

Dated: 5/10/2011

Read: Application dated 04/08/2011, from Mr. Harshad C. Modi, r/o. Mumbai - 400049.

**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) 1. Mr. Harshad C. Modi & 2. Mrs. Anjali Harshad Modi being the occupant of the plot registered under Survey No. 20/1-A (Part) known as Khan Situated at Curca, Tiswadi Taluka registered under Survey No. 20/1-A (Part) (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. 20/1-A (Part) admeasuring 37800 Square Metres 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 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.

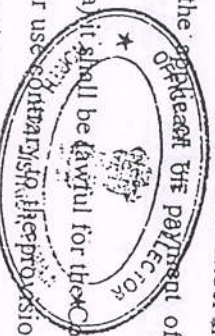
3. Use - The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential use, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable on the said land, 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 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 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.



Code provisions applicable - Save as herein provided the grant shall be subject to the provisions said Code and rules thereunder.

APPENDIX - 1

Length and Breadth	North to South	East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
					North	South	East	West	
1	2	3	4	5				6	
193.00 Sq.mts	91.25 Sq.mts	17800 Sq.mts (Plot A)	S.No./Sub. No. 20/1-A	S.No. 20/1-A (Part)	S.No. 20/1-A (Part)	S.No. 20/1-A (Part)	S.No. 20/1-A (Part), 20/1-H, 20/1-1 & village Siridao	NIL	
282.25 Sq.mts	142.5 Sq.mts	20000 Sq.mts (Plot B)	S.No./Sub. No. 20/1-A	S.No. 21/0	S.No. 20/1-B & village Siridao	S.No. 20/1 (Part), 21/0, 20/1-B, 20/1-C, 20/1-E, & Road	S.No. 20/1-A (Part)		
Total Area = 37800 sq.mts									
Village = Curca									
Taluka = Tiswadi									

Remarks:-


- The applicant has paid conversion fees of Rs. 15,12,000/- (Rupees Fifteen Lakhs Twelve Thousand Only) vide receipt No. 7662 dated 05/10/2011.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TIS/7117/CUR/TCP/11/1377 dated 23/09/2011.
- The development/construction in the plot shall be governed as per rules in force.

In witness whereof the Collector of 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 Mr. Deepak Omprakash Saxena,

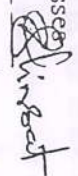
Power of Attorney holder for Mr. Harshad C. Modi and Mrs. Anjali H. Modi here also hereunto set


his hands this 5<sup>th</sup> day of October, 2011.

  
(Deepak O. Saxena)  
POA for the Applicants

( T. MHIR VARDHAN )  
COLLECTOR OF NORTH GOA





Signature and Designation of Witnesses  
1. Sadan Vin Shiroat 

2. Gregorio Fernandes 

Complete address of Witness  
1. Dygnedy Nets, Vellim, Blud, Talegaon - Goa

2. H.No 2331, Volant, Vasco

We declare that Mr. Deepak Omprakash Saxena, who 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, The Town Planner, Town and Country Planning Department Panaji

2. The Mamlatdar of Tiswadi Taluka.

3. The Inspector of Survey and Land Records, Panaji

4. The Sarpanch, Village Panchayat, Curca, Tiswadi, Goa