

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji – Goa.

Dated : 5 /04/2016

**Read: Application dated Nil received in this office on 22/11/2011 from M/s. Ecotech Projects Pvt. Ltd. authorized signatory of Shri. Ritesh Chodankar r/o. 601, Kamat Royale, Caranzalem, Tiswadi North 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) **M/s. Ecotech Projects Pvt. Ltd.** being the occupant of the plot registered under **survey No. 168/2** known as **Naik Vaddo** Situated at **Village Calangute of 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. 168/2**, admeasuring **2000.00 sq. mts.** be the same a little more or less for the purpose of **Residential use.**

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 there under 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 use**, 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 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 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 applicants.

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.

Contd...



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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**

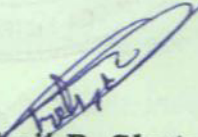
Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			North	South	East	West	
1	2	3	4	5	6				7
1.	40.81 mts.	52.25 mts.	2000 Sq. mts.	Survey No. 168 Sub. Div. No. 2	Survey No. 183 Sub. Div. No. 10	Survey No. 168 Sub. Div. No. 6	Survey No. 168 Sub. Div. No. 3,5 & 6	Survey No. 168 Sub. Div. No. 1,7	NIL
	Village: Calangute Taluka: Bardez								

Remarks:-

1. The applicant has paid conversion fees of Rs. 3,30,000/- and fine Rs. 15,675/- amount to Rs.3,45,675/- (Rupees Three Lakh Forty Five Thousand Six Hundred Seventy Five Only) vide Challan No. 167/16-17 dated 30/03/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/129/CAL/TCP-16/2915 dated 06/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.

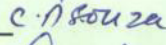
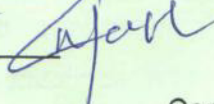
In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Ritesh Chodankar** authorized signatory of **M/s. Ecotech Projects Pvt. Ltd.** here also hereunto set his hands this 5<sup>th</sup> day of April, 2017.

  
(Ritesh Chodankar)  
Authorized Signatory

  
(Sabaji P. Shetye)  
Additional Collector-I



Signature and Designation of Witnesses

1. CLAYTON D'SOUZA  c. d'souza
2. Mirshad S. Saple 

Complete address of Witnesses

1. HNO 168, Bella Vista Vaddo Sangolda Bardez - GOA
2. HNO 107/12 Chorlins Mapusa bet

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



1. C. A. Souza

2. [Signature]

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.
- 4.. The Sarpanch, Village Panchayat Calangute, Bardez – Goa.