

No.RB/CNV/TIS/15/2009
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.
Dated :- 11/11/2009.

Read: Application dated 07/01/2009 M/s Naiknaware Constructions Pvt.Ltd,C/o Soares & Associates,G-1,Vikas Building,15th June Road,Panaji Goa.

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) by M/s Naiknaware Construction Private Limited, being the occupant of the plot registered under Survey No.13/1-C,14/1-B & 15/1-B known as Kuxal Gally Moll Situated at Panelim of Tiswadi Taluka registered under Survey No.13/1-C,14/1-B & 15/1-B (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.13/1-C,14/1-B & 15/1-B admeasuring 1,41,641 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.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 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

Cont.../-

- b) The necessary road widening set-back to be maintained before any development in the land.
 c) Traditional access passing through the plot and Mundkari rights, if any, shall be maintained.
 d) No trees shall be cut except with prior permission of the competent authority.
 e) Prior NOC from National Highway Authority and NOC under Section 17-A of TCP Act should be obtained from Chief Town Planner Panaji before commencement of any development in the land.

7 (a) The case bearing No.TNC/DECL/PAN/9/08 filed by Smt.Komlavati Dharma Kunkoliemkar & others is pending before Joint Mamlatdar III of Tiswadi Taluka. The Conversion Sanad issued would be revocable if the matter in the above mentioned case No.TNC/DECL/PAN/9/08 is decided contrary to M/S Naiknavare Construction Pvt.Ltd.

(b) The development in the land, if any, carried out by the applicant during the proceedings of this case, shall be at the risk and cost of the applicant.

(C) No. development/Construction in the land shall be carried out unless the applicant obtain NOC from the concerned Electrical Department from the Electrical Point of View.

8. 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			North	South	East	West	
1	2	3	4	5				6
401.00	280.00	1,04,539 Sq.mts	S.No.13/1-C(Part)	S.No.12/0	S.No.13/1-C(Part)	Village Bainguinim & S.No.13/1-C (Part)	S.No.13/1-A & S.No.12/0	There are following trees
63.50	190.50	7025 Sq.mts	S.No.15/1-B(Part)	S.No.15/1-B	S.No.14/1-B (Part)	S.No.14/1-B (Part)	S.No.15/1-A	40- "
106.00	331.50	30,077 Sq.mts	S.No.14/1-B(Part)	S.No.15/1-B (Part)	Village Talaulim	S.No.14/1-B (Part)	S.No.14/1-A & S.No.14/1-B (Part)	Cashew trees
Total		1,41,641 Sq.mts		S.No.14/1-B (Part)				45-Teak wood trees
		Village Panellim Taluka Tiswadi						06-Mango trees
								56-Jungle trees


Remarks:-

- The applicant has paid the conversion fees amounting to Rs.73,66,680/- (Rupees Seventy three lakhs sixty six thousand six hundred eighty only) vide Challan No.261/09-10 dated 06/11/2009.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/1/2/Zon-Inf/Panelim/49/152 dated 12/02/2009. The Town & Country Planning has informed the area of 85,052 m² as S-1 Zone and an area of 56,589 as S-4 Zone vide report No.TIS/1/2/Zon-Inf/Panelim/TCP/1382 dated 03/11/2009. The Mamlatdar of Tiswadi vide his report No.MAM/TIS/C-11/CNV/321/09/377 dated 08/05/2009 has reported that there are no tenants/Mundkari in the land in question. The Dy.Conservator of Forest Ponda vide his report No.5/CNV/TIS/DCFN/TECH/2008-09/845 dated 25/02/2009 has reported that the land in question is not a Government Forest and same also does not figure in the list of Survey numbers identified as Private Forest by State Level Expert Committee.



3. The development/construction in the plot shall be governed as per rules in force.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant by M/s Nalknaware Construction Private Limited., through its Authorised Signatory Mr. Shriram Dattatray Karandikar, here also hereunto set his hand this 11th day of Nov, 2009.

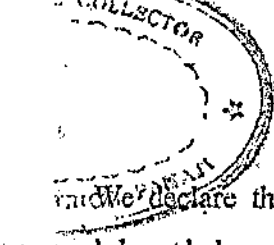

(Shriram Dattatray Karandikar)
Authorised Signatory


(M. P. Porob)
Additional Collector-II
Collectorate of North Goa

Name and Signature of Witnesses

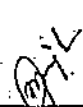
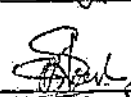
1. Mahesh Nayrik 
2. Sanjay Hale 

Complete address of Witness



1. D-G-2, J.P.C Complex, Dorem, Pigeon
2. OPP U&L Vaddem, Vasco - Goa.

We declare that Mr. Shriram Dattatray Karandikar, 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. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Panaji.
2. The Mamlatdar of Tiswadi
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat, Panelim, Tiswadi Goa.

GOA (Kadamba)

Demand No. 15
0029 — Land Revenue
101 — Land Revenue Tax
02 — Receipt towards the conversion
of land.

G. A. R. 6
[See Rule 26, (1)]
CHALLAN
(Obverse)

STO Code No.
DDO Code No.
Challan No. 26/09-10
(bank) branch)

ORIGINAL

Challan of money paid into State Bank of India, Treasury Branch, Panaji (bank) branch)

To be filled in by the remitter			Amount (Rupees)	To be filled in by the Departmental officer or at his instance		
Name and/or Designation and address of the party (i. e. Tax payer, etc.) crediting money	Department/Office from whose books the demand emanated	Full particulars of the nature of remittance and/or authority (if any)		Demand No. and Head of Account (Plan/Non-Plan, Charged/Voted etc.)	Accounts Officer by whom adjustable	Order to the bank
<i>Nailkavare</i> <i>Pol. Mcl. Panaji</i>	<i>Office of the Collector</i> <i>North Goa District</i> <i>PANAJI</i>	<i>Payment towards</i> <i>conversion for</i> <i>area of 141.61 m²</i> <i>under survey No.</i> <i>13/1-C, 14/1-B &</i> <i>15/1-B of village</i> <i>Panaji of Taluk</i>	<i>73,66,680/-</i> <i>73,66,680/-</i>	<i>Demand No. 15</i> <i>0029 — Land Revenue</i> <i>101 — Land Revenue Tax</i> <i>02 — Receipt towards the</i> <i>of land.</i>	<i>Date 6/11/09</i> <i>Receive and grant</i> <i>Receipt</i> <i>Collector</i> <i>North Goa District</i> <i>PANAJI</i> <i>designation of the</i> <i>Officer ordering the</i> <i>money to be paid in.</i>	

In words (Rupees) Rs. 73,66,680/-

Received payment (in words) Rupees 73,66,680/-

Date JOURNAL NO. CHALLAN NO. Agent or Manager/Officer P.T.O.

Stamp: RECEIVED
10.11.09
Treasurer
North Goa District
Panaji