



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg, Panaji - Goa - 403001.
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No. RB/CNV/BICH/COLL./12/2008

Date: 01/12/2014

Read: Application dated 25/11/2008 received in this office on 25/11/2008 from Shri. Pitambar Fatba Dubhashi & Ravindra Vitthal Dubhashi, r/o., Kodal Carapur, 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 Shri. Pitambar Fatba Dubhashi & Shri. Ravindra Vitthal Dubhashi, being the occupant of the plot registered under Survey No. 109/5-A, 109/5-B, 109/5-C, known as Kodal in the village of Carapur, Bicholim Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No. 109/5-A, 109/5-B, 109/5-C, admeasuring 10787.00 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 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 buildings 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 liability on the said land.

5. Penalty clause - (a) If the applicants contravene 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

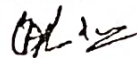
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
99.60 mts	129.25 mts	6833 Sq.mts	Survey No. 109/5-A	S. No. 109/4	S. No. 109/5-E & 109/5	S.No. 109/5 & 109/5-E	S.No. 109/5	NIL
62.50 mts	39.75 mts	2325 Sq.mts	Survey No. 109/5-B	S. No. 109/4	S. No. 109/5-E	S.No. 109/5	S.No. 128/1	NIL
40.75 mts	45.25 mts	1629 Sq.mts	Survey No. 109/5-C	S. No. 109/5	S. No. 109/5-F	S.No. 110/1	S.No. 109/5	NIL

village : Carapur
Taluka : Bicholim

Remarks:-

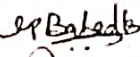

1. The applicants has paid conversion fees of Rs.14,56,245/- (Rupees Fourteen Lakhs Fift Six Thousand Two Hundred Forty Five Only) vide c- Challan No. 201400178170 & Re. No. 102/14-15 dated 17/11/2014.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim vide his reports No. DC/5729/BICH/TCP-II/154 dated 04/03/2011.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide reports No. 5/CNV/BICH/DCFN/TECH/2011-12/305/1490 dated 18/07/2011.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. This sanad is issued in the light of the Circular No. 16/1/CON-LRC/2014-RD dated 22/09/2012 issued by the Revenue Department, Government of Goa.

In witness whereof the COLLECTOR OF NORTH GOA District, has hereunto set their hands and the seal of this Office on behalf of the Governor of Goa and Mr. Ojaswin Narendra Phadnis, P.O.A holder of Shri. Pitambar Fatba Dubhashi & Shri. Ravindra Vithal Dubhashi, also hereunto sets their hands on this 1st day of December, 2014.


(Ojaswin Narendra Phadnis)
P.O.A


(NILA MOHANAN IAS)
COLLECTOR NORTH



Signature and Designature of Witnesses

1. Geeta P. Bahadkar 
2. PRAASHANT SARMAWAR 

Complete address of Witness

1. B-291, Patel estate, Betim G-9
2. H. No. 48, NR. MAHARAJM TENCE, PANAJI, G.

We declare that Mr. Ojaswin Narendra Phadnis, who has signed this Sanad is, to our personal knowledge, the person he/she represents to be, and that he/she has affixed his/her signature hereunto in our presence.

1. Geeta P. Bahadkar 
2. 

To,

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

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 109/5-A, 5-B & 5-C SITUATED AT CARAPUR VILLAGE OF BICHOLIM TALUKA APPLIED BY SHRI PITAMBER FATBA DUBHASHI & OTHER FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE No. RB/CNV/BICH/12/2008, DATED 21-02-2013 ISSUED BY THE DEPUTY COLLECTOR (REV.), PANAJI GOA

SCALE : 1:1000

PROPOSED AREA FOR CONVERSION S.NO.109/5-A = 6833 Sq. Mts.

PROPOSED AREA FOR CONVERSION S.NO.109/5-B = 2325 Sq. Mts.

PROPOSED AREA FOR CONVERSION S.NO.109/5-C = 1629 Sq. Mts.

TOTAL AREA FOR CONVERSION = 10787 Sq. Mts.

