

No.RB/CNV/BAR/AC-II/73/2012
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :-22/01/2013

Read:Application dated NIL, from M/s. Kenkre Construction , through its Proprietor, r/o. 4th Floor, Kenkre Residency, Dattawdi, Mapusa, Bardez.

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 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, 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) **M/s. Kenkre Construction,** being the occupants of the plot registered under **P.T. Sheet No. 50 Chalta No. 49** known as **Mapusa City** Situated at **Bardez Taluka** (hereinafter referred to as “the applicants, 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 **P.T. Sheet 50 Chalta No.49 admeasuring 1543.00 Square Metres** be the same a little more or less for the purpose of **Commercial Purpose.**

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 applicants 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 Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Commercial use**,without the previous sanction of the Collector.

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

5.Penalty clause – (a) if the applicants contravenes any of the foregoing conditions the Collector may,without prejudice to any other penalty to which the applicants 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.

6.a)The Information, if any,furnished by the applicant for obtaining the Sanad is found to be false at 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 applicants.

c) The necessary road widening set-back 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.

Contd...

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	
46.00 Sq.mts	41.25 Sq.mts	1543.00 Sq.mts	P.T.S. No.50 Chalta No.49	P.T.S. No. Chalta No. 50/42 & 50/43 Road	P.T.S. No. Chalta No. 50/68 Nallah	P.T.S. No. Chalta No. 50/65, 50/66 & 50/67	P.T.S. No. Chalta No. 50/48 & 50/48-A	NIL
	Village: Mapusa City Taluka: Bardez							

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,31,450/- (Rupees Two Lakh Thirty One Thousand Four Hundred Fifty Only) vide receipt No. CN14012013334 dated 14/01/2013.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB2/33/MAP/TCP-13/59 dated 02/01/2013
3. The development/construction in the plot shall be governed as per rules in force.

In witness whereof the ADDITIONAL COLLECTOR-II of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and Smt. Sujata Ashok Kenkre, Proprietor of M/s. Kenkre Construction here also hereunto set his hands this 22nd day of Janaury, 2013.

(Sujata Ashok Kenkre)
Proprietor

(Dipak S. Desai)
Additional Collector-II

Signature and Designature of Witnesses

1. _____

2. _____

Complete address of Witness

1. Ashok Kenkre, Dattaardimem
2. Saypr Talhar, parra Bardez Goa

We declare that Smt. Sujata Ashok Kenkre, who has signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed her signature hereto in our presence.

1. _____
2. _____

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
- 4.. The chief officer Mapusa Municipal Council, Mapusa Goa.

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

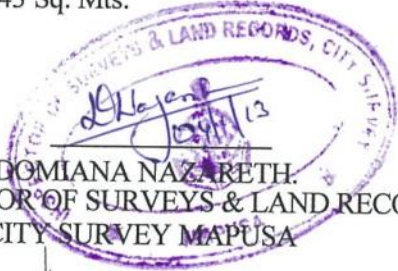


PLAN

OF THE LAND BEARING CHALTA . No.49 OF P.T.SHEET No.50
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY M/S. KENKRE CONSTRUCTION
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.RB/CNV/BAR/AC-II/73/2012 DATED 28-12-2012
FROM THE OFFICE THE COLLECTOR, NORTH GOA DISTRICT, PANAJI-GOA.

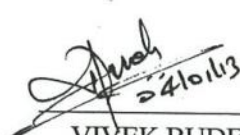
SCALE : 1:500

 AREA APPLIED FOR CONVERSION. 1543 Sq. Mts.


DOMIANA NAZARETH
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY


VIVEK BUDE.
Field Surveyor

P.S.No.66/63

VERIFIED BY


RESHMA R. DHARGALKAR
Head Surveyor

SURVEYED ON: 04/01/2013

FILE No. 03/CNV/CITY/MAP/13