

OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA Revenue Branch, Collectorate Bidg., Panaji -- Goa -- 403001, Phone Non: 2225383, 2225083, 2225383(EPBX) Fax No: - 2427690/2225083/2225383 (Ext. No.210 & 212)

Email: - dycrey-north.gon@nlc .in

No CC11812-24-224 1354.

0

Date: - 0%/04/2025

Read: 1) Application dated 30/12/2024 received on 30/120/2024 of Mr. Abdul Sattar Chowhan and Kafil Ahmed Chowhan, Both residents of B-5, St. Mary Colony, Miramar, Illus-Gon.

2) Report No. TIS/1/2/ZON/2985/BAIN /TCP/2023/1688 dated 07/09/2023 of the Dy. Town Planner, Patto, Panaji-Goa.

country vide no. MAM/TIS/TAL/ONLINE-CNV/456/2025 dated 19/03/2025 of the Mamlatdar of

Things - Taluka.

4) Report 80.5/CNV/TIS-1326/DCFN/TI!CI1/2023-24/1844 dated 23/01/2025 of the Deputy Conservator of Forest, onda-Goa.

280-1 No.4/ISLR/TIS/CNV/CUR/03/2025/221 dated 08/04/2025 of the Inspector of Survey and Land Records, Tiswadi- Gon.

SANAD SCHEDULE-II

(See Rule 7 of the Goa, Daman and Div 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. Abdul Sattar Chowhan and Kafil Ahmed Chowhan, Both residents of B-5, St. Mary Colony, Miramar, Ilhas-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 1 hereto, forming a part of SURVEY NOJSUB.DIV. NO. 20/1-G and 20/1-II OF VILLAGE BAINGUINIM IN TISWADI TALUKA admeasuring 3150.00 Square Meters and 3200.00 sq.mts respectively be the same a little more or less for the purpose of Residential purpose with 80 FAR.

- 1. <u>Levelling and clearing of the land</u>-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 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 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 s

 uch 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.
- 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 trees shall be cut except with prior permission of the competent authority.

CS CamSaannar

7. Code provisions applicable "Save as herein provided the grant shall be subject to the provisions with said and rules thereunder.

APPENDIX -1

Longth and Breath		Total Superficial	Forming (part of	DOUNDARIES 3				Hemark 2 6
South	East to West	Area Survey No.						
١	2	3	4	North	South	last	West	A Company
\$3.50 mts	31.75 mts	2620.00 Sq nits	Sy.No/Sub. Div No. 20/1-0 (P)	Sy.Na/sub Div No. 20/1-M	Sy.No/Sub. Dlv No. 20/1-11	Sy.No./Sub. Div No. 20/1-0	Sy.No/Sub. Div No. 20/1	electron (Alexandria)
57.50 Mts	16.20 Mts	580.00 sq.mts	Sy.No./Sub. Div No. 20/1-O (P)	Div No.	Sy.No./Sub. Div No. 20/1-Q	Sy.No./Sub. Div No. 20/1-L	Sy.No./Sub, Div No. 20/1-O	e de la constante de la consta
86.85 Mts	41.75 Mts	3150.00 Sq. mts	Sy.No./Sub. Div No. 20/1-11 (P)	Div No.	Sy.NoJSub. Div No. 20/1	Sy.No./Sub. Div No. 20/1-11	Sy.No./Sub. Dly No. 20/1	C CANAL OF STREET, STR

Remarks:-

- The applicant has paid conversion fees of Rs.11,71,200/-(Rupees Eleven Lakh Seventy One thousand Two hundreds
 Only) vide challan No.140/24-25, E-challan No. 202500243785 dated 03/04/2025.
- 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.
- This office is not responsible for ownership documents.
- 7. Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the COLLECTOR OF NORTH GOA DISTRICT, has hereunto set her hand and the scal of this Office on behalf of the Governor of Goa, Mr. Abdul Sattar Chowhan and Kafil Ahmed Chowhan, Both residents of B-5, St. Mary Colony, Miramar, Ilhas-Goa, being the occupants of the plot registered under SURVEY NO./SUB.DIV. NO. 20/1-G and 20/1-H OF VILLAGE BAINGUINIM IN TISWADI TALUKA here also hereunto set their hands on this Os day of April, 2025.

1. Mr. Abdul Sattar Chowhan K. A easel Mr. Kafil Ahmed Chowhan Applicants Applicants POA Jor Opp	OLD FORM OF MORE
Name and Signature of Witnesses 10.2.	OFFICE OF THE COLLECTOR OF NORTH GOA
1. Vishal Korgaonlean 2. Dara Syile Choushan	Complete authors of Witness
,	-
'	HONO 57/2 souta cuiz Burth aar
2	. Himory's colony mirane Goo

We declare Mr. Abdul Sattar Chowhan and Kafil Ahmed Chowhan, Both residents of B-5, St. Mary Colony, Miramar, libas-Goa 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. Lishlun 2. Di chardan

To

- 1. The Dy. Town Planner, Town and Country Planning Department, Tiswadi.
- 2. The Mamlatdar of Tiswadi Taluka.
- 3. Inspector of Survey and Land Records, Tiswadi-Goa.
- 3. The Secretary, V.P. Bainguinim, Tiswadi.

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

page

N N N

PLAN

THE LAND BEARING SURVEY No. 20/1-G (PART) & 20/1-H(PART), SITUATED AT TAINGUINIM VILLAGE OF TISWADI TALUKA, APPLIED BY ABDUL SATTAR CHOWHAN AND KAFIL AHMED CHOWHAN FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NONAGRICULTURAL PURPOSE VIDE ORDER NO CCTIS12-24-224/162

AGRICULTURAL TO NONAGRICULTURAL PURPOS DATED 08/01/2025 FROM COLLECTOR COLLECTOR	
SCALE : 1:1000	
PROPOSED AREA FOR CONVERSION 'A' =	2620 Sq. Mts.
PROPOSED AREA FOR CONVERSION 'B' =	580 Sq. Mts.
PROPOSED AREA FOR CONVERSION 'C =	3150 Sq. Mts.
TOTAL AREA PROPOSED FOR CONVERSION	v = 6350 Sq. Mis.
	gara
19.10	MANJUESH K. KHOLKAR INSPECTOR OF SURVEY LAND REORD Iswadi -Goa
LAPAT	
'A' SURVEY No. 20	
I COMPTO	
1-0	I-L
000	1-10
STRICTERS V	
31.75	
IFFICTION 4 25 150	
C §	
STUCTION V- ST	
S STRUCTURE 1	
1 HOART	
SURVEY No.20	
LARAM STORM MAICHEY 8	
4135	
'n	Propertion
TAM VAINGANKAR (F.S.)	NARCIVA NAGVENKAR (H.S.)
I Mil A L M L A L M L M L M L M L M L M L M L	VERIFIED BY

SURVEYED ON: 08/08/2024

PREPARED BY

File No.: 4-ISLR-TIS-BAI-CNV-03-2025

No.RB/CNV/TIS/3#2008
Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panelli

Dated: 02/04/2009

Read. Application dated 20/02/2008 from Shri Abdul Sattar Chowhan and Katil Ahmed Chowhan, and Shabana Chamber, Municipal Markel, Panaji.

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].

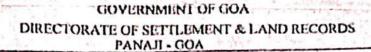
Whereas an application has been made to the Collector of North Goa (hereinafter referred to as "the Collector which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (heleinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by Abdul Sattar Chowhan and Kafil Ahmed Chowhan, being the occupant of the plot registered under Survey No.2011-H (Part) known as — situated at Balinguinim, Tiswadi registered under No vey No.2011-H(Part) (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the parmission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of Survey No.2011-H(Part) admeasuring 2300.00 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:

- 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 insanitary conditions.
- 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 of to be erected thereon for purpose other disarcresidential/adustrial/any other non-agricultural purpose, without the previous sanction of the Collector.
- 4. Building time limit The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, falling which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
 - 5 Liability for rates The applicant shall pay all taxes, rates and cesses leviable on the said land
- 6 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 purment 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 remocal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the nd rules thereunder. FR SECONOMISOTOPS PARTITION of Gos. Daman and Dru Length and Breadth BOUNDARIES DATHETT North East Total Superficial Forming (part of) to Remarks to Area Survey No. South North, South, East and West West or Hissa No. 3 88.50 mts 23.50 mts 2300 sq mts. Survey No. North Survey No.20/1-G There 20/1-H(Pan) following trees: South: Survey No 20/1 trove to sair to non-sevi Village in sessi by East Survey No. 20/1; report to 04-Teak (Baingufilm) 16-Cashew West Survey No. 2011-H trees Taluka Tiswadt 11-Jungan (Misc) trees the property on the state 1. The applicant has paid the conversion fees amounting to Rs 46,000/- (Rupees forty six thousand only)vide challan No.466/09 dated 31/03/2009. 2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/4804/BAI/08/TCP/1244 dated 18/11/08. 3. No frees shall be cut except with prior permission of the competent authority. d. 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 lable to be withdrawn without prejudice to the legal action that may be taken against the applicant. 5. The necessary road widening set-back to be maintained before any development in the land. 6.Necessary permission shall be obtained from Electricity Department at the time of Development in the tand. 7. Traditional access passing through the plot, if eny, shall be maintained. 8. Further any development shall be governed as pen P.D.A. rules in regulation In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Abdul Sattar Chowhan and Kafil Ahmed Chowhan here also hereunto set his hand this ______ day of April, 2009. K A charoham (Abdul Sattar Chowhan and Kafil Ahmed Chowhan) (M. P. Porob) (Signature of the applicant) Additional Collector II to abolifie in and a name Signature and designature of witnesses Signature and designation of Witnesses We declare that Abdul Satter Chowhan and Kafil Ahmed Chowhan, who has signed this Sanad is, to our personal knowledge, the person helshe represents himself to be, and that helshe has affixed his/her signature hereto in our 1. The Town Planner, Town and Country Planning Department, Paneji, 2. The Mamfaldar of Tiswadi 3. The Inspector of Surveys and Land Records, Panaji 4. The Serpench, Village Penchayal Beinginim, Tiowadi, Goa.

To,



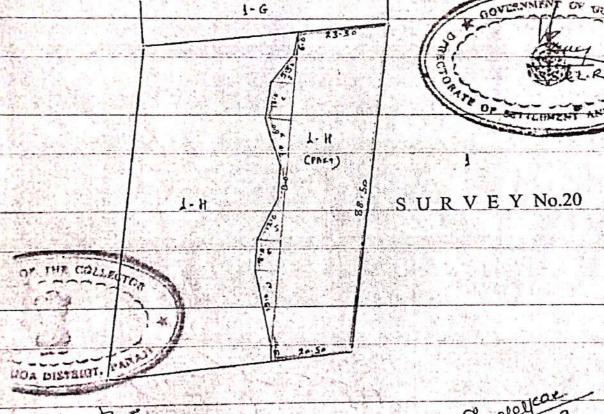
PLAN



OF THE LAND BEARING SURVEY No. 20 / 1-H (PART), SITUATED AT BAINGUINIM VILLAGE OF TISWADI TALUKA, APPLIED BY ABDUL SATTAR CHOWHAN & KAFIL AHMED CHOWHAN, FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL-TO NON-AGRICULTURAL PURPOSE VIDE ORDER
OF CASE NO. RB/CNV/TIS/30/2008 DATED 26 - 02 - 2009 FROM ADDITIONAL COLLECTOR-II, NORTH GOA DISTRICT, PANAJI - GOA.

SCALE : 1: 1000

PROPOSED AREA FOR CONVERSION = 2300 SQ. MTS.



Surveyed on :- 09 -03-2009

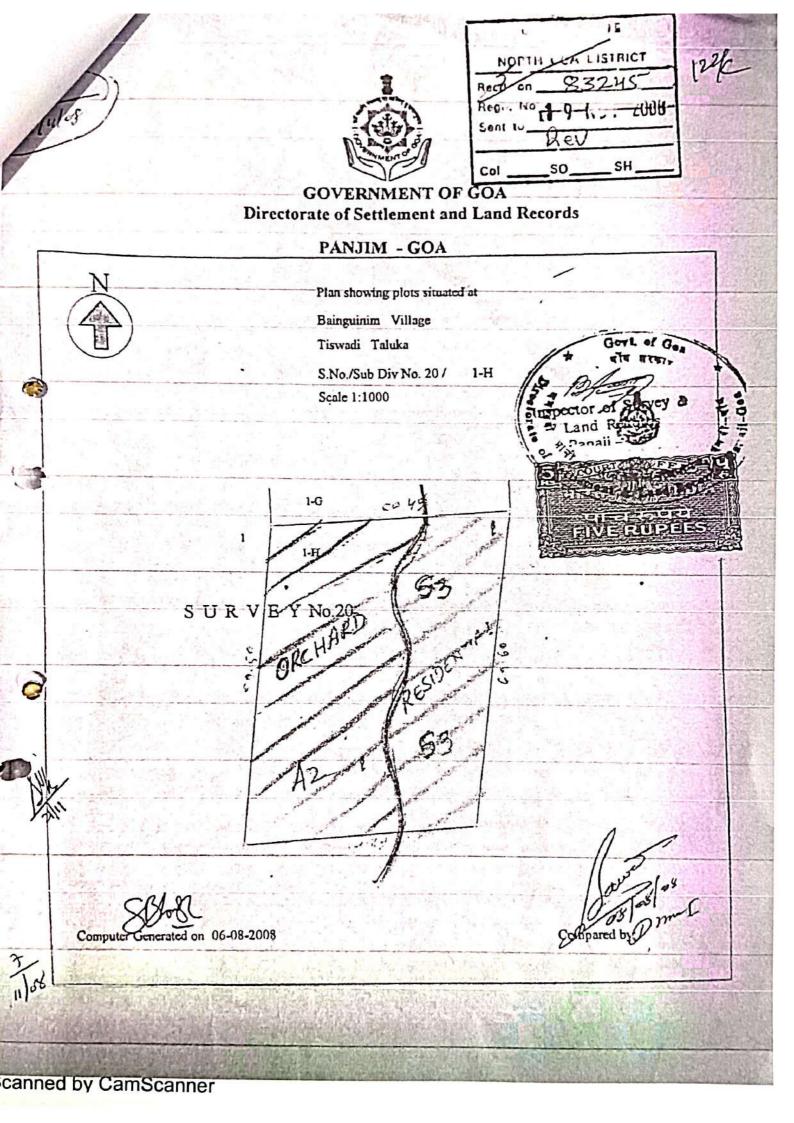
VIVEK M. PARAB (F.S.)

Prepared By

File No. 8 - 23 - DSLR - 09

RAJESH R. PAI KUCHELKAR (H. S.)

Verified By:



No.RB/CNV/TIS/31/2008
Government of Goa, Daman and Diu
OFFICE OF THE Collector, North Goa District,
Panaji

Dated: 02/00/2009

Read: Application dated 28/02/2008 from Shri Abdul Sallar Chowhan and Kalil Ahmed Chowhan, 4"
floor, Shabana Chamber Municipal Market, Panaji.



[See Rule 7 of the God, Daman and Diu Land Revenue (Conversion of use of tand

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) by "... Abdul Sattar Chowhan and Kafil Ahmed Chowhan... being the occupant of the plot registered under Survey No. 20/1-G (Part) known as ... situated at Balinguinim, Tiswadi registered under No. Survey No. 20/1-G (Part) (hereinafter referred to as "the applicant" which expression shall, where the context so admits de 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 Survey No. 20/1-G (Part) admeasuring 2350.00 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 cleaning of the land The applicant shall be bound to level and clear the fand 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 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 purpose other than residential/lindustrial/any other non-agricultural purpose, without the previous sanction of
- 4. Building time, limit of the applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
 - 5. Liability for rates The applicant shall pay all taxes, rates and cesses leviable on the said land.
- 6. 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 emoval or affection 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 remocal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions Doyling and of Dog. Danier, and I represented APPENDIX - 1 Length and Breadth BOUNDARIES Nonn East Total Superficial Forming (part of) Remarks to to Area Survey No South North, South, East and West West or Hissa No. 1 3 199 6 86.50 mts 33 0 mts. 2350 sq. mts Survey No. North Survey No 20/1 There are following trees:-20/1-G (Part) South: Survey No. 2011-H D4-Teak Village . East Survey No 20/1 & 20/1-G (Part) 16-Cashew Bainguinim Nest Survey No. 20/1-G Taluka Tiswadi 1-Jungah (Misc) trees Remarks:-1. The applicant has paid the conversion fees amounting to Rs.57,000/- (Rupees Fifty seven thousand only) vide Challan No. 467/09 dated 31/03/2009 And F. Tames property of 2. The conversion has been approved by the Deputy Town Planner, Town and Country Planning Department, Panaji vide his report No TIS/4805/BAI/08/TCP/1243 dated 18/11/08. 3. No trees shall be cut except with prior permission of the competent authority. 4. 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. 5. The necessary road widening set-back to be maintained before any development in the land. 6.Necessary permission shall be obtained from Electricity Department at the time of Development in the land. 7. Traditional access passing through the plot, if any, shall be maintained 8 Further any development shall be governed as per P.D.A. rules in regulation. In witness whereof the Collector of North Goa, has hereunto set his hand and the seat of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Abdul Sattar Chowhan and Kafil Ahmed Chowhan here also hereunto set his hand this 02 day of Rendi 2009. K.A.C (Abdul Sattar Chowhan and Kafil Ahmed Chowhan) (Signature of the applicant) (M. P. Poro#) Additional Collector-II Collectorate of Forth Goa nonce beer out prefer the said conor Signature and designature of witnesses Signature and designation of Witnesses We declare that Abdul Sattar Chowhan and Kafil Ahmed Chowhan, who has signed this Sanad is, to our personal knowledge, the person halche represents himself to be, and that helshe has affixed his/her signature hereto in our - BRAFIK CHOWHAN

- 1. The Town Planner, Town and Country Planning Department, Penaji.
- 2. The Memletder of Tiswadi
- 3. The Inspector of Surveys and Land Records, Panaii
 4. The Serpench, Village Panchayet Beingiste, Tiouadi

GOVERNMENT OF GOA DIRECTORATE OF SETTLEMENT & LAND RECORDS PANAJI - GOA

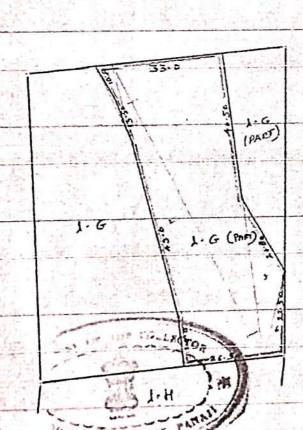
PLAN



OF THE LAND BEARING SURVEY No. 20/1-G , SITUATED AT BAINGUINEM VILLAGE OF TISWADI TALUKA, APPLIED BY ABDUL SATTAR CHOWHAN & KAFIL AHMED CHOWHAN, FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE VIDE ORDER OF CASE NO. RB/CNV/TIS/31/2008 DATED 26 - 02 - 2009 FROM ADDITIONAL COLLECTOR - II, NORTH GOA DISTRICT, PANAJI - GOA.

SCALE: 1: 1000

PROPOSED AREA FOR CONVERSION = 2350 SQ. MTS.



and the state of t

SURVEY No. 20

VIVEK M. PARAB (F. S.)

Prepared By

RAJESH R. PAI KUCHELKAR (H. S.)

Verified By:

Surveyed on :- 09 -03-2009

File No. 8 - 22 - DSLR - 09



GOVERNMENT OF GOA Directorate of Settlement and Land Records

Directorate of Settlement and Land Records PANJIM - GOA Plan showing plots situated at Bainguinim Village Land Roman Tiswadi Taluka Panell - Gos S.No./Sub Div No. 20/ 1-H Scalo 1:1000 50. U" 1-14 SURV E Y No.20 Computer Contented on 08-01-09 Compared by: