



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
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No. RB/CNV/TIS/COLL/15/2013

Date: 18/03/2016

Read: Application dated 08/05/2013, from Alzira Maria Estefania Pereira and Others, r/o First Bungalow, Mercedes Wadi, Tiswadi, Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa 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, 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 **1) Alzira Marta Estefania Pereira alias Alzira Marta Pereira E Silveira, 2) Janita Lourencina De Carmo Silveira E Soares and 3) Sulana Santana Pereira E Silveira**, being the occupants of the plot registered under **PTS No. 95 Chalta No. 78, 78-B and 79 to 103** Situated at **Panaji City, 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 **PTS No. 95 Chalta No. 78, 78-B and 79 to 103 admeasuring an area 10097 Square Metres** be the same a little more or less for the purpose of **Commercial with 150 F.A.R.**

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** without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicants contravene 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 applicants on payment of such fine and assessment as he may direct.

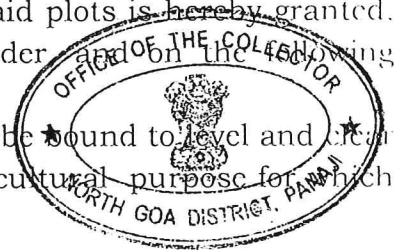
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or 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 applicants 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 applicants.

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 is to be maintained before any development in the land

d) Traditional access passing through the plot if any shall be maintained.



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
81.00 mts	135.50 mts	10097 Sq. mts	78/95, 78-B/95, 79 to 103/95	NALLA 78-A/95	Nalla 78-A/95	Road	3/100	NIL

City: Panaji

Taluka : Tiswadi

Remarks:-

1. The applicant has paid conversion fees of Rs.80,77,600/- and a fine of Rs. 27,88,000/ total amounting to Rs. 1,08,65,600/- (Rupees One Crore Eight Lakhs Sixty Five Thousand Six Hundred only) vide e-challan No. 201600214440 dated 17/03/2016.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/8046/PNJ/TCP/14/1207 dated 08/10/2014; with a condition that all Mundcarial rights shall be safeguarded as per Mundcarial Act and accessibility to Mundcarial houses shall be maintained.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS/DCFN/TECH/2014-15/253/1000 dated 30/06/2014.
4. The development/construction in the plot shall be governed by laws/rules in force.
5. The Conversion Sanad issued should not be treated as a permission to regularize the existing structure.

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Shri Narayan Shivram Shirodkar, Power of Attorney Holder for, 1) Alzira Marta Estefania Pereira alias Alzira Marta Pereira E Silveira, 2) Janita Lourencina De Carmo Silveira E Soares and 3) Sulana Santana Pereira E Silveira**, here also hereunto set his hand on this 18th day of March, 2016.




(Narayan Shivram Shirodkar)
Power of Attorney Holder




(Swapnil M. Naik)
COLLECTOR NORTH GOA



Signature and Designature of Witnesses

1. Shauk Moshamed Ali 

2. Gangaram R. Kale 

Complete address of Witness

1. H. No. 265, St. Inez, Panaji - Goa

2. Block - B. G.R.P. at Panaji - Goa

We declare **Shri Narayan Shivram Shirodkar** 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 Town Planner, Town and Country Planning Department Panaji
2. The Mamlatdar of Tiswadi Taluka.
3. The Superintendent of Survey and Land Records, Tiswadi - Goa
4. The Mayor, Corporation of City of Panaji. Panaji - Goa