

OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.

No. 4/84/CNV/AC-III/2016 / 211

Date:- 13/02/2019

Read: Application dated 17/11/2016 received in this office from Dattaram Kauthankar r/o Flat No 1/3, Kavlekar Towers 1st Floor Nr Police Station Khorlim Mapusa 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 there under by Dattaram Kauthankar r/o Flat No 1/3, Kavlekar Towers 1st Floor Nr Police Station Khorlim Mapusa Goa being the occupant of the plot registered under P.T Sheet No 76 Chalta No 16/2 Situated at Mapusa City 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 P.T Sheet No 76 Chalta No 16/2 (P), of Mapusa City admeasuring 2021 Sq. Mtrs. be the same a little more or less for the purpose of Commercial with 150 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 there under 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 Commercial 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 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 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.

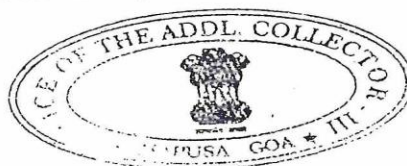
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 there under.



Cont..2/-

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APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remark
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
59.40 Mts	89.10 Mts	2021 Sq.mts	P.T Sheet No 76, Survey No 16 Sub Div No 2 (Part)	P.T Sheet No 60, Survey No 16/2	P.T Sheet No 76, Survey No 16/3 and Survey No 2/1	P.T Sheet No 76, Survey No 16/2	P.T Sheet No 76, Survey No 2/1	NIL

illage : MAPUSA
aluka : Bardez



Remarks:-

1. The applicant has paid conversion fees of Rs. 28,29,400/- (Rupees Twenty Eight Lakh Twenty Nine Thousand Four Hundred only) vide e-challan No. 201900157999 dated 07/02/2019..
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2831/MAP/TCP-16/302 dated 06/02/2016 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-479/DCFN/TECH/2016-17/821 dated 14/02/2017.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2016/103 dated 04/01/2017.
5. This Sanad is issued for conversion of an area for Commercial purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
5. Traditional access, passing through the plot, if any shall be maintained..
- 6.Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

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 Dattaram Kauthankar r/o Flat No 1/3, Kavlekar Towers 1st Floor Nr Police Station Khorlim Mapusa Goa here also hereunto set his hand on this 13th day of February 2019.

Dattaram Kauthankar
Applicant



(Dasharath M Redkar)
Additional Collector III
Mapusa Goa



Name and Signature of Witnesses

1. Shantesh Genu
2. Adv. Milon Govekar

Complete address of Witness

1. Karanzal madkai Goa
2. Verem Bardez Goa

We declare that Mr Dattaram Kauthankar r/o Flat No 1/3, Kavlekar Towers 1st Floor Nr Police Station Khorlim Mapusa Goa, 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.

1. Shantesh Genu
2. Adv. Milon Govekar

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 - Goa.
4. The Chief Officer Mapusa Municipal Council Bardez -Goa

PLAIN

SCALE : 1:500

AREA APPLIED FOR CONVERSION. 202154 Mrs.

P.T.S.No.60
S.No.16

 $2(p_{\text{part}})$

PREPARED BY

MAKISH P. GAWAS
Field Surveyor

SURVEYED ON: 31/10/2017

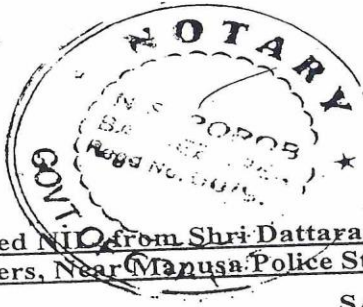
Additional Collector - III
North, Malaysia - Goa

YOGESH MASHTELKAR
Head Surveyor

FILE NO: 76/CNV/CITY/MAP/17

VERIFIED BY:

Erasmushorn



No.RB/CNV/BAR/COLL/24/2012
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.
Dated :29/04/2013

Read: Application dated NID from Shri Dattaram G. Kavathankar r/o. Flat No, 1/3, 1st Floor, Kavlekar Towers, Near Mapusa Police Station, Mapusa 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) Shri Dattaram G. Kavathankar being the occupants of the plot registered under P.T. Sheet No. 76 Chalta No. 16/2 known as --- Situated at of, Mapusa City, 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 No. 76 Chalta No. 16/2 admeasuring 1837 Square Metres be the same a little more or less for the purpose of Residential 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 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 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 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
24.40 Sq.mts	97.45 Sq.mts	1837 Sq.mts	C. No. 16/2 P.T. Sheet No.76	P.T. Sheet No. 76 C. No. 16/1 P.T Sheet No. 60 C.No. 16/1	P.T. Sheet No. 76 C. No. 16/3	P.T. Sheet No. 76 C. No. 16/2	P.T. Sheet No. 76 C. No. 16/2	NIL
Village: Mapusa City Taluka: Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs.110220/- (Rupees One Lakh Ten Thousand Two Hundred Twenty only) vide receipt No. CN250420133087 dated 25/4/2013.
 2. The Conversion has been approved by the Town Planner, Town and Country Planning Department Mapusa vide his report No. TPB2/24/MAP/TCP-12/3411 dated 7/11/2012.
- The development/construction in the plot shall be governed as per rules in force.

In witness whereof the COLLECTOR 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 Dattaram Gajanan Kavathankar here also hereunto set his hands on this 29th day of April, 2013.


(Dattaram G. Kavathankar)
Applicant


(R. Mihir Vardhan)
Collector of North Goa

Signature and Designature of Witnesses

1. Mr. Anil Ashok Patel


2. Mr. Arney V. Prabhuankar

Complete address of Witness

1. Sa-5, fourth floor, Sunset boulevard, Mapusa-4

2. Tanner Pargini Caravana Goa

We declare that Shri Dattaram Gajanan Kavathankar, 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,

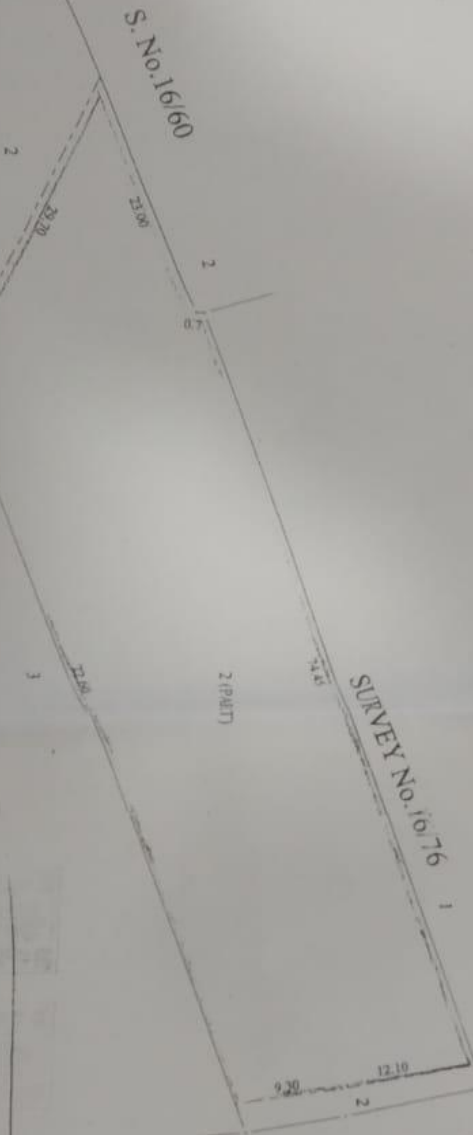
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The chief officer Mapusa Municipal Council, Mapusa City Goa

PLAN

OF THE LAND BEARING CHALTA No. 162 (PART) OF P.T. SHEET No. 76 SITUATED
AT MAPUSA CITY OF BARDEZ TALUKA
APPLIED BY SHRI DATTARAM GAJANAN KAVATHANKAR
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. RB/CNV/BAR/CG/L/24/2012 DATED 10-12-2012
FROM THE OFFICE OF DY. COLLECTOR (REVENUE), PANAJI - GOA.

SCALE : 1:500

AREA APPLIED FOR CONVERSION. = 1837 Sq. Mts.



Inspector of Surveys and Land Records
City Survey, Mapusa

Certified that this is a True Copy
Mapusa Dec 04/13

Gajanan K. Korgaonkar
B. Com., I.B.
Notary Reg No. 35314
S. No. 1548/2014

VERIFIED BY:

[Signature]
30/11/2013

RESHMA R. DHARGALKAR
Head Surveyor



NOTARIAL NOTARIAL

PREPARED BY

DATTARAM KAVATHANKAR
City Surveyor

