



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/69/CNV/AS-1H/2016/617
Date:- 26 / 5/2017

Read: Application dated 16/10/2016 received from Shri Ramakant Subrao Shetve r/o Sritram Smrutti, Borden, Bicholim Goa received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa 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 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 Ramakant Subrao Shetve r/o Sritram Smrutti, Borden, Bicholim Goa being the occupant of the plot registered under Survey No.120/1-E Situated at Oxel Village, Bardez Taluka (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 Survey No. 120/1-E admeasuring 3368 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 F.A.R.

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 without the previous sanction of the Collector.

4. Liability for rates – The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause – (a) If the applicant contravenes any of the foregoing conditions, the Collector shall have full and complete jurisdiction to any other penalty to which the applicant may be liable under the provisions of the said Code, to compute 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 remove or alter or alter the position of any building or structure erected or used 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, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.


e) No trees shall be cut except with prior permission of the competent authority.

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								
1	2	3	4	5					6
				North	South	East	West		
116.35 mts	36.60 mts	3368 Sq.mts	Survey No. 120 Sub Div No.1-E	Sy.No.5 , Sub Div.No.1	Sy.No.120 Sub Div.No.1-F, Road	Survey No. 2 Sub Div No. 1, 120/10	Survey No.120. Sub Div No. 1,1-A,1-B, 1-C	NIL	

Village : Oxel
Taluka : Bardez



Village : Oxel
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of **Rs. 458048/-** (Rupees Four Lakh Fifty Eight Thousand Forty Eight only) vide e-challan No. 201700376958 dated 24/05/2017.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/281/1/TCP-16/3713 dated 20/12/2016 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-447/DCFN/TECH/2016-17/744 dated 12/1/2017.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-1/Conv/2016/6081 dated 27/12/2016.
- This Sanad is issued for conversion of an area for residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained..
- Mundkariar rights and Mundkariar area should not be disturbed and should be protected if any.
- Proposed construction is in plot shall be 5.00 mts +3.00 mts=8.00 mtrs from the center line towards southern side of the plot.
- This conversion report recommended based on the delineation of CRZ line issued from the Survey & Land Records, Panaji Goa vide no.19/DSL/R/Survey Cell/CRZ-Rover/42/15/DS016-4078.

In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Shri Ramakant Subrao Shetye Sriram Smriti, Bordem, Bicholim Goa here also hereunto set his hand on this 26th day of May, 2017.

Ramkanti Subrao Shetye
Applicant

(Surendra F.Naik)
Additional Collector III
North Goa District,

Signature and Designation of Witnesses
1. Shri. Mopke (Umesh H. Mopke)

2. Shri. Skamrao V. Padmalen Skamrao V. Padmalen, Bicholim - Goa
Complete address of Witness
1. Umesh H. Mopke
2. Shri. Skamrao V. Padmalen

We declare Shri Ramakant Subrao Shetye, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

- To,
- The Town Planner, Town and Country Planning Department Mapusa
 - The Mamlatdar of Bardez Taluka.
 - The Inspector of Survey and Land Records, Mapusa - Goa
 - The Sarpanch, Village Panchayat Oxel, Bardez -Goa.

1. Shri. Mopke
2. Shri. Skamrao V. Padmalen

172/c

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 1-E OF SURVEY No. 120 SITUATED
AT OXEL VILLAGE OF BARDEZ TALUKA
APPLIED BY RAMAKANT SUBRAO SHETYE
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/69/CNV/AC-III/2016/461 DATED 13-04-2017
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

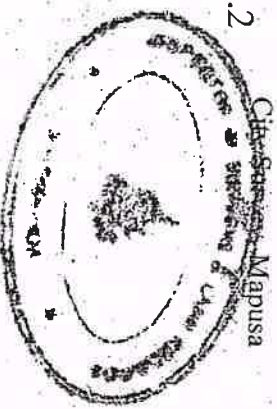
SCALE : 1:1000

AREA APPLIED FOR CONVERSION. 3368 Sq. Mts.



S.No.2

ANAND. V. VAIGANKAR
Inspector of Surveys And Land Records



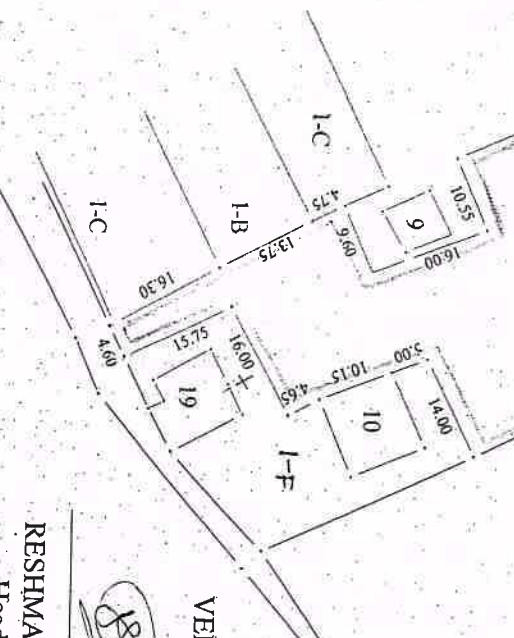
SURVEY No.120

PREPARED BY:

VIVEK BUDE
Field Surveyor

VERIFIED BY:

RESHMA DHARGALKAR.
Head Surveyor



SURVEYED ON: 28/4/2017

FILE NO: 8/CNV/MAP/62/17