

Dated :- 30 /12/2020

- Read: 1) Application dated 21/05/2018 from M/s. Goa Property Management Pvt. Ltd., r/o. T-14,/T-13, Jairam Complex, Neugi Nagar, Panaji, Tiswadi, Goa.
- 2) Report No. MAM/TIS/CI-II/Online-CNV/241/2020/1968 dated 02/09/2020 from Mamlatdar of Tiswadi, Panaji Goa.
- 3) Report No. TIS/9352/AZO/TCP/2020/1203 dated 07/09/2020 from Dy. Town Planner, Town & Country Planning Department, Tiswadi Panaji Goa.
- 4) Report No. 5/CNV/BAR-201/DCFN/TECH/2019-20/430 dated 30/09/2020 from Asst. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
- 5) Letter No. 4/ISLR/TIS/CNV/72/2020/419 dated 11/11/2020 from I.S.L.R., 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) **M/s. Goa Property Management Pvt. Ltd.** being the occupant of the plot registered under **Survey No. 63/1-A-4** Situated at **Azossim 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 **Survey No. 63/1-A-4** admeasuring **7206.00 square metres** be the same a little more or less for the purpose of **Residential use.**

Now it 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. Assessment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under 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 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 applicant 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...2/-

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

Sr. No.	Length and Breadth		Total Superficial	Forming (part of)	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
	81.20 Mts.	102.20 Mts.	7206 Sq. Mts.	Survey No. 63/1-A-4	S. No. 65	S. NO. 63/1	S. NO. 62/1, 1-B	S. NO. 63/1-A	NIL
	Village: AZOSSIM Taluka: TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs. 10,80,900 and fine of Rs. 31,920/- total amounting to Rs. 11,12,820/- (Rupees Eleven Lakhs Twelve Thousand Eight Hundred Twenty Only) vide Challan No. 202001031721 dated 11/12/2020.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide his report No. TIS/9352/AZO/TCP/2020/1203 dated 07/09/2020.
4. The Conversion has been recommended by the Asst. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/BAR-201/DCFN/TECH/2019-20/430 dated 30/09/2020.
5. The Conversion has been recommended by the Mamlatdar of Tiswadi vide his report No. MAM/TIS/CI-II/Online-CNV/241/2020/1968 dated 02/09/2020.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

In witness whereof the ADDITIONAL COLLECTOR - II North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Mrs. Punam Phadke, Director of M/s. Goa Property Management Pvt. Ltd. also hereunto set her hand on this 30th day of December, 2020.

[Signature]

(M/s. Goa Property Management Pvt. Ltd.)
Applicant / Director

[Signature]
30/12

(Gopal A. Parsekar)
Additional Collector-II

Signature and Designation of Witnesses

1. Snehal Gurumath Rawol *[Signature]*
2. Santosh Babuso Kuttikan *[Signature]*



Complete address of Witnesses

- H. NO. 1602, WALKIESHWAR WADA,
1. RETIM BARDEZ - GOA
 2. TISWADI NORTH GOA

We declare that Mrs. Punam Phadke, Director of M/s. Goa Property Management Pvt. Ltd. has signed this Sanad is, to our personal knowledge, the person she represents herself to be, and that she has affixed her signature hereto in our presence.

1. _____ *[Signature]*
2. _____ *[Signature]*

To,

1. 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 Panchavat Azossim, Tiswadi Goa.

GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 63/1-A-4, SITUATED AT AZOSSIM VILLAGE OF TISWADI TALUKA, APPLIED BY M/S. GOA PROPERTY MANAGEMENT PVT. LTD. FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO. RB/CNV/TIS/AC-II/17/2018/71 DATED 15/10/2020 FROM THE ADDITIONAL COLLECTOR-II, PANAJI-GOA

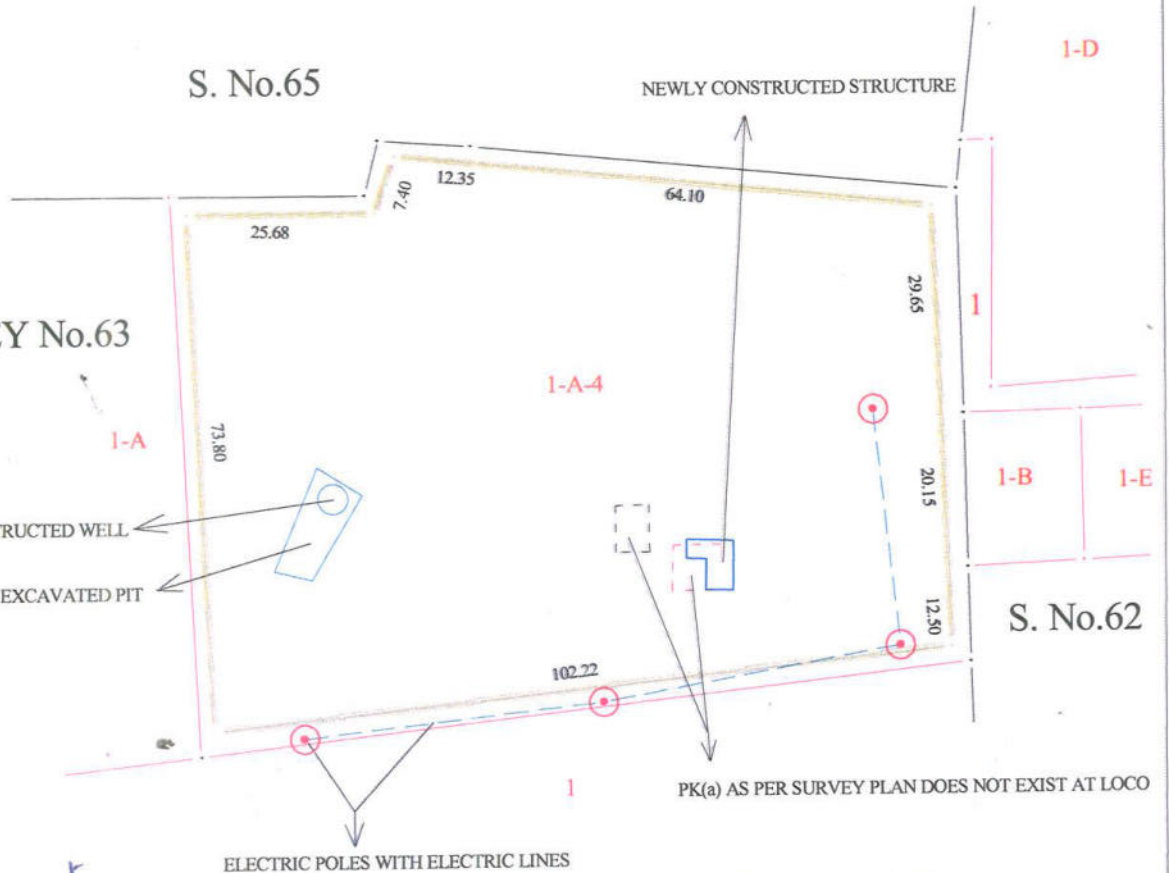
SCALE : 1:1000

 PROPOSED AREA FOR CONVERSION = 7206 Sq. Mts.



S. Gaonkar
11/11/2020
(SMITA J. GAONKAR)

INSPECTOR OF SURVEY & LAND RECORDS
Tiswadi -Goa



Sawant
06/11/2020
GUNAKAR N. SAWANT (F.S.)
PREPARED BY

N. Nagvenkar
NARCIVA NAGVENKAR (H.S.)
VERIFIED BY

SURVEYED ON: 02/11/2020

File No.: 4-ISLR-TIS-CNV-72-2020