked at any stage, if it is based on false information / wrong plans / calculations.

  
ASSISTANT ENGINEER  
SUB-DIV.II.D XXIV (PHE)  
PWD, BICHOLIM - GOA

Copy to:- The Chief Officer,  
Bicholim Municipal Council,  
Bicholim -Goa.



Government of Goa,  
Directorate of Health Services,  
Primary Health Centre,  
Bicholim - Goa. Pin: 403529  
PHNo: Office 2362041 (Fax No) /2360402  
Email Address: phcbicholim-heal.goa@gov.in

No: PHCB/HS/CON-B/2016-17/881

Date: 14/07/2016

### **NO OBJECTION CERTIFICATE**

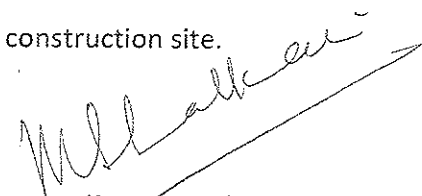
This is to certify that I/My representative have /has inspected site of the Proposed Construction of Commercial building of plots belonging to Shri Sagar V.Shetye, under survey no. 9/21-B (plot no. -----) situated at Village Bicholim Taluka Bicholim- Goa.

Ref. Application dated 06/07/2016, no. ----- & I have no objection to the said construction from the sanitation point of view as under:-

|   |   |
|---|---|
| Approximate No. of Persons  | : 150   |
| a) No. of units for residential purpose   | : 01  |
| b) No. of units for commercial purpose  | : 16  |
| c) Total  | : 17  |
| d) Size of the septic tank & soak pit for the<br>Above person   | : As per plan attached (150 person capacity)                  |
| e) Whether the septic tank & soak pit has<br>Been show on the plan & if so, on which side   | : As per plan attached  |
| f) Whether the size of the septic tank /<br>Soak pit is adequate to the above units/<br>Persons and if not what should be done          | : YES   |
| g) Distance of the septic tank/soak pit<br>From any drinking water well bodies  | : There is no drinking water well/ water<br>Within 15 meters. |
| h) Whether drain in the complex have<br>Been property shown to discharger<br>Rain water   | : Not shown in the plan                                       |
| i) Whether there is any possibility of<br>Contaminating water in the nearby wells<br>Due to construction of septic tank and<br>Soak pit | : No.   |

This NOC is issued on the condition that the applicant and/or builder shall observe the following requirements:-

- 01) The NOC is issued based on approved plans by TCP Ref: - DC/6388/BICH/TCP-16/721, dated. 05/07/2016 enclosed in the file.
- 02) The soak pit & the septic tank shall be constructed at a minimum distance of 15 meters away from any drinking water well.
- 03) All the labourers employed in the construction activity shall possess valid Health Cards & the same shall be renewed every three months. No Labourer shall be engaged by the Builder/Contractor unless he/she has a valid Health Card.
- 04) The NOC shall be revoked if the construction of the Septic tank, Soak pit and Drainage system of the building are not as per the approved plan.
- 05) The applicant shall construct a separate soak pit in order to absorb the sewage water from the kitchen and from other non sewage resources.
- 06) Accumulation of water shall be prevented in pits in and around the site so as to avoid the breeding of mosquitoes.
- 07) The builder/contractor shall take adequate anti - Larval measures at the construction site in consultation with the Health Officer/Medical Officer (I/c) or Sanitary Inspector.
- 08) NOC from this Authority shall be obtained before obtaining the Occupancy Certificate.
- 09) The Sanitary toilets have to be provided to all labourers residing at the construction sites.
- 10) The NOC is liable to be withdrawn if the conditions stipulated above are not complied with or if it is established that this NOC has been obtained using fraudulent means.
- 11) Construction board with details should be displayed at the construction site.

  
(Dr. Medha Salkar)  
HEALTH OFFICER  
PRIMARY HEALTH CENTRE  
BICHOLIM-GOA.

To,  
Shri Sagar V. Shetye,  
F-10, 11, Vasudev Arcade,  
Opp. Chatrapati Shivaji Maidan Bicholim - Goa.

Copy to:-

1. The Chief Officer, Bicholim Municipal Council, Bicholim- Goa.
2. O/c

GOVERNMENT OF GOA  
ELECTRICITY DEPARTMENT  
OFFICE OF THE  
SUB DIVISIONAL ENGINEER  
SUB – DIVISION NO. I (U), BICHOLIM – GOA

NO.AE/V-I(U)/TECH-33/2016-2017/ 984

Dated :- 3 /08/2016.

To,  
Shri. Sagar V. Shetye,  
F10,11 Vassudeva Arcade,  
Opp. Chatrapati Shivaji Maidan,  
Bicholim – Goa.

Sub :- N. O. C. for Proposed Construction of Residential & Commercial building,  
bearing Sy.No. **9/21-B**, at Bicholim Village, Taluka Bicholim – Goa by  
**Shri. Sagar V. Shetye**

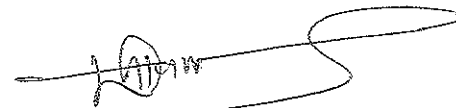
Ref :- Your Letter NO. Nil dated :- **26/07/2016**

Sir,

With reference to the above cited letter, this is to inform you that this office has **No objection** for Proposed Construction of Residential & Commercial building, bearing Sy.No. **9/21-B**, at Bicholim Village, Taluka Bicholim – Goa by **Shri. Sagar V. Shetye**, subject to below mentioned conditions.

1. While issuing N.O.C. for construction of Tower / shelter / room they should put the condition restricting the owner from planting of trees in such a way that they are likely to endanger electrical lines when trees grow big.
2. The minimum vertical and horizontal clearance buildings/structure and the electrical line passing over or adjacent to the building/structure shall not be less than that specified in Rule 79 & 80 of Indian Electricity Rules 1956 amended time to time.
3. As per Clause 4(a) of condition of supply of Electrical Energy where multiple connections are to be released, the owner/promoter of the building should provide a build-up premises of 2 x 3 Sq. Mtr. with locking arrangement located nearest to public road on ground floor to put up the metering arrangement. In addition required open space/way leave should be provided for erection of over head H.T./L.T. Lines and transformer Centre.
4. Further work should be executed as per the plan submitted and adequate clearance should be maintained before and after the proposed construction.
5. One copy of plan is retained by this office and the original is enclosed.

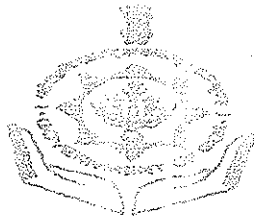
Yours faithfully,



ASSISTANT ENGINEER, ELECT.,  
S/D-I(U), BICHOLIM – GOA

Copy to :-

1. Guard File.
2. The Chief Officer, Bicholim Municipal Council



Office of the Dy. Town Planner,  
Town & Country Planning Dept.  
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. No: DC/6388/BICH/TCP-17/532

Date: - 21 / 7 / 2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the Revised construction of Commercial building. As per the enclosed the approved plans, the property zoned as Commercial in Regional Plan for Goa 2001 A.D of Bicholim Taluka & situated at Village Bicholim, Taluka Bicholim bearing Survey no. 9/21, 21-B with the following conditions.

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of The Goa Town & Country Planning Act, 1971.
4. Any change to be effected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion order has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
13. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.
14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.

Cont....2/-

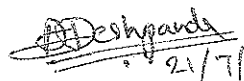
15. Adequate Utility space for the dustbin, transformer etc, should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
16. In case of compound walls, the gated shall open inwards only and traditional access if any passing through the property shall not be blocked.
17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
19. F.A.R. coverage and setback should be strictly maintained.
20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
23. Complaint/court order if any shall be verified by the Municipality/Panchayat before issue of construction license.

❖ This Technical Clearance is in partial modification of earlier Technical Clearance issued vide reference no. DC/6388/BICH/TCP-16/721 dtd. 5/7/2016.

❖ Necessary infrastructure tax of **Rs.93,084/-** (Rupees Ninety three thousand eighty four only) paid vide Challan no.25 dtd. 18/7/2017 and **Rs.5,29,182/-** (Rupees Five lakhs twenty nine thousand one hundred eighty two only) paid vide challan no.37 dtd. 29/6/2016.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/05/2017 (received under inward no.437 dated 19/05/2017) FROM SHRI SAGAR V. SHETYE.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

  
(Anand A. Deshpande)  
Dy. Town Planner

To,  
Shri. Sagar V. Shetye,  
F-10, 11, Vasudev Arcade,  
Opp. Chatrapati Shivaji Maidan,  
Bicholim-Goa.

Copy to:  
The Chief Officer,  
Bicholim Municipal Council,  
Bicholim-Goa.



No. 6-2-2012/CNV-BICH/1978  
GOVERNMENT OF GOA  
Office of the Deputy Collector & S.D.O.,  
Bicholim Sub-Division, Bicholim, Goa

Dated: - 12/9/2012.

Read: - Application dated 02/01/2012 from Shri Sagar Shetye, r/o Opp.  
Shivaji Maidan, Bicholim Goa

S A N A D

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 Deputy Collector & S.D.O., Bicholim (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 there under) from Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa being the occupant of the plot registered under Survey No. 9/21-B situated at Bicholim Village, Bicholim Taluka registered under Survey No. 9/21-B (hereinafter referred to as "the applicant" which expression shall, where the context so admits include their heirs, executors, administrators and assigns for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the admeasuring an area of 315 square meters be the same a little more or less for Commercial purpose.

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 there under, 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 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 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 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.

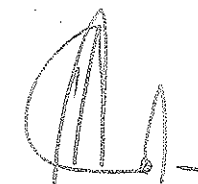
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as is specified in that behalf by the collector, and on such removal or alteration not being carried out within the specified time, he/she/they cause the same to be carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

APPENDIX-1

| Length and Breadth   |              | Total Superficial Area | Forming (part of) Survey No. or Hissa No.     | Boundaries North, South, East and West   | Remarks  |
|--|--------------|------------------------|---|--|--|
| North to South   | East to West |                        |   |  |  |
| 1  | 2            | 3                      | 4   | 5  | 6  |
| 19.80 mts.   | 19.40 mts.   | 315 sq. mts.           | S.No. 9/21-B Village Bicholim Bicholim Taluka | North : S.No. 9/21<br>South: Road<br>East : S. No. 9/21F<br>West : 9/21-C & 9/21 | The Land in question is dry crop as per survey records.<br><br>Survey work is carried out as per the site plan and same tallies with the Survey Plan and ground measurements |
| Conversion is granted for an area of 315 Sq mts. Conversion fees of Rs. 12600/- (Rupees twelve thousand six hundred only) for an area of 315 sq.mts. @ 40/- Rupees per sq mts. The applicant has paid fees of Rs. 12600/- (Rupees twelve thousand six hundred only) in the State Bank Of India, Bicholim, vide Challan No.84//2012 dated 31/08/2012. |              |                        |   |  |  |

In witness whereof the Collector of Goa, has hereunto set his hand and seal of this Office on behalf of Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa here also hereunto set his hand on 3<sup>rd</sup> day of September, 2012.


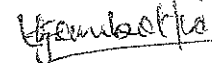
(Signature of the applicant)



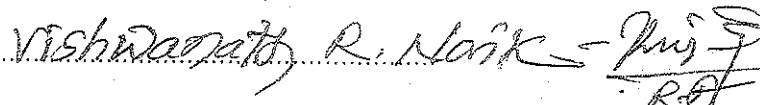
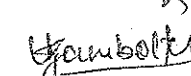
(N. M. Gad)

Deputy Collector & S.D.O.,  
Bicholim Sub Division,  
Bicholim - Goa.

Signature and designation of Witnesses

1.   
2. VANDANA JAMBOTKAR 

We declare that Administration Office of the Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa who has signed this Sanad is, to our personal knowledge, the person he represented himself to be, and that he has affixed his signature hereto in our presence.

1.   
2. VANDANA JAMBOTKAR 

Copy to:-

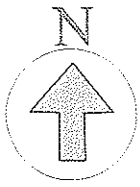
1. The Mamlatdar of Bicholim Taluka.
2. The Town and Country Planning Dept., Bicholim Goa.
3. The Inspector of Survey and Land Records, Panaji Goa.
4. The Bicholim Municipal Council, Bicholim Goa.
5. The Talathi of Bicholim, Goa.
6. O/c.



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

PLAN

OF THE LAND BEARING SURVEY No.9/21-C, SITUATED AT BICHOLIM VILLAGE  
OF BICHOLIM TALUKA, APPLIED BY SHRI SAGAR V .SHETYE FOR THE  
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL  
PURPOSE VIDE ORDER OF CASE NO.6/2-2012/CNV/BICH/1305, DATED 12/07/2012  
FROM DEPUTY COLLECTOR & S.D.O, BICHOLIM- GOA

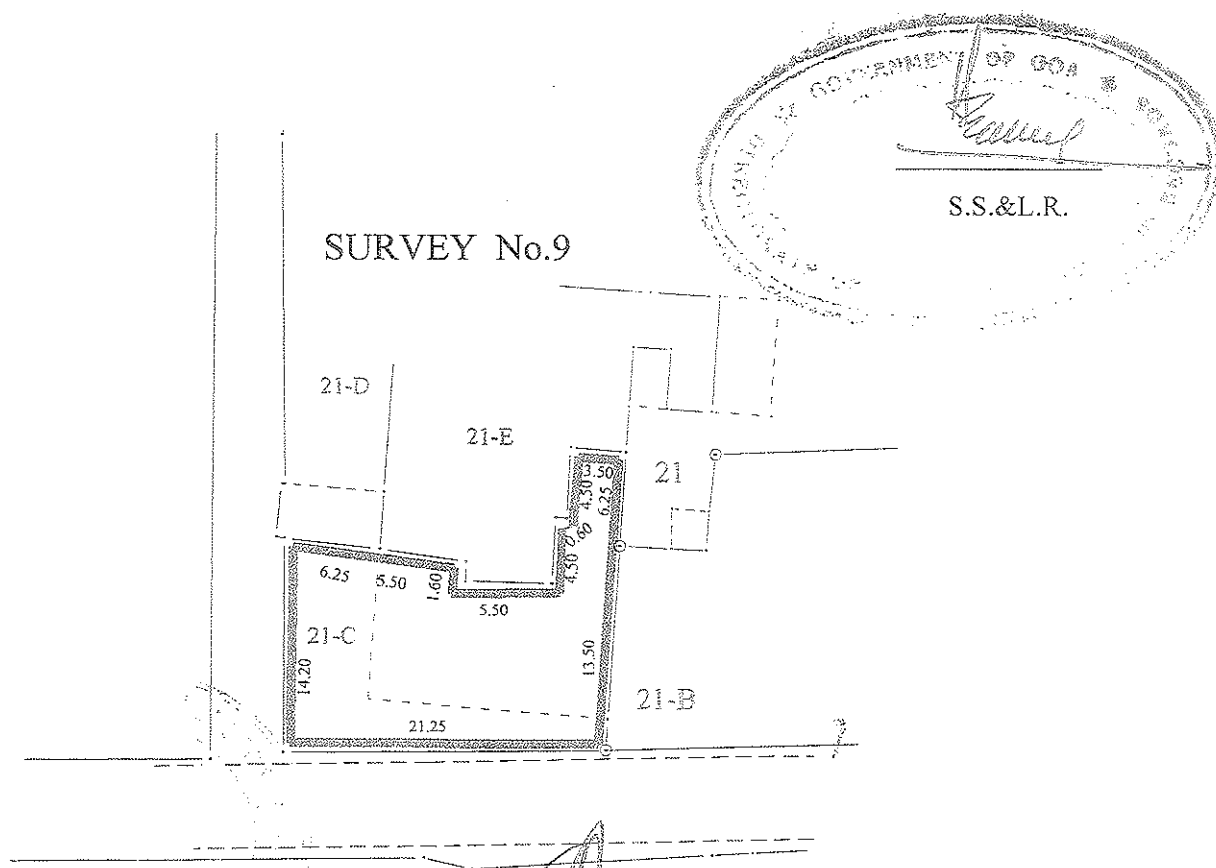


SCALE : 1:500



PROPOSED AREA FOR CONVERSION

285 Sq. Mts.



*Yogesh B. Mashelkar*  
2.5.12

YOGESH B MASHELKAR (F.S.)  
PREPARED BY

*Bharati Shiroadkar*

BHARATI SHIRODKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 31/07/2012

File No.: 8-116-DSLR-12

No. 6-2-2012/CNV-BICH/ 1979  
GOVERNMENT OF GOA  
Office of the Deputy Collector & S.D.O.,  
Bicholim Sub-Division, Bicholim, Goa

Dated: - 12 / 9 /2012.

Read: - Application dated 02/01/2012 from Shri Sagar Shetye, r/o Opp.  
Shivaji Maidan, Bicholim Goa

S A N A D

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 Deputy Collector & S.D.O., Bicholim (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 there under) from Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa being the occupant of the plot registered under Survey No. 9/21-C situated at Bicholim Village, Bicholim Taluka registered under Survey No. 9/21-C (hereinafter referred to as "the applicant" which expression shall, where the context so admits include their heirs, executors, administrators and assigns for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the admeasuring an area of 285 square meters be the same a little more or less for Commercial purpose.

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

*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.

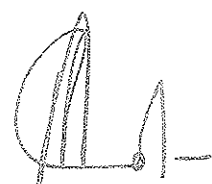
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as is specified in that behalf by the collector, and on such removal or alteration not being carried out within the specified time, he/she/they cause the same to be carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

## APPENDIX-1

| Length and Breadth   |              | Total Superficial Area | Forming (part of) Survey No. or Hissa No.           | Boundaries North, South, East and West   | Remarks   |
|--|--------------|------------------------|---|--|---|
| North to South   | East to West |                        |   |  |   |
| 1  | 2            | 3                      | 4   | 5  | 6   |
| 18.75 mts.   | 21.25 mts.   | 285 sq. mts.           | S.No. 9/21-C<br>Village Bicholim<br>Bicholim Taluka | North : S.No. 9/21-E<br>South:<br>Road<br>East :<br>S. No. 9/21-B<br>West : Road | The Land in question is dry crop as per survey records.<br>Structure shown in the survey plan, exist on the ground<br>Survey work is carried out as per the site plan and same tallies with the Survey Plan and ground measurements |
| Conversion is granted for an area of 285 Sq mts. Conversion fees of Rs. 11400/- (Rupees eleven thousand four hundred only) for an area of 285 sq.mts. @ 40/- Rupees per sq mts. The applicant has paid fees of Rs. 11400/- (Rupees eleven thousand four hundred only) in the State Bank Of India, Bicholim, vide Challan No.83//2012 dated 31/08/2012. |              |                        |   |  |   |

In witness whereof the Collector of Goa, has hereunto set his hand and seal of this Office on behalf of Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa here also hereunto set his hand on 3<sup>rd</sup> day of September, 2012.

  
(Signature of the applicant)

  
(N. M. Gad)  
Deputy Collector & S.D.O.,  
Bicholim Sub Division,  
Bicholim - Goa.

Signature and designation of Witnesses

1. Ushwadev R. Lark - Ushwadev R.A.  
2. VANDANA JAMBOTKAR Jambotkar

We declare that Administration Office of the Shri Sagar Shetye, r/o Opp. Shivaji Maidan, Bicholim Goa who has signed this Sanad is, to our personal knowledge, the person he represented himself to be, and that he has affixed his signature hereto in our presence.

1. Ushwadev R. Lark - Ushwadev R.A.  
2. VANDANA JAMBOTKAR Jambotkar

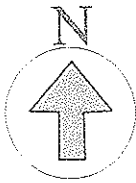
Copy to:-

1. The Mamlatdar of Bicholim Taluka.
2. The Town and Country Planning Dept., Bicholim Goa.
3. The Inspector of Survey and Land Records, Panaji Goa.
4. The Bicholim Municipal Council, Bicholim Goa.
5. The Talathi of Bicholim, Goa.
6. O/c.

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

PLAN

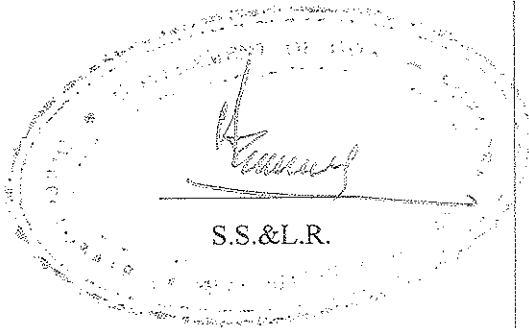
OF THE LAND BEARING SURVEY No.9/21-B, SITUATED AT BICHOLIM VILLAGE  
OF BICHOLIM TALUKA, APPLIED BY SHRI SAGAR V .SHETYE FOR THE  
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL  
PURPOSE VIDE ORDER OF CASE NO.6-1-2012/CNV-BICH/1306, DATED 12/07/2012  
FROM DEPUTY COLLECTOR & S.D.O, BICHOLIM- GOA



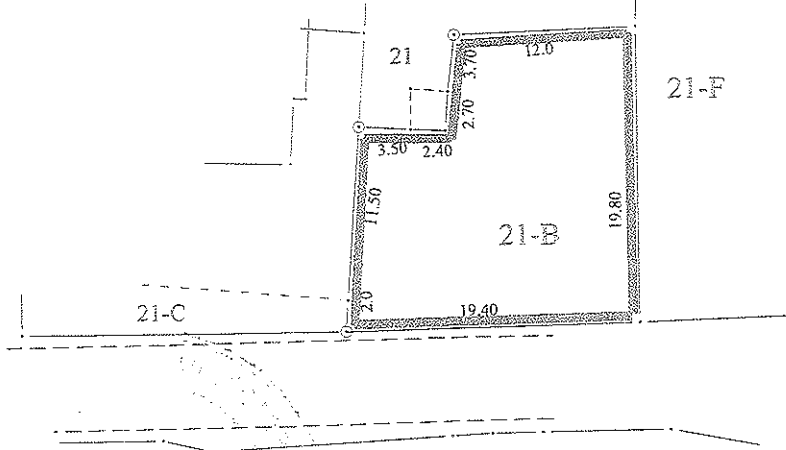
SCALE : 1:500



PROPOSED AREA FOR CONVERSION ..... 315 Sq. Mts.



SURVEY No. 9



YOGESH B MASHELKAR (F.S.)  
PREPARED BY

BHARATI SHIRODKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 31/07/2012

File No.: 8-115-DSLR-12