



**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/10/2018/1213

Dated:- 10-Jun-2019

**Read: Application dated 12-Feb-2018 from Models Leisure Ventures , 7th Floor Karim Mansion,  
Behind Goa College of Pharmacy St. Inez Panaji Goa , Panaji , Tiswadi - 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 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. **Models Leisure Ventures** being the occupant of the plot registered under **PT Sheet No.175/14-H** 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. 175/14-H admeasuring 320 Square Metres** be the same a little more or less for the purpose of **Residential**.

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 **Residential** 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.

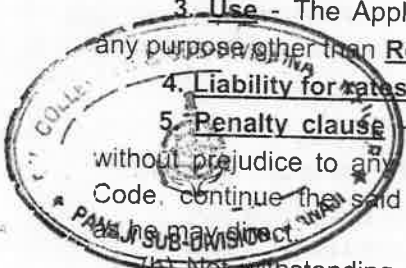
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

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							
1	2	3	4	5				6
				North	South	East	West	
16.40 mts.	20.30 mts.	320 Sq.mts	PT Sheet No. 175  Sub Div No. 14-H	Sy.No. 13/17 5	Sy.No. 15/17 5	VILL AGE TALE IGAO	14 G/ 175	The area proposed for conversion is Bharad land admeasuring totally 320.00 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 :-

1. The applicant has paid conversion fees of Rs.44,800.00 /-(RUPEES FORTY-FOUR THOUSAND EIGHT HUNDRED ONLY) vide challan No.192/2018 dated 16-Oct-2018.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Panaji Goa vide his report No.TIS/9001/PANAJI/TCP/18/372 dated 02-Apr-2018.
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-770/DCFN/TECH /2017-18/01 dated 02-Apr-2018.
4. The Mamlatdar,Office of Mamlatdar,Tiswadi , Panaji - Goa has submitted his report for conversion vide report No.MAM/TIS/CI-I/Online-Cnv/146/2018/983 dated 09-Jul-2018
5. The Inspector of Survey and Land Records - Panaji,Tiswadi, Panaji-Goa has submitted his report for conversion vide report No. I.S &L.R/CTS/PNJ/CNV/28/2018 dated 31-Aug-2018.
6. The development / construction in the plot shall be governed as per laws / rules in force.
7. conversion confirmed

In witness where of the DEPUTY COLLECTOR & SDO OF Tiswadi, Panaji - Goa, NORTH GOA district, has hereunto set her hand and the seal of this office on behalf of the Governor of Goa and Models Leisure Ventures here also hereunto set his/her hand this 10th day of June ,2019.

(Models Leisure Ventures)

APPLICANT

(VIVEK H.P IAS)

DEPUTY COLLECTOR & SDO  
NORTH GOA

Signature and Designature of witnesses :

Complete address of Witness

1.Samir Kerkar

1. Pernem

2.Durgadas P Shirodkar

2. Dona Paulo Tiswadi

We declare Models Leisure Ventures 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. Samir Kerkar

2. Durgadas P Shirodkar

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. Models Leisure Ventures, 7th Floor Karim Mansion, Behind Goa College of Pharmacy St. Inez Panaji Goa , Panaji , Tiswadi - Goa



1106

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

**PLAN**  
OF THE LAND BEARING CHALTA NO. 14-H OF P.T. SHEET NO. 175 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY MODELS LEISURE VENTURES FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE CASE NO. 16/CNV/TIS/10/2018/3456, DATED 06/08/2018, FROM THE OFFICE OF THE DY. COLLECTOR & S. D.O, PANAJI-GOA

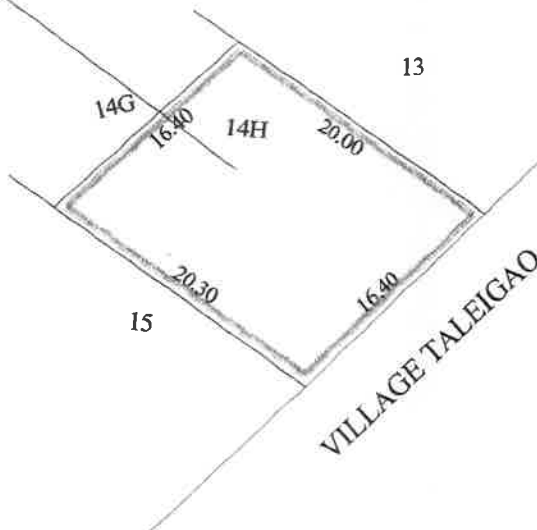
SCALE : 1:500



PROPOSED AREA FOR CONVERSION 320.00 M<sup>2</sup>



PROPOSED AREA TO BE CONVERTED 14-H/175



PREPARED BY:-

SAMEER S. KAMBLE (F.S.)

Deputy Collector and  
Sub-Divisional Officer  
Panaji Sub-Division

Verified By:-

BHARATI SHIRODKAR (H.S.)

SURVEYED ON : 23/08/2018

Panaji-Goa

File No.: ISLR/CTS/PNJ/CNV/28/2018

Dated :- 31/01/2011

Read: Application dated 16/01/2010 from Mr. Peter Vaz r/o. Panaji – Tiswadi, 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) Mr. Peter Vaz being the occupants of the plot registered under P.T.Sheet No. 175 Chalta No. 15 (Part) known as == Situated at Panaji City, Tiswadi Taluka registered under P.T.Sheet No. 175 Chalta No. 15 (Part) (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 of P.T.Sheet No. 175 Chalta No. 15 (Part), admeasuring 2547 Square Metres be the same a little more or less for the purpose of Commercial 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 Commercial 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			North	South	East	West	
1	2	3	4	5				6
28.90 Sq.mts	90.00 Sq.mts	2547 Sq.mts	P.T.S.No. 175 of Ch.No. 15(Part).  Village: Panaji City Taluka: Tiswadi	Ch.No. / P.T.Sh 14,14B, 14D,14E, 14F,14G & 14H/ 175	Ch.No. / P.T.Sh. No.16/ 175	Village Boundary of Taleigao	Road	NIL

Remarks:-

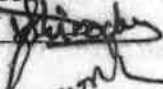
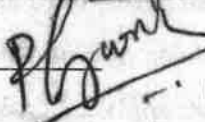
1. The applicant has paid the conversion fees of Rs. 3,82,050/- and Conversion Fine of Rs. 19,800/- amounting to Rs. 4,01,850/- (Rupees Four Lakh One Thousand Eight hundred Fifty only) vide Receipt No. 2240/51 dated 24/01/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/PAN/6543/TCP/10/469 dated 05/04/2010.
3. The development/construction in the plot shall be governed as per rules in force.

In witness whereof the Additional Collector-I 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 the applicants Mr. Peter Vaz here also hereunto set his hands this 31<sup>st</sup> day of January, 2011.

  
(Peter Vaz)  
Applicant

  
(Narayan R. Sawant)  
Additional Collector - I



Signature and Designature of Witnesses

1. Durgadas Shirodkar 
2. Riya S. Naik 

Complete address of Witness

1. H.No. 376, Aivao, Caranzalem Goa.
2. F-2, B-3, Purva Appb, Caranzalem Goa

We declare that Peter Vaz, 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 Panaji
2. The Mamlatdar of Tiswadi Taluka.
- 3 The Inspector of Survey and Land Records, Panaji
4. The Commissioner, Corporation of City of Panaji.



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



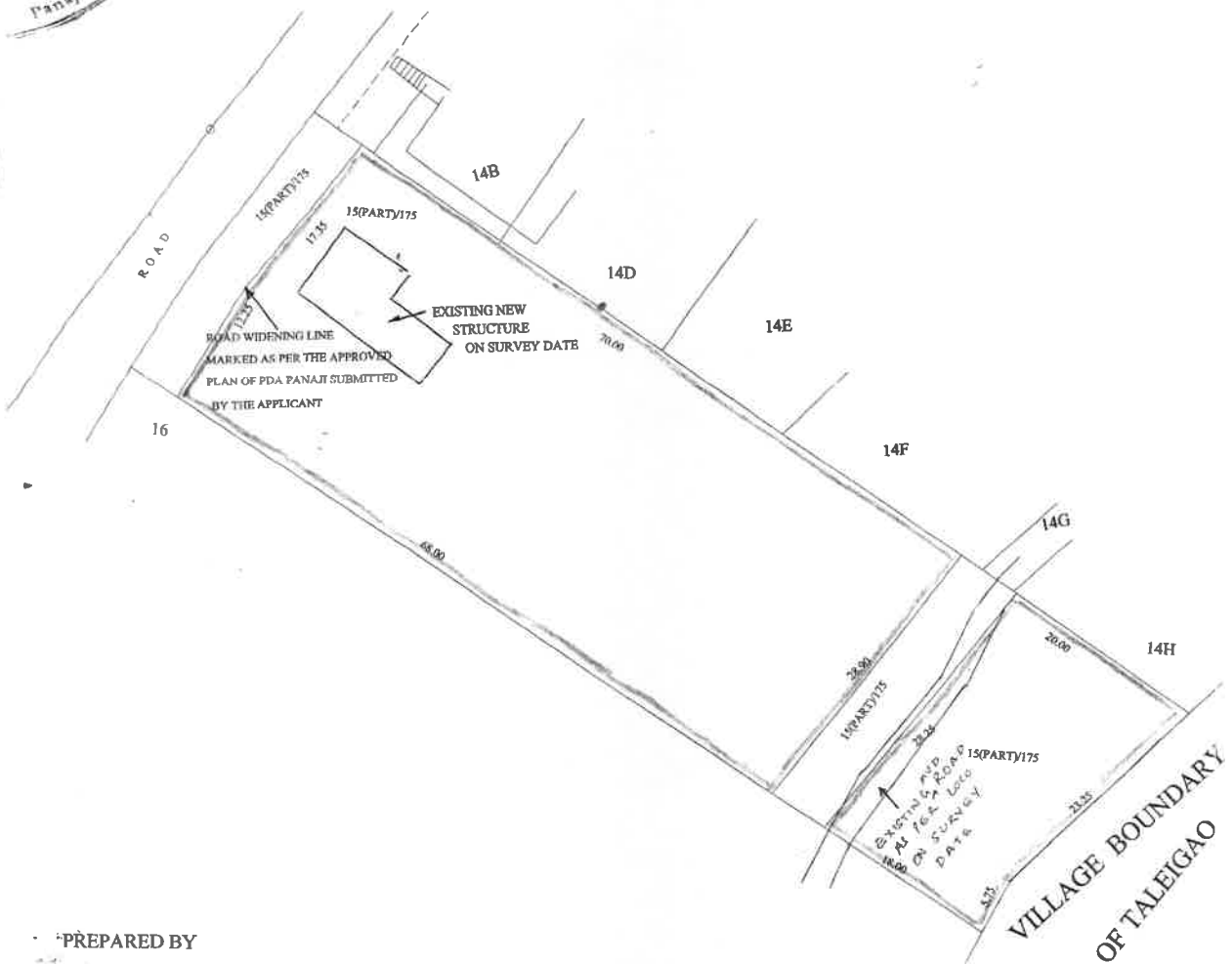
PLAN  
OF THE PROPERTY BEARING CHALTA NO. 15(PART) OF P.T.SHEET NO. 175 SITUATED AT  
PANAJI CITY OF TISWADI TALUKA APPLIED FOR CONVERSION USE OF LAND FROM  
AGRICULTURAL TO NON AGRICULTURE PURPOSE BY PETER VAZ VIDE CASE NO.  
RB/CNV/TIS/AC-1/04/2010 DATED 16/12/2010 FROM THE OFFICE OF THE ADDITIONAL  
COLLECTOR-I, NORTH GOA, DISTRICT, PANAJI.

SCALE : 1:500



AREA TO BE CONVERTED ..... 2547 SQ. MTS.

*Ambkanya*  
I.S.&L.R.



PREPARED BY

PRATIMA KAVELEKAR (F.S.)

SURVEYED ON: 20-12-2010

CHECKED BY

CHETAN JADHAV (H.S.)