



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/BICH/COLL/01/2020/621

Date: 25/02/2021

**Read: Application dated NIL by Smt Usha Prabhakar Padwal, Shri Janardhan Prabhakar Padwal, Shri Vishwesh Prabhakar Padwal, Shri Vishal Ramchandra Padwal and Mrs. Gauri Vishal Padwal through its POA Holder Shri Vallabh Shivram Salkar, r/o. Flat No.FL-13, H No.2910, "AHILYA" Sastiwada, Bordem, Bicholim Goa.**

**SANAD  
SCHEDULE-II**

*( See Rule 7 of the Goa,Daman and Diu Land Reven (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) **Smt. Usha Prabhakar Padwal, Shri Janardhan Prabhakar Padwal, Shri Vishwesh Prabhakar Padwal, Shri Vishal alias Chimanji Ramchandra Padwal and Mrs. Gauri Vishal alias Chimanji Padwal** being the occupants of the plot registered under **Survey No.192/1** Situated at **Mulgao Village of Bicholim 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 plot of land ( hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No.192/1 admeasuring 54092.00 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 plot 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 without the previous sanction of the Collector.

**4.Liability for rates** – The applicants shall pay all taxes, rates and cesses liable 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 applicants 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 applicants 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 applicants.

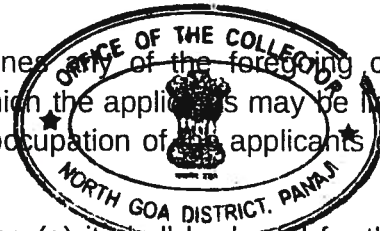
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back 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.

Contd....2/-



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
314.00 mts	409.00 mts	54092.00 Sq.mts	Sy. No. 192 Sub Div 1(Part)	Sy. No. 191 Sub Div 1	Sy. No. 192 Sub Div 1 & Sy.No.193 Sub Div. No.1	Sy. No. 192 Sub Div 1	Sy. No.192 Sub Div-1 & Sy.No.196 Sub Div. No.1-C & 8	NIL



Village :Mulgao  
Taluka : Bicholim

Remarks:-

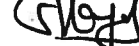
1. The applicant has paid conversion fees of **Rs.97,36,560/- (Rupees Ninety Seven Lakhs Thirty Six Thousand Five Hundred Sixty Only)** vide challan No.202100050922 dated 18/01/2021.
2. The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No.DC/7281/BICH/TCP-20/1032 dated 14/08/2020.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/SAT-767/DCFN/TECH/2019-20/149 dated 06/05/2020.
4. The Mamlatdar of Bicholim Taluka has submitted his report vide No.MAM/BICH/CI(II)/CNV/100/2020/439 dated 20/02/2020.
5. The development/construction in the plot shall be governed as per laws/rules in force.
6. 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 applicants **Smt Usha Prabhakar Padwal, Shri Janardhan Prabhakar Padwal, Shri Vishwesh Prabhakar Padwal, Shri Vishal Ramchandra Padwal and Mrs. Gauri Vishal Padwal** through its POA Holder **Shri Vallabh Shivram Salkar**, here also hereunto set his hand on this 25<sup>th</sup> day of February, 2021.

  
( Shri Vallabh Shivram Salkar )  
POA Holder for Smt Usha Prabhakar Padwal,  
Shri Janardhan Prabhakar Padwal,  
Shri Vishwesh Prabhakar Padwal,  
Shri Vishal Ramchandra Padwal and  
Mrs. Gauri Vishal Padwal

  
( AJIT ROY IAS )  
COLLECTOR NORTH  


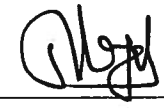
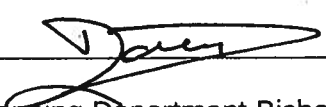
Name, Signature and Signature of Witnesses

1. SUDHA VASANT NAYAK 

2. Prayankar Vansan Padwal 

Complete address of Witness  
1. 4 N. 14, ANTIL-POST Bicholim, Goa  
24. No 231/1 Vardhuwade, Seel Bicholim

We declare **Shri Vallabh Shivram Salkar** who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1.   
2. 

To,

1. The Dy. Town Planner, Town and Country Planning Department Bicholim.
2. The Mamlatdar of Bicholim Taluka.
3. The Inspector of Survey and Land Records, Bicholim – Goa.
4. The Sarpanch, Village Panchayat Mulgao, Bicholim -Goa.