

No.RB/CNV/BAR/COLL/05/2013  
Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated :- 3/05/2013

Read: Application dated 23/1/2013 from Shri. Dinesh Sinari R/o. C-204, Opposite Hotel Marriott, Miramar 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) Shri. Dinesh Sinari, being the occupants of the plot registered under P.T. Sheet No. 12 Chalta No. 4(P), 5 known as - Situated at Panaji City village, Tiswadi Taluka (hereinafter referred to as "the applicants, 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 P.T. Sheet No. 12 Chalta No. 4(P), 5 admeasuring 2214 Square Metres be the same a little more or less for the purpose of Commercial Purpose.

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 building erected or to be erected thereon for any purpose other than Commercial use, without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses leviable 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 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.

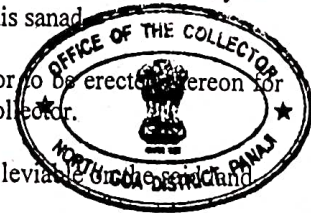
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.



Director of Settlement & Land	
Panaji - Goa	
Entry No.	3113
Date	
Signature	

Contd...

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 Challta No/ P.T. S.N	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North Challta No/ P.T. S.No	South Challta No/ P.T. S.No	East Challta No/ P.T. S.No	West Challta No/ P.T. S.No	
87.40 Sq.mts	35.80 Sq.mts	2214 Sq.mts	Challta No/ P.T. S.No.4(P)/ 12	Road 3,4,5,58, 59/12	74,75/12	3,4, 5/12	58,59/12	NIL
Village:Panaji City. Taluka: Tiswadi								

Remarks:-

1. The applicant has paid conversion fees of Rs3,32,100/- (Rupees Three Lakhs Thirty Two thousand one Hundred only) and fine of Rs. 4,46,250/- (Rupees Four Lakhs Forty Six Thousand Two Hundred Fifty only) vide receipt No. CN290420133153 dated 29/4/2013.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. Tis/7704/PNJ/TCP/13/326 dated 21/2/2013.
3. The development/construction in the plot shall be governed as per rules in force.
4. The Conversion Sanad issued should not be treated as a permission to regularize the existing structures already constructed



In witness whereof the COLLECTOR North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and Shri. Dinesh Sinari here also hereunto set his hands on this 3<sup>rd</sup> day of April, 2013.

  
(Shri. Dinesh Sinari)  
Applicant

  
(R. Mihir Vardhan)  
Collector of North Goa.



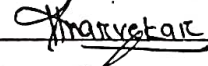
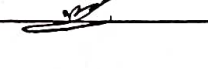
Signature and Designature of Witnesses

1. Suresh Narvekar 
2. Manginath F. Malgi 

Complete address of Witness


1. Chimbel, Gantem Bhat, Tiswadi
2. Kelkar Bhat, H No. 23/303/4, Taleigao

We declare that Shri. Dinesh Sinari, 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. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Paanaji.
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Panaji.
4. The Commissioner, Panaji Municipal Council, Panaji

Town Planner,  
Town and Country Planning Department  
Tiswadi Taluka, Office,  
Panaji, Goa.  
  
21/5/2013






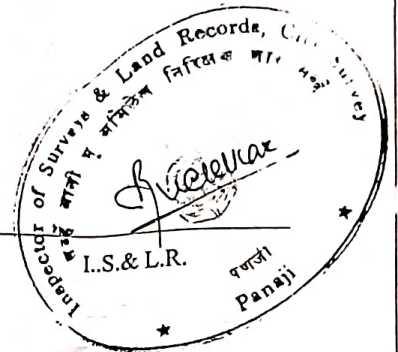
**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Inspector of Survey and Land Records - Panaji**

**PLAN**

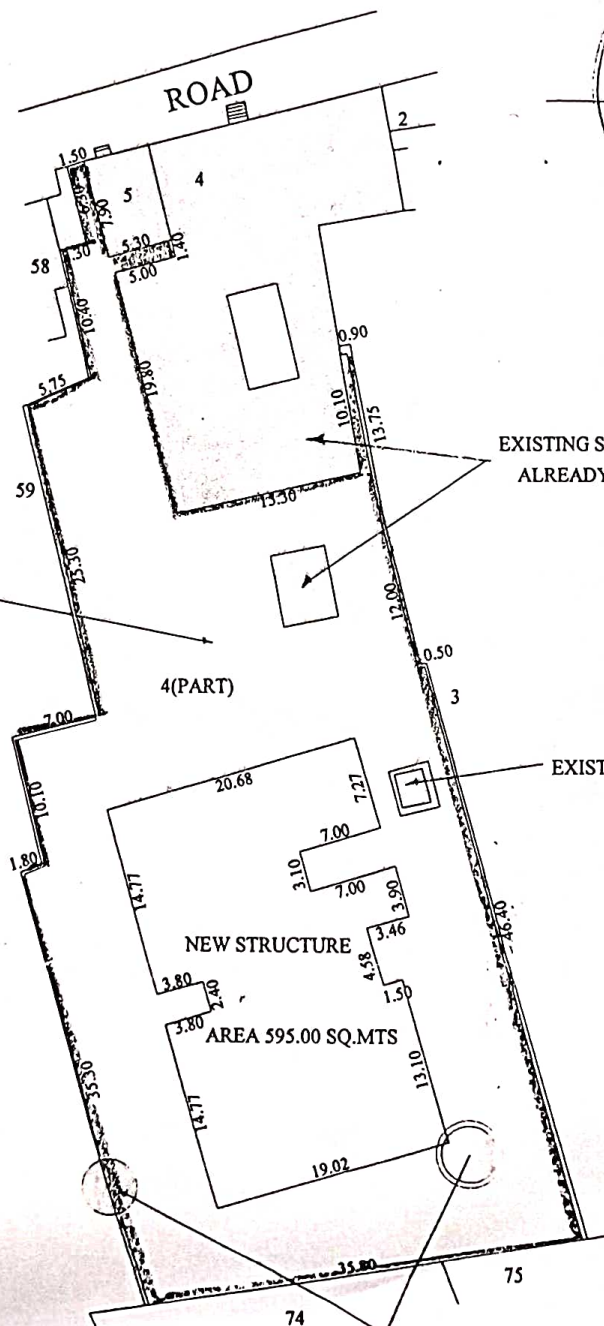
OF THE LAND BEARING CHALTA No. 4(PART) OF P.T. SHEET No. 12 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY MR. DINESH SINARI FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE CASE NO. RB/CNV/TIS/COLL/05/2013, DATED 04/2013, FROM THE OFFICE OF THE DEPUTY COLLECTOR (REVENUE), PANAJI GOA

SCALE : 1:500

 PROPOSED AREA FOR CONVERSION 2214.00 Sq. Mts.



PROPOSED AREA TO BE CONVERTED 12/4(PART)



EXISTING STRUCTURE  
ALREADY BEEN DEMOLISHED

EXISTING WELL

EXISTING WELL BACK FILLED

Verified By:-