OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
Fax No: - 2427690/2225083/2225383 (Ext. No.210 & 212)
Email: - dycrev-north.goa@nic .in

No.CCTIS07-25-170 | 4263 Date: - 31/10/2025

Read:-1)Application dated Nil received on 31/07/2025 of **M/S SHREE YAGNA BUILDERS AND DEVELOPERS, address at H.No.406/271/(D), Sukhkarta Niwas, Third floor, Plot No. 32, Alto Pilerne, Bardez Goa.**

2) Zoning Information No. TIS/1/2/ZON/4419/ELLA/TCP/2025/1697 dated 21/07/2025 of the Deputy Town Planner, Town and Country Planning Department, Patto, Panaji Goa.

3) Report vide no. MAM/TIS/TAL/ONLINE-CNV/608/2025 dated 23/08/2025 of the Mamlatdar of Tiswadi - Taluka.

4) Report No.5/CNV/TIS-560/DCFN/TECH/2025-26/784 dated 14/08/2025 of the Deputy Conservator of Forest, Ponda-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 SHREE YAGNA BUILDERS AND DEVELOPERS, address at H.No.406/271/(D), Sukhkarta Niwas, Third floor, Plot No. 32, Alto Pilerne, Bardez Goa** (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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of **SURVEY NO./SUB. DIV.NO.19/2-A-1 OF VILLAGE BAIGUINIM IN TISWADI TALUKA admeasuring 15,921.00 Square Meters** be the same a little more or less for the purpose of **Residential use** with **50% F.A.R.**

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*** without the previous sanction of the Collector.

4. Liability for rates – The applicant shall pay all taxes, rates and ceases 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 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 applicant 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 applicant.

Contd/-

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoke 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 trees 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 and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to	East to West			5				6
1	2	3	4	North	South	East	West	
--	--	15,921.00 Sq.mts	Survey No./Sub Div.No. 19/2-A-1	Survey No./Sub Div.No. 20/1-A	Survey No./Sub Div.No. 19/2-A-2	Tar Road	Survey No./Sub Div.No. 19/1	-
VILLAGE/CITY : BAINGUINIM TALUKA : TISWADI								

Remarks:-

1. The applicant has paid conversion fees amounting to Rs.19,10,520 /-(Rupees Nineteen Lakh Ten Thousands Five Hundreds Twenty only) vide challan No.106/25-26, E-challan No. 202500683850 dated 13/10/2025, paid on 15/10/2025.
2. The Development /construction in the plot shall be governed as per rules in force.
3. The rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.
6. This office is not responsible for ownership documents.
7. Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR-I OF NORTH GOA DISTRICT,** has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa, **M/S SHREE YAGNA BUILDERS AND DEVELOPERS, address at H.No.406/271/(D), Sukhkarta Niwas, Third floor, Plot No. 32, Alto Pilerne, Bardez Goa**, being the occupants of the plot registered under **SURVEY NO./SUB. DIV.NO.19/2-A-1 OF VILLAGE BAIGUINIM IN TISWADI TALUKA** here also hereunto set their hands on this **31st** day of **October, 2025.**

Mr. Baltej Singh (Partner)
Authorized Signatory

ADDITIONAL COLLECTOR-I * NORTH GOA, PANAJI *

(GURUDAS S. T. DESAI)
ADDITIONAL COLLECTOR-I
NORTH GOA DISTRCT

Name and Signature of Witnesses

1. Sameer Sawant
2. Gauresh Bhagle

Complete address of Witness

1. Verem, Bardez, Goa
2. Colvale, Bardez Goa

We declare, **M/S SHREE YAGNA BUILDERS AND DEVELOPERS** through Authorized Signatory 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. _____

Copy to:-

1. The Village Panchayat Baiguinim, Old Goa
2. The Deputy Collector and SDO, Tiswadi
3. The Mamlatdar, Tiswadi
4. The Dy.Town Planner, Town and Country Planning Department, Panaji Goa
5. The Inspector of Survey and Land Records, Tiswadi

Government of Goa

Directorate of Settlement and Land records

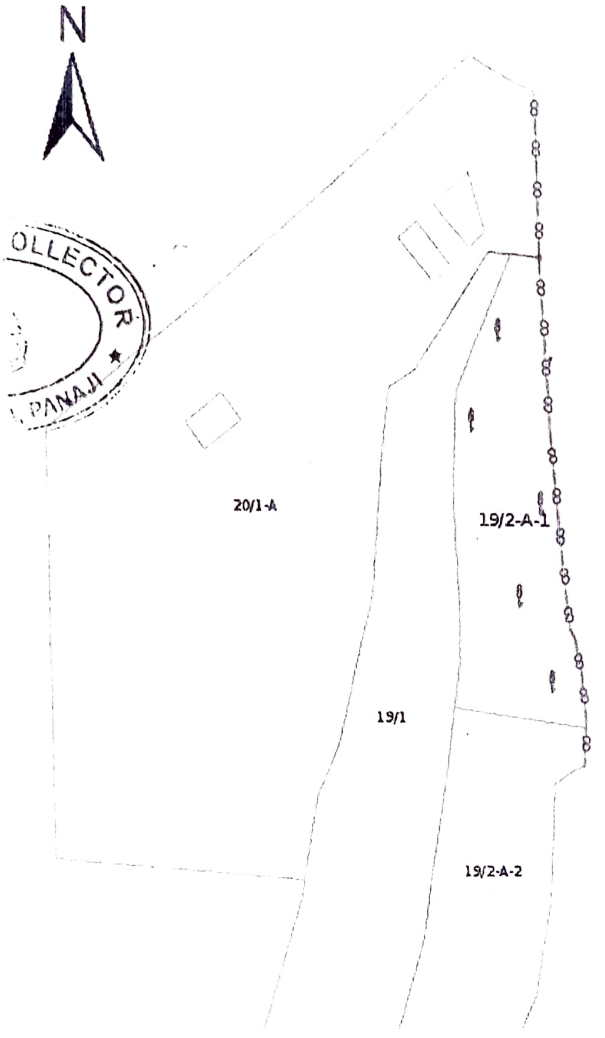
Survey Plan

Tiswadi Taluka, Baiguinim Village

Survey No.: 19 , Subdivision No.: 2-A-1

Scale 1:4000

Reference No.: REV192594018



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NOTE: PLAN TO BE PRINTED ON A4 SIZE