

TRUE COPY



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383 (EPBX)
(Ext. No. 210 & 212) Fax No:- 2426492
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BICH/COLL/03/2015

Date: 15/10/2015

Read: Application dated 02/03/2015 from Shri Sunil Mahadev Salkar, r/o Sastiwada, Bordem, Bicholim, 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 **Sunil Mahadev Salkar**, being the occupant of the plot registered under **Survey No. 267/1-A** known as **Maidekarache Mereche Ghar Bhatle** Situated at **Mulgao, 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 plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part **Survey No. 267/1-A (Part) admeasuring an area 2589 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 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 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.

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

APPENDIX - 1

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
50.70 mts	78.34 mts	2589 Sq. mts	Sy. No./ Sub Div No. 267/1-A (Part)	Sy. No./ Sub Div No. 267/1, 1-D	Sy. No. /Sub Div No. 267/1	Sy. No./ Sub Div No. 267/1	Sy. No. / Sub Div No. 267/1-A (Part)	NIL

Village: Mulgao
Taluka : Bicholim

Remarks:-

1. The applicant has paid conversion fees on 07/10/2015 of Rs.3,52,104/- (Rupees Three Lakhs Fifty Two Thousand One Hundred Four Only) vide e-challan No. 201500477417 dated 01/10/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his report No. DC/6791/BICH/TCP-15/470 dated 13/04/2015 with a condition that as the plot is located along State Highway (SH1) road, construction will be permitted at a distance of 15.00mts + 3.00mts=18.00mts from the centre line of the existing road.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/SAT/DCFN/TECH/2015-16/46/138 dated 16/04/2015.
4. The development/construction in the plot shall be governed by laws/rules in force.

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and the applicant **Shri Sunil Mahadev Salkar**, here also hereunto set his hand on this 15th day of October, 2015.

Sunil Mahadev Salkar

(**Sunil Mahadev Salkar**)
Applicant

Nil Mohanan

(**NILA MOHANAN, IAS**)
COLLECTOR NORTH

Signature and Designature of Witnesses

1. *Shivraj Dhoro*
2. *Rajendra Padwal*

Complete address of Witness

1. *Madhuban 1, opt Silves Church, Panaji.*
2. *H.No 170, VARECHAWADK, SACKRO*

We declare **Shri Sunil Mahadev Salkar**, 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. *Shivraj Dhoro*
2. *Rajendra Padwal*

To,

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

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 267/ 1-A (PART), SITUATED AT MULGAO VILLAGE OF OF BICHOLIM TALUKA, APPLIED BY SHRI SUNIL MAHADEV SALKAR FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE No RB/CNV/BICH/COLL/03/2015 DATED 28-07-2015 FROM DY. COLLECTOR (REVENUE) PANAJI - GOA .



SCALE : 1:1000

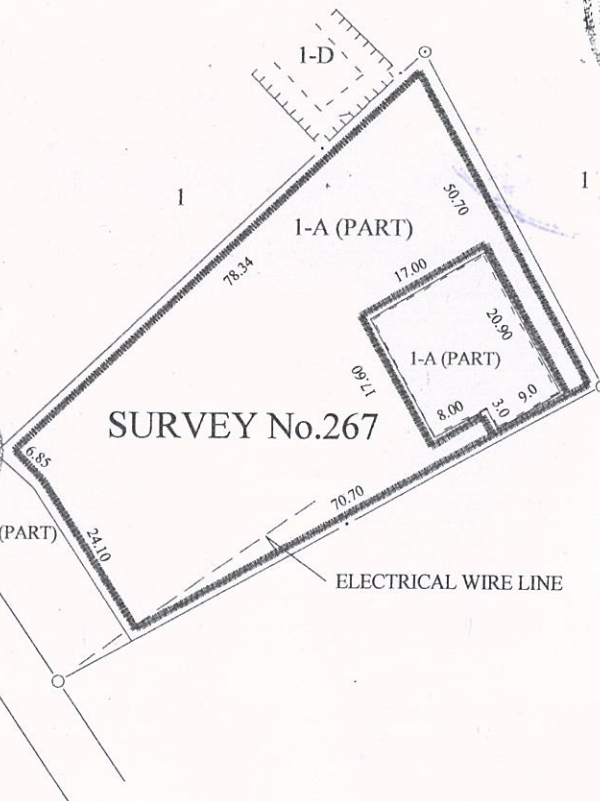
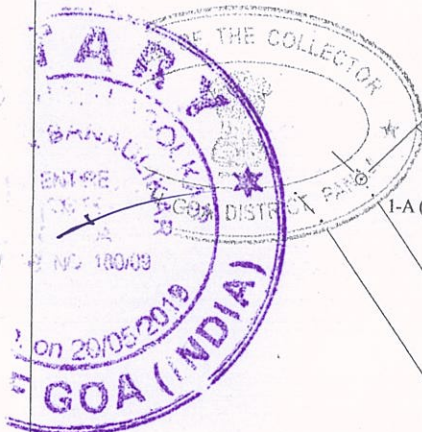


PROPOSED AREA FOR CONVERSION = 2589 Sq. Mts.

ADVOCATE & NOTARY PUBLIC
for entire STATE OF GOA
Office No. 5, Laxmi Purnali Arcade
Nr. Canara Bank, Bicholim, Goa
M. 9880052530, 9880052530

S.S.&L.R.

SURVEY No.267



SAVIO PEREIRA (F.S.)

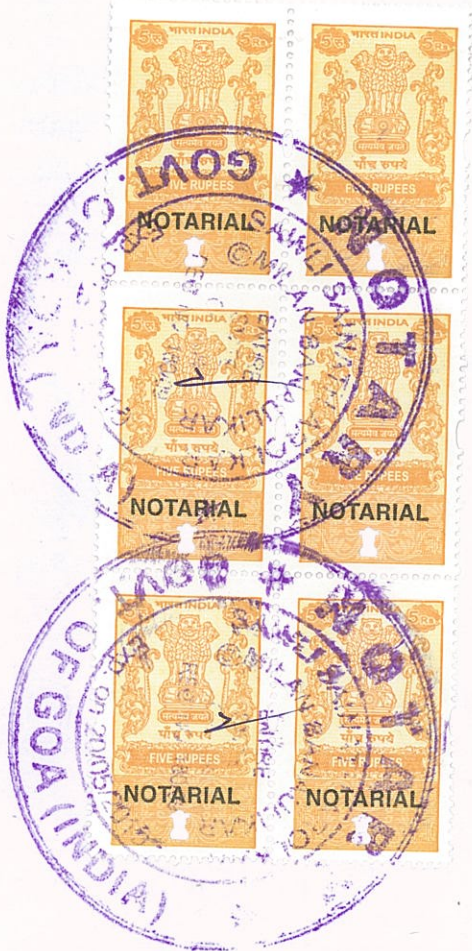
PREPARED BY

SURVEYED ON: 17-08-2015

MANGESH KHOLKAR (H.S.)

VERIFIED BY

File No.: 8-119-DSLR-15



TRUE COPY

I do hereby attest that this is the true Copy
of Original Document which i have
returned to the presented after duly
initiated.

Office of the Notary at Bicholim - Goa.

Notarial Stamp Rs 300/- Reg. No. 249/18
21/2/2018

Milan Banaulikar

Sawli S. Arolkar
alias Milan Banaulikar
B.A.L.L.B

ADVOCATE & NOTARY PUBLIC

for entire STATE OF GOA
office No. 5 Laxmi Parvati Arcade
Nr Canara Bank, Bicholim Goa
M: 7708687857 / 9860026790

