



OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION TISWADI, PANAJI - GOA

Collectorate Bldg., Panaji-Goa- 403001 Phone Nos :- 2225511 Fax Nos :- 2225511
Email :- sdm-panaji.goa@nic.in

No.16/CNV/TIS/18/2017 *11/26*

Dated:-12-Dec-2017

Read: Application dated 24-Apr-2017 from Jaising Maganlal , 3rd Floor Maganlal Sadan Dada
Vaidya Road Panaji Goa 403001 , Panaji, Tiswadi - Goa

SANAD

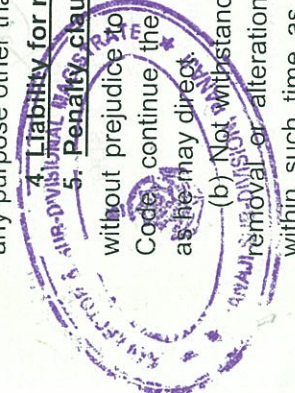
S C H E D U L E - II

(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 DEPUTY COLLECTOR & SDO, Tiswadi, Panaji - Goa (Hereinafter referred to as "the Deputy 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. Jaising Maganlal being the occupant of the plot registered under PT Sheet No.99/7 Situated at Panaji, 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 the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of PT Sheet No. 99/7 admeasuring 224 Square Metres be the same a little more or less for the purpose of Commercial.

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. Assesment - 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 Commercial without the previous sanction of the Collector.
4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable 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 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 specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as 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.



APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (Part of) PT Sheet No. / Sub Div No	Boundaries			Remarks
North To South	East To West			North	South	East	
1	2	3	4	5			6
20.10 mts.	25.60 mts.	224 Sq.mts	PT Sheet No. NA Sub Div No. NA	Sy.No. ROA D	Sy.No. 99/6	Sy.NoSy.No. 99/8 99/7	The area proposed for conversion is Bharad Land admeasuring totally 224.00 Sq.mts. The survey is carried out as per the site plan submitted by the applicant and same tallies on ground.

Village : Panaji
Taluka : Tiswadi

Remarks :-

- The applicant has paid conversion fees of Rs.179,200.00 /-(RUPEES ONE LAKHS SEVENTY-NINE THOUSAND TWO HUNDRED ONLY) vide challan No.50/2017 dated 30-Nov-2017.
- The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Panaji Goa vide his report No.TIS/8863/PANAJI/TCP/2017/893 dated 25-Jul-2017.
- 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-172/DCFN/TECH/2017-18/289 dated 11-Jul-2017.
- The Mamlatdar, Office of Mamlatdar, Tiswadi , Panaji - Goa has submitted his report for conversion vide report No.CI-I/MAM/TIS/online-CNV/93/2017/1519 dated 18-Jul-2017
- The Inspector of Survey and Land Records - Panaji, Tiswadi, Panaji-Goa has submitted his report for conversion vide report No. ISLR/CTS/PNJ/CNV/15/2017 dated 09-Oct-2017.
- The development / construction in the plot shall be governed as per laws / rules in force.

In witness where of the DEPUTY COLLECTOR & SDO OF NORTH GOA district, has hereunto set her hand and the seal of this office on behalf of the Governor of Goa and Jaising Maganlal here also hereunto set his/her hand this 12th day of December, 2017.

Jaising Maganlal
(Jaising Maganlal)
APPLICANT

Gurudas S.T. Desai
(GURUDAS S.T. DESAI)
DEPUTY COLLECTOR & SDO
NORTH GOA

Signature and Designature of witnesses :

1. Milind Bhalchandra Kelekar
2. Prajay Glenn Kirit Maganlal

Complete address of Witness

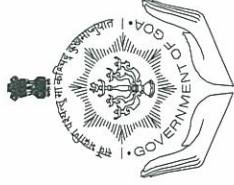
1. 825, Bldg 11, Kamat Royale Caranzalim North Goa
2. 2 Kamat Villas Kerant Caranzalim Panaji Caranzalim Goa

We declare Jaising Maganlal 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. Milind Bhalchandra Kelekar
2. Prajay Glenn Kirit Maganlal

To,

1. The Dy Town Planner, The Town & Country Planning Department, Panaji Goa
2. The Mamlatdar, Office of Mamlatdar, Tiswadi , Panaji - Goa
3. The Inspector of Survey and Land Records - Panaji, Tiswadi, Panaji-Goa
4. The Sarpanch, Village Panchayat / Municipal Council Panaji, Tiswadi-Goa
5. The Talathi of Panaji
6. Jaising Maganlal, 3rd Floor Maganlal Sadan Dada Vaidya Road Panaji Goa 403001 , Panaji , Tiswadi - Goa



Note

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



PLAN

OF THE LAND BEARING CHALTA NO. 7(PART) OF P.T. SHEET NO. 99 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY JAISING MAGANLAL FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON -AGRICULTURAL PURPOSE VIDE CASE NO. 16/CNV/TIS/18/2017/4103, DATED 20/09/2017, FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O, PANAJI -GOA

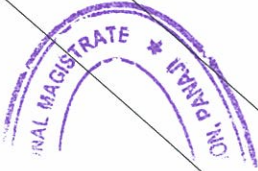
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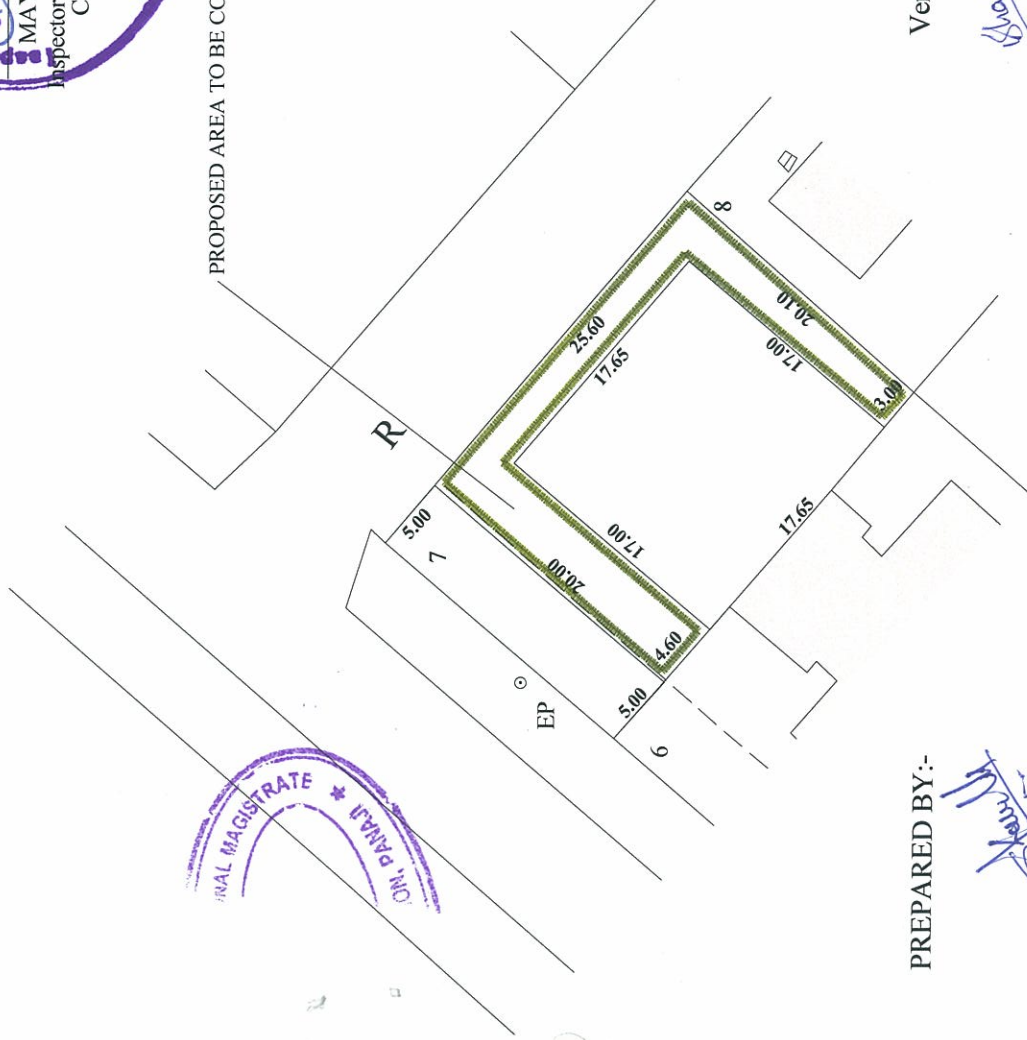
PROPOSED AREA FOR CONVERSION 224.00 M²



MAYA K. AMOLKAR
 Inspector of Survey & Land Records
 City Survey, Panaji



PROPOSED AREA TO BE CONVERTED 7(PART)/99



PREPARED BY:-

Sameer Kamble

SAMEER KAMBLE (F.S.)

Verified By:-

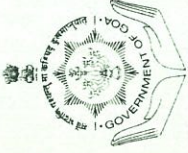
Bharati Shirodkar

BHARATI SHIRODKAR (H.S.)

SURVEYED ON : 06/10/2017

File No.: ISLR/CTS/PNJ/CNV/15/2017

[Signature]
 Deputy Collector and
 Sub-Divisional Officer
 Panaji Sub-Division
 Panaji-Goa



**COLLECTOR & SUB-DIVISIONAL OFFICER, SUB DIVISION PANAJI,
PANAJI-GOA**

Collectorate Bldg., Panaji-Goa- 403001.

Phone Nos: 2225511 Fax No:- 2225511

Email:- sdm-tis.goa@nic.in

Dated:- 12/12/2017.

No.16/CNV/TIS/17/2017/145

Read:- Application received on 24/04/2017, Under Sub-Section (1) of Section 32 of the Goa, Daman & Diu Land Revenue Code 1968, from Kirit Maganlal Enkay Developers, Villa No.2 Kamat Villas kerant Caranzalim Goa.

S A N A D

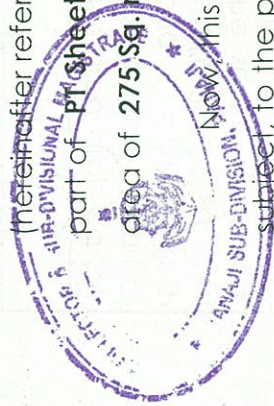
SCHEDULE-II

[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 Dy. Collector & S.D.O, Panaji, Goa (hereinafter referred to as "the Dy. 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 Kirit Maganlal Enkay Developers, Villa No.2 Kamat Villas kerant Caranzalim Goa**, being the occupant of the plot registered under PT Sheet No. 99/8 situated at **Village Panaji** (hereinafter referred to as "**the applicant**") which expression shall, where the context so admits include her heirs, executors, administrators and assigns) for the permission to use the plot of land hereinafter referred to as "the said plot" described in the Appendix-I) hereto, forming a part of **PT Sheet No. 99/8** situated at **Village Panaji** of Tiswadi Taluka admeasuring an area of **275 Sq. mts. Be the same title more or less for the purpose for Commercial.**

Now, this is to certify that the permission to use for the said plot is hereby granted subject, to the provisions of the said Code, and Rules thereunder, and on the following conditions, namely:-

1. **Leveling 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 in sanitary 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 purpose without the previous sanction of the Collector.
4. **Liability for rates**—The applicant shall pay all taxes, rates and cesses liable on the said land.



5. **Penalty clause**—(a) if the applicant contravenes 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 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) 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 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 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 there under.

APPENDIX - I

Length & Breadth	Total Superficial Area	Forming (Part of) Survey No. or Hissa No	BOUNDARIES		Remarks
			North, South, East and West		
1	2	3	4	5	6
20.10	22.80	275 sq. mts.	8(PT)/99	North- ROAD South -9/99 East- 9/99 West-7/99	The area proposed for conversion is Bharad land admeasuring totally 275.00 sq mts. The survey is carried out as per the site plan submitted by the applicant and same tallies on ground.

Remarks:

1. Applicant has paid conversion fees of **Rs.2,20,000/- (Rupees Two lakh Twenty Thousand Only) by Challan No. 49/2017 dated 30/11/2017.**
2. The Conversion has been approved by the Dy. Town Planner, the Town & Country Planning Department, Panaji vide his report No.TIS/8864/PANAJI/TCP/2017/845 dated 14/07/2017.
3. The office of the Dy. Conservator of Forests, North Goa Division, Ponda - Goa. Has given NOC for conversion vide report No. 5/CNV/TIS-170/DCFN/TECH/2017-18/290/558 dated 11/07/2017.
4. The Mamlatdar, office of the Mamlatdar of Tiswadi Taluka, Panaji has submitted his report for conversion vide report No. Cl-I/MAM/TIS/Online-CNV/94/2017/1518 dated 18/07/2017.

5. The Director of settlement and Land Records, Panaji Goa has submitted his report for conversion vide report No. ISLR/CTS/PNJ/CNV/14/17/301/2981 dated 10/11/2017.
6. The development /construction in the plot shall be governed as per laws/rules in force.
7. In view of Reports received.

In witness where of the Dy. Collector & S.D.O, of North Goa district has hereunto set her hand and the Seal of his office on behalf of the Governor of Goa and the applicant **Kirit Maganlal Enkay Developers, Villa No.2 Kamat Villas kerant Caranzalim Goa** has also hereunto set his /her hand on **this 12th day of December , 2017.**

Kirit Enkay
Kirit Maganlal Enkay Developers

Applicant

[Signature]
(Gurudas S.V Desai)
Dy. Collector & S.D.O.,
Sub Division Panaji, Panaji-Goa

NAL Signature and designations of witnesses:

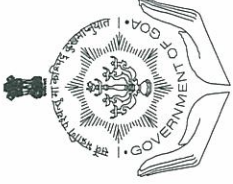
1. *Milind Kelekar* *Xinjun*
2. *Prayag Maganlal Enkay*

We declare **Kirit Maganlal Enkay Developers, Villa No.2 Kamat Villas kerant Caranzalim Goa** 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 signature hereto in our presence.

1. *Milind Kelekar* *Xinjun*
2. *Prayag Maganlal Enkay*

To,

1. Shri Kirit Maganlal Enkay Developers, Villa No.2 Kamat Villas kerant Caranzalim Goa
2. The Mamlatdar of Tiswadi, Panaji.
3. The Town Planner, Tiswadi, Town and Country Planning Department, Panaji
4. The Dy. Conservator of Forest, North Goa Division Ponda Goa.
5. The Inspector of Surveys and Land Records, Panaji-Goa.
6. O/C.



1282

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



PLAN

OF THE LAND BEARING CHALTA NO. 8(PART) OF P.T. SHEET NO. 99 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY KIRIT MAGANLAL ENKAY DEVELOPERS FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON -AGRICULTURAL PURPOSE VIDE CASE NO. 16/CNV/TIS/17/2017/4104, DATED 20/09/2017, FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O, PANAJI -GOA

SCALE : 1:500



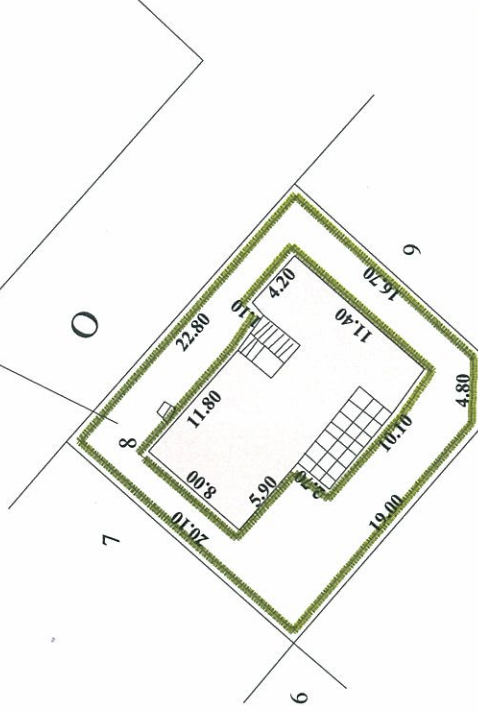
PROPOSED AREA FOR CONVERSION 275.00 M²



MAYA K. AMOLKAR
 Inspector of Survey & Land Records
 City Survey, Panaji



PROPOSED AREA TO BE CONVERTED 8(PART)/99



PREPARED BY:-

Sameer Kamble

SAMEER KAMBLE (F.S.)

Verified By:-

Bharati Shirodkar

BHARATI SHIRODKAR (H.S.)

Bharati Shirodkar
 Deputy Collector and
 Sub-Divisional Officer
 Panaji Sub-Division
 Panaji-54

SURVEYED ON : 06/10/2017

File No.: ISLR/CTS/PNJ/CNV/14/2017