

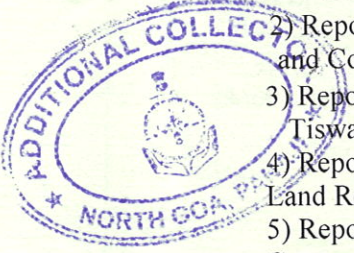


OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
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Email: - dycrev-north.goa@nic.in

No.CCTIS11-24-200/471

Date: -31/01/2025

- Read:** 1) Application dated 22/11/2024 received on 26/11/2024 of M/S WAGLE'S through its Managing Partner Mr. Sammit Wagle, residing at Soukya, Plot No.6, Vodlem Bhat Taleigao, Tiswadi Goa.
2) Report No. TIS/1690/49(6)/MOG/TCP/2024/1339 dated 13/09/2024 of Dy. Town Planner, Town and Country Planning Department, Patto, Panaji-Goa.
3) Report vide no. MAM/TIS/TAL/ONLINE-CNV/453/2025 dated 27/01/2025 of the Mamlatdar of Tiswadi - Taluka.
4) Report No.4/ISLR/CNV/TIS/MOG/01/2025/02 dated 22/01/2025 of the Inspector of Survey and Land Records, Tiswadi Goa.
5) Report No.5/CNV/PON-1285/DCFN/TECH/2023-24/1760 dated 10/01/2025 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 WAGLE'S (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. 196/4-A OF VILLAGE MOROMBI-O-GRANDE IN TISWADI TALUKA admeasuring 2178.00 Square Meters** be the same a little more or less for the purpose of **Residential purpose** with **80 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 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 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.

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

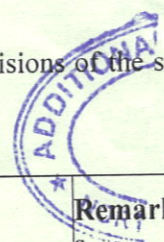
d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

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



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	
68.53 mts	72.05 mts	2178.00 sq.mts	Survey No./Sub Div. No.196/4-A	Survey No./Sub Div. No.196/4-A	Survey No./Sub Div. No.196/1 196/2 196/3	Survey No./Sub Div. No.196/3 197/1 198/1	Survey No./Sub Div. No.196/4	-
VILLAGE/CITY : MOROMBI-O-GRANDE TALUKA : TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs.5,59,920/-(Rupees Five Lakh Fifty Nine thousands Nine Hundreds Twenty Only) vide challan No.124/24-25, E-challan No. 202500076000 dated 29/01/2025.
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 COLLECTOR OF NORTH GOA DISTRICT, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa, M/S WAGLE'S through its Managing Partner Mr. Sammit Wagle, residing at Soukya, Plot No.6, Vodlem Bhat Taleigao, Tiswadi Goa, being the occupants of the plot registered under SURVEY NO. 196/4-A OF VILLAGE MOROMBI-O-GRANDE IN TISWADI TALUKA here also hereunto set their hands on this day of JANUARY, 2025.

Mr. Sammit Madhav Wagle
Managing Partner M/s Wagle's



(MAHADEV J. ARAUNDEKAR)
ADDITIONAL COLLECTOR-I
NORTH GOA DISTRICT

Name and Signature of Witnesses

1. Jaysel Gomes
2. Shubham Karunkop

Complete address of Witness

1. Bainguinim Goa
2. Taleigao - Goa

We declare Mr. Sammit Madhav Wagle, Managing Partner of M/S WAGLE'S 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. Gomes
2. Karunkop

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. Merces, Tiswadi Goa



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

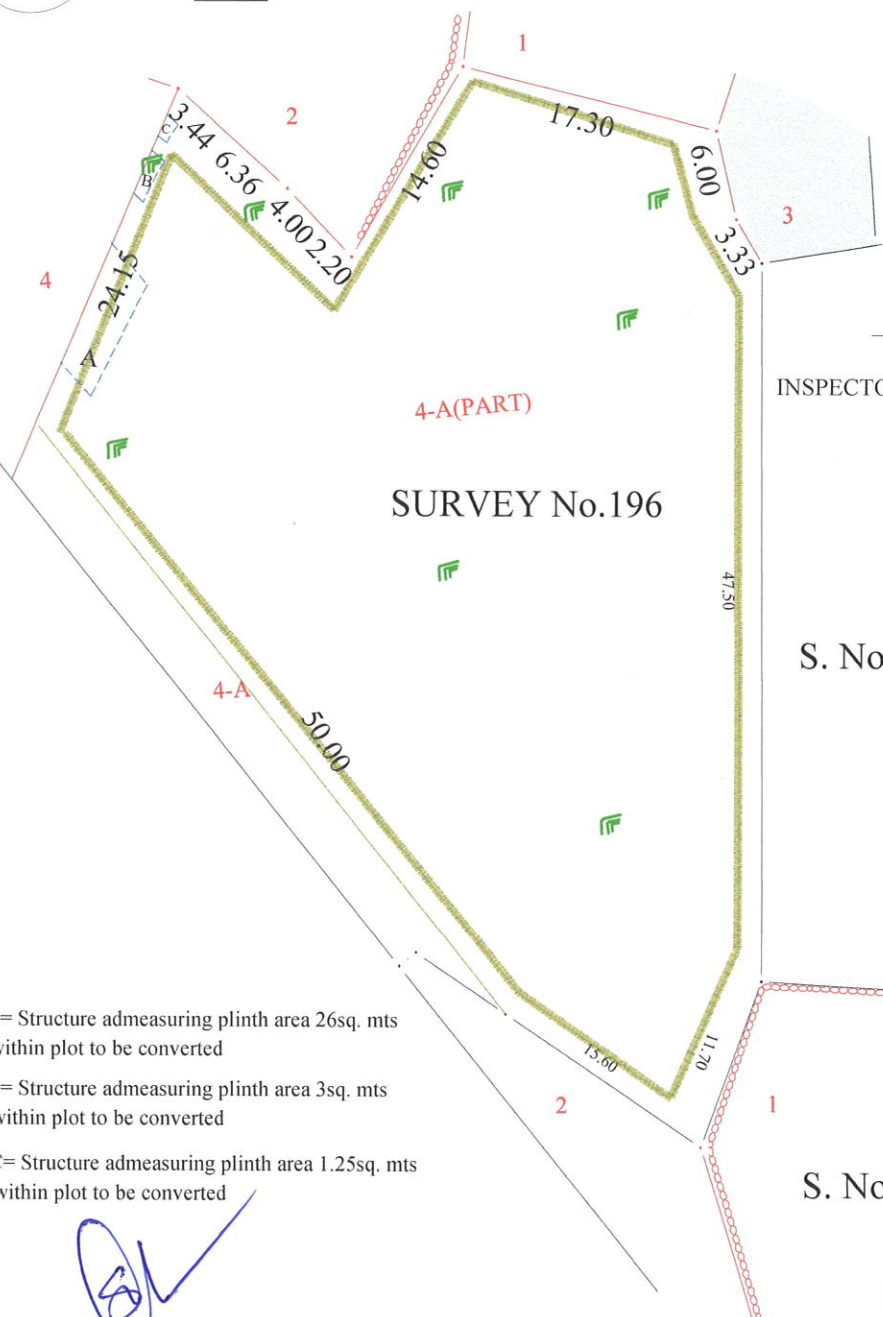
PLAN


OF THE LAND BEARING SURVEY No. 196/4-A(PART), SITUATED AT MORAMBI-O-GRANDE VILLAGE OF TISWADI TALUKA, APPLIED BY SAMMIT MADHAV WAGLE FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.CCTIS11-24-200/33 DATED 02-01-2025, FROM THE ADDITIONAL COLLECTOR-I, COLLECTORATE NORTH GOA

SCALE : 1:500

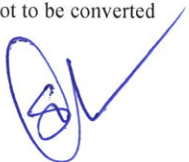


 PROPOSED AREA FOR CONVERSION = 2178 Sq. Mts.




(MANGESH K. KHOLKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
TISWADI-GOA

- A= Structure admeasuring plinth area 26sq. mts within plot to be converted
- B= Structure admeasuring plinth area 3sq. mts within plot to be converted
- C= Structure admeasuring plinth area 1.25sq. mts within plot to be converted



SANTOSH CHODANKAR (F.S.)
PREPARED BY

S. No. 198



NARCIVA NAGVENKAR (H.S.)
VERIFIED BY

SURVEYED ON: 10-01-2025

File No.: 4/ISLR/TIS/CNV/MOG/01/2025

