

No.RB/CNV/BAR/AC-1/42/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.
Dated :- 14/11/2011

Read: Application dated 23/06/2011, from Ujjwal Yogiraj Sakharemaharaj, r/o. Solapur-413003.

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) Ujjwal Yogiraj Sakharemaharaj being the occupants of the plot registered under Survey No. 16/6(Part) known as Pato Situated at Canka, Bardez Taluka registered under Survey No. 16/6(Part) (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 Survey No. 16/6(Part) , admeasuring 1675 Square Metres be the same a little more or less for the purpose of Residential Use.

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 Residential 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...

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	
44.75 Sq.mts	41.50 Sq.mts	1675 Sq.mts	S.No.16 Sub Div No. 6(Part)	S.No.16 Sub div No 3 & 5	S.No.16 Sub Div. No. 8	S.No.16 Sub Div No.3	NALHA	NIL
Village: Canca		Taluka: Bardez						

Remarks:-

1. The applicant has paid conversion fees of Rs. 67,000/- (Rupees Sixty Seven Thousand Only) vide receipt No.8563 dated 10/11/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/2022/CANCA/16/2011/1478 dated 29/7/2011.
3. The development/construction in the plot shall be governed as per rules in force.
4. This conversion is recommended based on the traditional access as seen on the site for the existing house in the said property. However, in case of any future development for multi family dwelling unit the minimum 6.0. mts wide road is mandatory.

In witness whereof the Additional Collector-I 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 Mr. Mahadev Jaganth Hirve, Power of Attorney holder for Ujjwal Yogiraj Sakharemaharaj here also hereunto set his hands this 14th day of November, 2011.

(Mahadev Jaganth Hirve)
P.O.A to the Applicant

(NARAYAN R. SAWANT)
ADDITIONAL COLLECTOR - I

Signature and Designature of Witnesses

1. Sanjiv V. Talcon
2. Luis Franco

Complete address of Witness

1. 574, parra Bardez Goa
2. 556, Camushim Bardez Goa

We declare that Mr. Mahadev Jaganth Hirve, 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.

1. [Signature]
2. [Signature]

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



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

PLAN

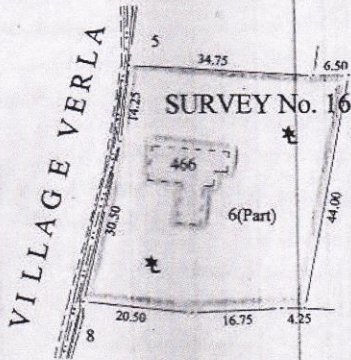
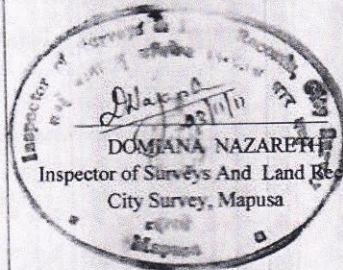


OF THE LAND BEARING SUB-DIV. No. 6(PART) OF SURVEY No. 16 SITUATED AT CANCA VILLAGE OF BARDEZ TALUKA APPLIED BY UJJWAL YOGIRAJ SAKHARE MAHARAJ CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.RB/CNV/BAR/AC-1/42/2011 DATED 31-10-2011 FROM THE OFFICE OF ADDL. COLLECTOR, NORTH GOA DISTRICT, PANAJI.

SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 1675 Sq. Mts.



30.50
14.25
44.75

20.50
16.75
37.25
4.25
41.50

PREPARED BY

PARESH RIVANKAR
Field Surveyor

VERIFIED BY:

BHARATI SHIRODKAR
Head Surveyor

SURVEYED ON: 02/11/2011

34.75
6.50
41.25

FILE NO: 8/CNV/MAP/261/11