

No. CNV/TIS/53/98

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

Dated: 24/2/1999.

Read Application of Smt. Meerabai Pai Varnekar & Others, u/s 32(1) of 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, 1968].

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 Smt. Meerabai Pai Varnekar & Others, B/o. Top. & Gear Pub., Opp. Steamer, Jetty. D. E. Bandedker, Marg Panaji - Goa, being the occupant of the plot registered under ..... known as "....." situated at CUJIRA - TISWADI, registered under No. Survey No. 21/2, (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. 21/2, admeasuring 10.958 sq. mt. 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 of building of a substantial and permanent description, falling 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 — 1

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	
1) 110.5 mts.	198.5 mts	10528mts.	21/2(part) A	North:-21/1,2, 21/1 South:-21/2part Nals, 21/2	The land in question is garden where exists 105 coconut trees 1Mango tree 1 other tree & one bamboo heap in the area to be converted survey is carried out as per the site plan.	
2) 225mts	220mts.	430mts.	21/2(part) B	East :- 21/2part, 21/2part West :-21/2part, Nala 21/2part		
		10958mts.	Village: Cujira Taluka: Tiswadi			
Remarks:-						
1. Applicant has paid the conversion fee amounting Rs. 1,98,480/ under chalan No.79/98 dated 9/2/1998.						
2. Conversion has been approved by Town Planner under letter No. Tis/1890/CUJ/98/743 dt. 20/10/98.						
3. Sanad is issued in view of Govt. Circular No.16-11-90-RD dt. 4-7-1997. 4) The gradient of the land shall be preserved.						
4. All the Mundkarial rights to be safeguarded and any dispute arising in future would be the responsibility of the concerned land lord. 5) The development of land should be carried out as per the guidelines of Town & Country Planning Department.						
5. The existing trees if any shall not be cut unless prior permission is obtained from the authority concerned i.e the permission from the Forest Department and double number of trees shall be planted in the area applied for conversion.						

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, Damian and Diu and the applicant Smt. Meerabai Pai Vernecar & Others, C/o Top-Gear Pub, Opp. Steiner Jetty, D. B. Bandodkar Marg, Panaji - Goa.

here also hereunto set his hand this 24<sup>th</sup> day of February 1999

*Meerabai V. Pai Vernecar*  
(Signature of the applicant)

( D. H. Kenaudek  
Deputy Collector and  
Sub-Divisional Officer  
Panaji Sub-Division  
Panaji-Goa.

Signature and designation of Witnesses

1. Devanand A. Naik
2. Ravincha G. Komat

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We declare that Smt. Meerabai Pai Vernecar & Others, C/o Top-Gear Pub, Opp. Steiner Jetty, D. B. Bandodkar Marg, Panaji - Goa, 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.

Copy to:-

1. The Associate Town Planner, Town Planner, Panning Dept. Panaji Goa.
2. The Director of Settlement & Land Records Panaji - Goa.
3. The Mamlatdar of Tiswadi Taluka, Panaji- Goa.
4. The Sarpanchys of Village Panchyat, St. Cruz.

