



**OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA**

Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001

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Email :- dycrev-north.goa@nic.in

No.RB/CNV/TIS/COLL/23/2021 | 4289

Dated:- 20-Apr-2022

**Read: 1. Application dated 22-Nov-2021 from , Through P.O.A. holder for DULCINA NINFA RODRIGUES AND NELSON EUGENIO RODRIGUES THROUGH ITS POA HOLDER DINESH SATU USGAONKAR , H NO. CONSUA P.O. VERNA SALCETE GOA , Carambolim , Tiswadi - Goa**  
**2) Circular issued by the Office of the Secretary (Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.**

**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, Panaji - 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/Smt. **DULCINA NINFA RODRIGUES AND NELSON EUGENIO RODRIGUES THROUGH ITS POA HOLDER DINESH SATU USGAONKAR** inhabitant of being the occupant/tenant of **Survey No.25/2** in the village of **Carambolim**, in the **Tiswadi 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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 25/2** and **measuring 7,700 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 thereunder 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** without the previous sanction of the Collector.

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

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 applicant 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant 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 application.

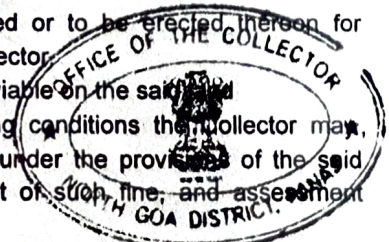
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

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 tree shall be cut except with prior permission of the competent authority.

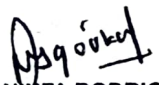
7. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.



**Remarks :-**

1. The applicant has paid conversion fees of Rs.770,000.00 /-(RUPEES SEVEN LAKHS SEVEN THOUSAND ONLY) vide challan No.202200329813 dated 19-Apr-2022.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Panaji Goa vide his report No.- dated 04-Dec-2021.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Divison Ponda Goa has given NOC for conversion vide report No. No.5/CNV/TIS-238/dcfn/tech/219-20/741 dated 17-Jan-2022.
4. The Mamlatdar, Office of Mamlatdar, Tiswadi , Panaji - Goa has submitted his report for conversion vide report No.MAM/TIS/CI-II/Online-CNV/317/2022/1023 dated 15-Mar-2022
5. The development / construction in the plot shall be governed as per laws / rules in force.

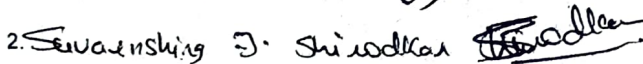
In witness whereof the COLLECTOR OF NORTH GOA DISTRICT, has hereunto set his/her hand and the seal of his/her office on behalf of the Administrator of Goa, Daman and Diu; and , P.O.A for DULCINA NINFA RODRIGUES AND NELSON EUGENIO RODRIGUES THROUGH ITS POA HOLDER DINESH SATU USGAONKAR has also hereunto set his/her hand this day 20th of April ,2022.

  
(DULCINA NINFA RODRIGUES AND NELSON  
EUGENIO RODRIGUES THROUGH ITS POA  
HOLDER DINESH SATU USGAONKAR)

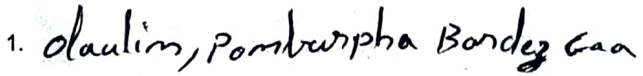
  
(MAMU HAGE, IAS)  
COLLECTOR  
NORTH GOA

**APPLICANT**

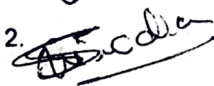
Signature and Designature of witnesses :

1. 
2. 

Complete address of Witness

1. 
2. 

We declare that who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. 
2. 

To,

1. The Dy Town Planner, The Town & Country Planning Department, Panaji Goa
2. The Mamlatdar, Office of Mamlatdar, Tiswadi , Panaji - Goa
3. The Sarpanch, Village Panchayat / Municipal Council Carambolim, Tiswadi-Goa
- ✓ 4. The Talathi of Carambolim
5. DULCINA NINFA RODRIGUES AND NELSON EUGENIO RODRIGUES THROUGH ITS POA HOLDER DINESH SATU USGAONKAR, H NO. CONSUA P.O. VERNA SALCETE GOA , Carambolim , Tiswadi - Goa



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& Country Planning  
Goa has  
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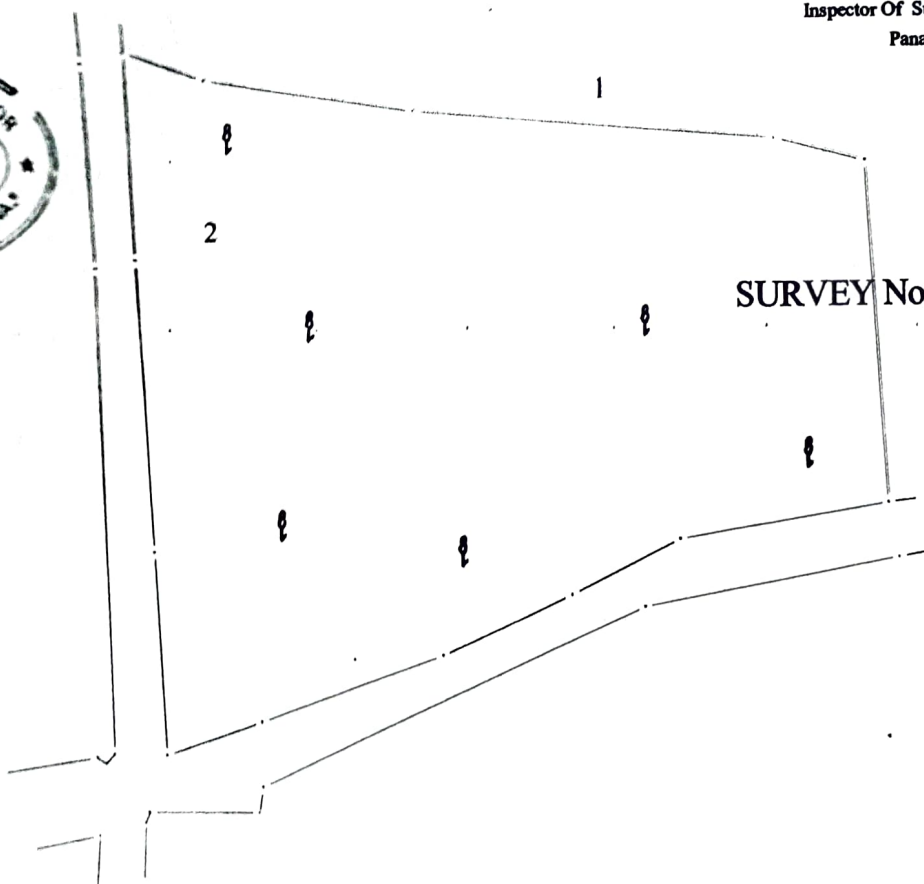
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA

Inward No: 2433



Plan Showing plots situated at  
Village : CARAMBOLIM  
Taluka : TISWADI  
Survey No./Subdivision No. : 25/ 2  
Scale : 1 :1000

*S. Gaonkar*  
05/04/2021  
SMITA J. GAONKAR  
Inspector Of Survey & Land Records  
Panaji-Goa



SURVEY No. 25

Generated By: ALAY SALWART (D Man Gr.II)  
On: 01-04-2021

*D. Tamoskar*  
05/04/2021  
Compared By: Dilip M. Tamoskar (D Man Gr.I)