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dez - G

Date 18/02/2010
v. P. Clerk

No.RB/CNV/BAR/51/2008
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.
Dated :- 12/02/2010.

Read: Application dated 29/01/2008 Shri Gokuldas Tukaram Verdekar & others, r/o Altinho, 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 Shri Gokuldas Tukaram Verdekar & Others., being the occupant of the plot registered under S.No.240/4 & 240/6 known as Ghar Bhat Situated at Socorro of Bardez Taluka registered under S.No.240/4 & 240/6 (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 S.No.240/4 & 240/6 admeasuring 3100 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.

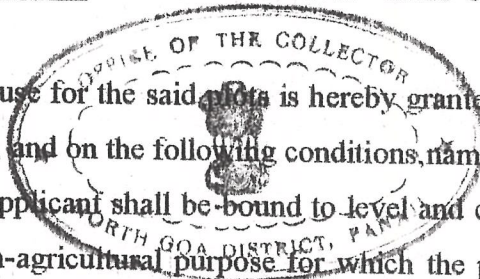
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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 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 s. Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Ilissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
14.70	192	1500.mts	<u>S.No.240/4</u>	S.No.240/2	<u>S.No.240/6</u>	<u>S.No.240/5</u>	Road	There are following trees 02-Teak 07-Wild (Misc) trees
19.80	179.50 <u>Total</u>	1600. mts <u>3100 mts</u> Village:- Socorro Taluka :- Bardez	<u>S.No.240/6</u>	S.No.240/4	<u>S.No.240/8</u> <u>(Part),8-C,8-D,8-E,8-F,8-G,8-H,8-A</u>	<u>S.No.240/5,7</u>	Road	

Remarks:-

- 1.The applicant has paid the conversion fees of amounting to Rs.62,000/- (Rupees Sixty two thousand only) Vide Challan No.90/09-10 dated 26/06/2009
- 2.The Conversion has been approved by the Town Planner,Town and Country Planning Department,Mapusa vide his report No.TPB2/1114/SOC/240/08/2620 dated 15/09/2008.
3. The development/construction in the plot shall be governed as per rules in force.
- 4.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.

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 Shri Gokuldas Tukaram Verdekar & Others through its Constituted power of attorney holder Shri Ramprasad R. Dessai, here also hereunto set his hand this 12th day of Feb.2010.

Ramprasad
(Ramprasad R. Dessai)
Constituted power of attorney holder

Mihir
(R. Mihir Vardhan)
Collector North

Signature and Designature of Witnesses

1. Anna Phadt ADS
2. Jeery Leonardo Jeery

Complete address of Witness

1. 16-D, Govt. Plot, Patta - Panaj
2. F2 B3 Angreana Complex
SE. Cruz

We declare that Mr.Ramprasad R.Dessai 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. ADS
2. Jeery





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

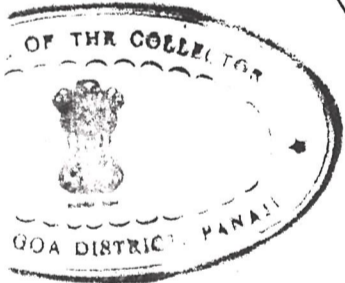
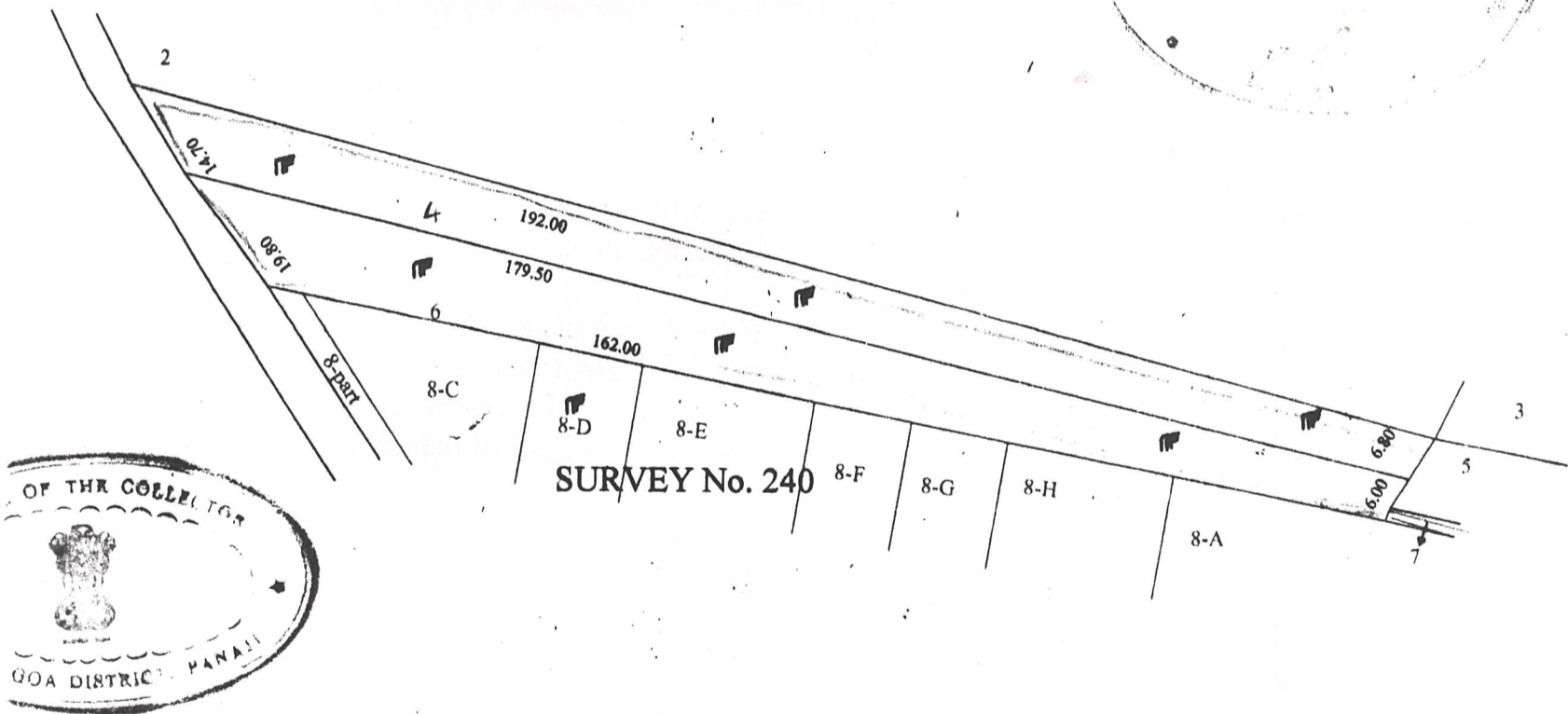
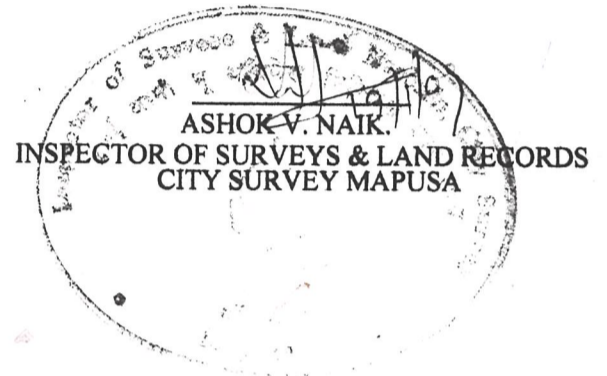
PLAN



Of the Land bearing Sub. Div. No. 4 & 6 of Survey No. 240 situated at Socorro village of Bardez Taluka, applied by Shri Ramprasad R. Dessai & Others Conversion of use of land from agricultural into non-agricultural purpose, vide Case No.RB/CNV/BAR/57/2008 dated of 05-11-2008 from the Office of the Collector, North Goa District, Panaji - Goa. Mapusa-Goa

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ----- 3100 sq. Mts.



SURVEYED BY

Shrikrishna G. Sawant.
 Field Surveyor

SURVEYED ON: 30-12-2008

CHECKED BY

Anand Vaigankar.
 Head Surveyor

FILE No. 8/CNV/MAP/429/2008