

No.COL/SG/CONV/75/09
Office of the Collector,
South Goa District,
Margao-Goa

Date: 06/05/2010.

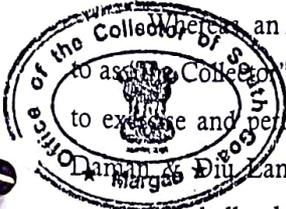
- Ref: 1) 5/365/3177/SGF/2009-10/3217 dated 12/03/10 of Forest Department, Margao.
2) MAM/CAN/AK/CONV/2009/1335 dated 29/01/10 of Mamlatdar Canacona.
3) TPC/CV/CHAUDI/26/2010/42 dated 05/02/10 of TCP, Canacona.
4) 2/ISLR/QPM/14/10/223 dated 12/04/10 of ISLR, Quepem, Goa.

READ: Application U/s 32 of Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue
(Conversion of Use of Land non-agricultural Assessment Rules, 1969)



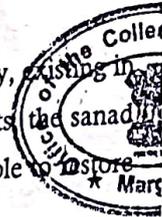
Whereas an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector") which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) by Mr. Chandrahas K Naik Dessai, for self & Special Power of Attorney holder of Mrs. Smita C Naik Dessai & Mr. Kishor Kusta Naik Dessai R/o Chaudi, Canacona-Goa, Goa being the occupant of the land registered under Survey no. 26/3(part) of Chaudi Village, Canacona Taluka (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his 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 Survey no. 26/3 (part) of Chaudi Village, Canacona Taluka admeasuring 2500 Square meters be the same a little more or less, for the purpose of Residential use only.

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. **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 and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant has been credited non-agricultural assessment fees of Rs 150000/- (One lakh fifty thousand only) vide challan no 104/10 dated 22/04/2010, in State Bank of India, Canacona for non agricultural purpose 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 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 Application as an arrears of land revenue.
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the CRZ Regulations and provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. 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.
13. The front setback of minimum 7.00 mts from the centerline of the road to the construction shall be maintained.
14. Traditional access/road passing through the plot, if any shall be maintained
15. The Applicant should obtain prior permission for cutting of trees if the said plot form the concerned Forest Department, if required.
16. If the Land falls in the command area of Selaulim Irrigation Project Permission shall be obtained from Water Resources Department.
17. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
18. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
19. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant



20. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector/Additional Collector/Dy. Collector shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	REM A-RKS
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
40.00	56.00	2500 Sq.mts	Survey no. 26/3 (part)	North: Sy. no. 26/3 South: Sy. no. 29/8,9 Sy. no. 30/4,1,3 East: Sy. no. 26/3 West: Sy. no. 27/1	
Conversion is Recommended for Residential with permissible FAR 100% as per Regional Plan. Conversion fees Rs 150000/- (One lakh fifty thousand only) vide challan no 104/10 dated 22/04/2010, in State Bank of India, Canacona					

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa and the Applicant Mr. Chandrahas K Naik Dessai, for self & Special Power of Attorney holder of Mrs. Smita C Naik Dessai & Mr. Kishor Kusta Naik Dessai R/o Chaudi, Canacona-Goa, Goa hereunto set his hand this 06th day of May 2010.

(Mr. Chandrahas K Naik Dessai,
For self & special power of attorney holder of
Mrs. Smita C Naik Dessai &
Mr. Kishor Kusta Naik Dessai
R/o Chaudi, Canacona-Goa)

Signature and designation of the witnesses:

1. *(Signature)* C.I.
2. *(Signature)* F.S.

(Signature)
(G.P. Naik)
Collector
South Goa District,
Margao-Goa.

Copy to:

1. The Inspector of Survey and Land Records, Quepe,
2. The Town and Country Planning Dept., Canacona
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Canacona.
5. Mr. Chandrahas K Naik Dessai, Mrs. Smita C Naik Dessai & Mr. Kishor Kusta Naik Dessai R/o Chaudi, Canacona-Goa, Goa

