



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.  
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/41/2016

Date: 12/12/2016

Read: Application dated 08/06/2016 from Asifa Abbas Shaikh, r/o H.No. B/370, Ram Nagar near Masjid Betim, Bardez, 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 Asifa Abbas Shaikh, being the occupant of the plot registered under Survey No. 64/8 Situated at Reis-Magos 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. 64/8 total admeasuring an area 625 Square Metres be the same a little more or less for the purpose of Residential with 80 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 contravene 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.

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			North	South	East	West	
1	2	3	4	5				6
21.40 mts	30.40 mts	625 Sq. mts	Sy. No./ Sub Div No. 64/8	Existing Road	Sy. No. /Sub Div No. 64/1	Sy. No./ Sub Div No. 64/9	Sy. No. / Sub Div No. 64/7	NIL

Village: Reis Magos

Taluka : Bardez

Remarks:-

1. The applicant has paid on 05/12/2016 conversion fees of Rs. 78,125/- and a fine of Rs. 1,20,000/- total amounting to Rs. 1,98,125/- (Rupees One Lakh Ninety Eight Thousand One Hundred Twenty Five Only) vide e-challan No. 201600834146 dated 02/12/2016.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2554/RM/TCP-16/2441 dated 23/08/2016, with a condition for Single Family dwelling Unit only.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-193/DCFN/TECH/2016-17/396/1036 dated 19/08/2016.
4. The development/construction in the plot shall be governed by laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the COLLECTOR OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant Asifa Abbas Shaikh, here also hereunto set her hand on this 14<sup>th</sup> day of December, 2016

Asifa  
 (Asifa Abbas Shaikh)  
 Applicant

Agnele A. J. Fernandes  
 (AGNELO A. J. FERNANDES)  
 COLLECTOR NORTH

Signature and Designature of Witnesses

1. Krishna Pheltte
2. Axti. Kinlekar

Complete address of Witness

1. Kumbhine Belud - Goa
2. Vaddem Socorro Porvorim

We declare Asifa Abbas Shaikh, 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. [Signature]
2. Kinlekar

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 Sarpanch, Village Panchayat Reis Magos, Bardez -Goa.



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

PLAN

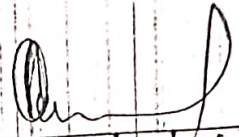


OF THE LAND BEARING SUB-DIV. No. 8 OF SURVEY No. 64 SITUATED AT REIS MAGOS VILLAGE OF BARDEZ TALUKA APPLIED BY ASIFA ABBAS SHEIKH CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/COLI/41/2016/521 DATED 30-09-2016 FROM THE OFFICE OF THE DY. COLLECTOR (REVENUE), NORTH GOA COLLECTORATE, PANAJI- GOA.

SCALE : 1:1000

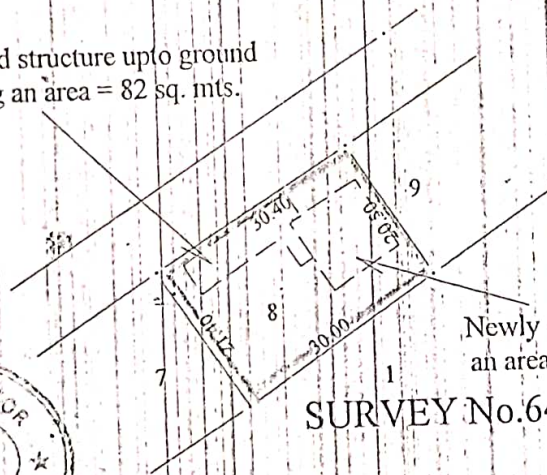


AREA APPLIED FOR CONVERSION. .... 625 Sq. Mts.

  
14/11/16

ANAND V. VAIGANKAR  
Inspector of Surveys And Land Records  
City Survey, Mapusa

Newly Constructed structure upto ground floor admeasuring an area = 82 sq. mts.

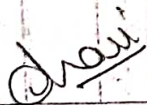


Newly Constructed structure upto G+1 admeasuring an area = 110 sq. mts.

SURVEY No.64



PREPARED BY



CHANDRASHEKAR G. CHARJ  
Field Surveyor

SURVEYED ON: 17/10/2016

VERIFIED BY:



RESHIMA R. DHARGALKAR  
Head Surveyor

FILE NO: 8/CNV/MAP/234/16