

Dated :-21/10/2011

**Read:Application dated 18.08.2008 from Mr. Pitambar Fatba Dubhashi & Others r/o.  
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) **1. Mr. Pitambar Fatba Dubhashi 2. Mr. Ravindra Vithal Dubhashi 3. Uday Vithal Dubhashi 4. Madhav Vithal Dubhashi** being the occupants of the plot registered under **Survey No. 110/0** known as **Kodal** Situated at **Carapur, Bicholim Taluka** registered under **Survey No. 110/0** (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 **Survey No. 110/0, admeasuring 12750 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.

**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.

Contd...

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

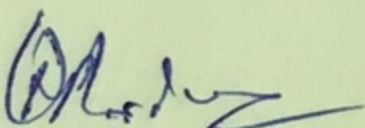
APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
97.25 Sq.mts	112.30 Sq.mts	12750 Sq.mts	S.No.110/0	S.No. 109/4 & 111/1	S.No. 109/5 & 109/6	S.No. 111/1, 112/1	S.No./ 109/4 & 110/5	NIL
			Village: Carapur Taluka: Bicholim					

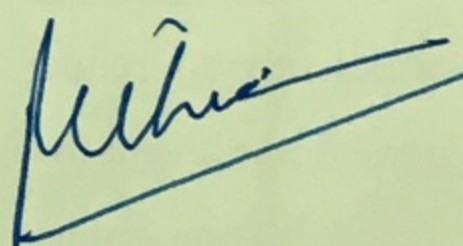
Remarks:-

1. The applicant has paid conversion fees of Rs. 2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only) vide receipt No.7980 dated 19/10/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Bicholim vide his report No. DC/5742/BICH/TCP-11/142 dated 02/03/2011.
3. 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. Ojaswin Narendra Phadnis, Power of Attorney for Applicants, 1. Mr. Pitambar Fatba Dubhashi 2. Mr. Ravindra Vithal Dubhashi 3. Uday Vithal Dubhashi 4. Madhav Vithal Dubhashi** here also hereunto set his hands this 21 day of October, 2011.

  
(Ojaswin N. Phadnis)

Power of Attorney holder for Applicants

  
( R. MIHIR VARDHAN )  
COLLECTOR OF NORTH GOA

Signature and Designature of Witnesses

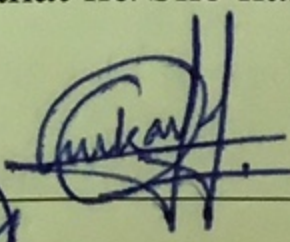
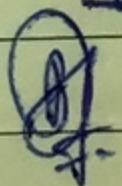
1. OMKAR VIJAY LAD

2. PRASHANT D. SARMALKAR

Complete address of Witness

1. F-4, RAHUL APTS, BETIM RD., PORVORIM, GOA
2. 48, NR. MAHALAKMI TEMPLE, PANAJI-GOA

We declare that **Mr. Ojaswin Narendra Phadnis**, 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.

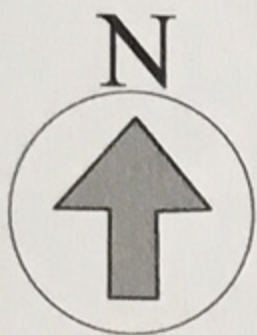
1.   
2. 

To,

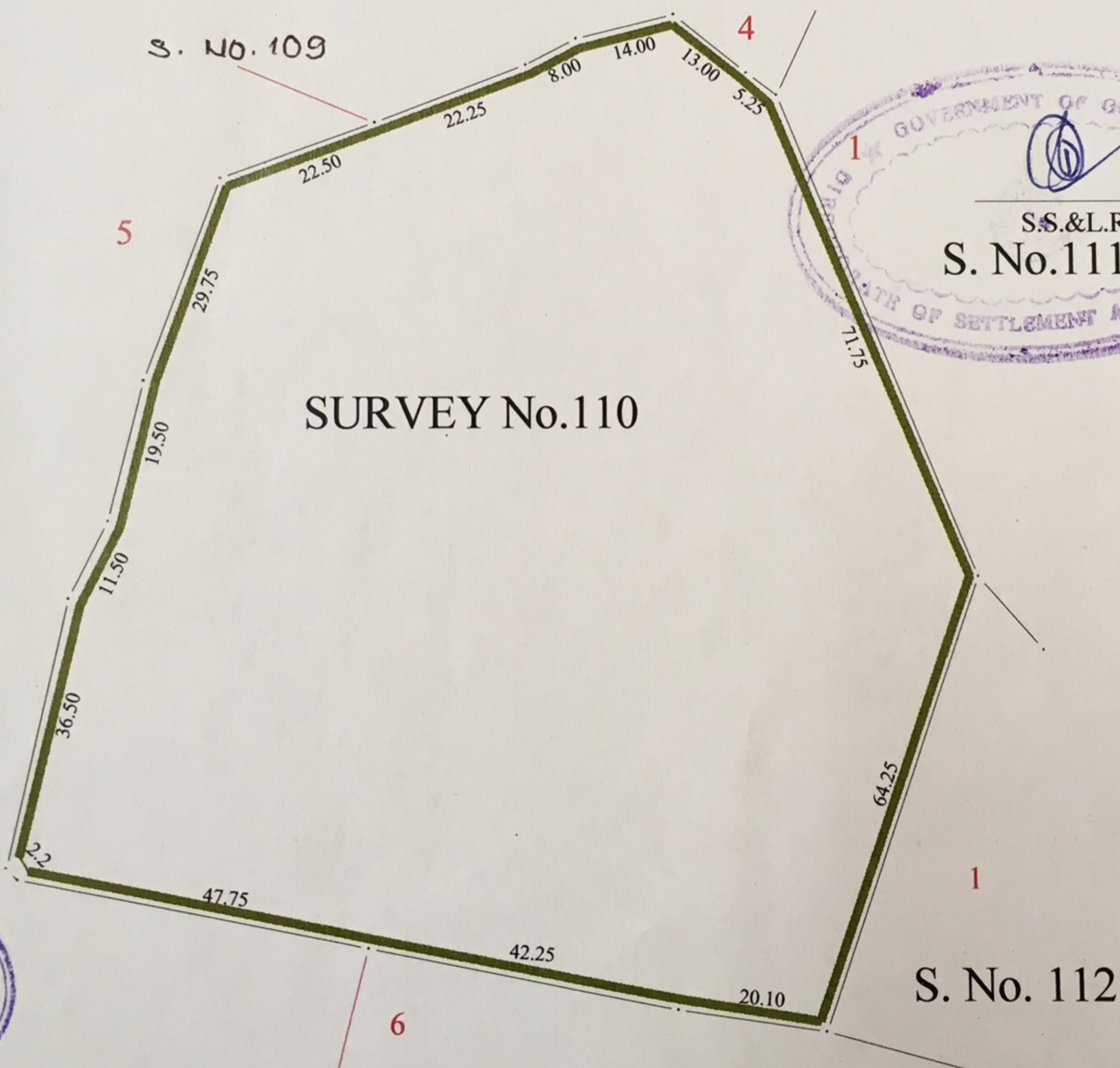
1. The Town Planner, Town and Country Planning Department Bicholim
2. The Mamlatdar of Bicholim Taluka.
- 3 The Inspector of Survey and Land Records, Panaji
- 4.. The Sarpanch, Village Panchayat, Sanquelim, Goa

## PANAJI - GOA

OF THE LAND BEARING SURVEY No. 110/0, SITUATED AT CARAPUR  
VILLAGE OF BICHOLIM TALUKA APPLIED BY SHRI PITAMBER FATBA DUBHASHI  
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO  
NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE No. RB/CNV/BICH/8/2008,  
DATED 26-09-2011 ISSUED BY THE DEPUTY COLLECTOR (REV).,  
PANAJI GOA.



 PROPOSED AREA FOR CONVERSION = 12750 Sq. Mts.



S.S.&L.R.  
S. No.111

S. No. 112

PREPARED BY

VERIFIED BY

File No.: 8-174-DSLR-2011