

O/C

No. RB/CNV/TIS/AC-II/29/2021 /4146
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.
Dated :- 19 /0 4 /2022

- Read: 1) Application dated 24/11/2021 from M/s Sky Developers, Represented by its Partner, Mr. Raghunath Amonkar, r/o. Shop No. 1, Orian Building, B. Guedes Road, Market Area, Panaji, Goa.
- 2) Report No. MAM/TIS/CI-II/Online-CNV/315/2021/467 dated 21/12/2021 from Mamlatdar of Tiswadi Panaji, Goa.
- 3) Report No. TIS/1/2/ZON/1979/COR/TCP/2021/1446 dated 17/08/2021 from Dy. Town Planner, Town & Country Planning Department, Panaji Goa.
- 4) Report No. 5/CNV/TIS-173/DCFN/TECH/2019-20/683 dated 05/01/2022 of O/o Dy. Conservator of Forests, North Division, 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 Sky Developers, being the occupant of the plot registered under Survey No. 20/6 situated at Corlim Village, 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 Survey No. 20/6, admeasuring 700.00 square metres be the same a little more or less for the purpose of Residential 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 there under 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 Residential 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.

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

said Code and rules therefor.

APPENDIX - I

Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remar ks
North to South	East to West			5				
1	2	3	4	North	South	East	West	6
----	----	700 Sq. mts.	Survey No. 20/6	Sy. No. 20/4	ROAD	Sy. No. 20/6-A	Sy. No. 20/5	NIL
Village: CORLIM Taluka: TISWADI								


Five

Remarks:-



1. The applicant has paid conversion fees of Rs. 94,500/- (Rupees Ninety Four Thousand Five Hundred Only) vide Challan No. 202200199150 dated 15/03/2022.
2. The Development /construction in the plot shall be governed as per rules in force.
3. Mundkarial 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.
6. Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set her hand and the seal of her Office on behalf of the Governor of Goa and **M/s Sky Developers, Represented by its Partner, Mr. Raghunath Amonkar**, also hereunto set his hand on this 19th day of April, 2022.


(Raghunath Amonkar)
Applicant


(Gopal A. Parsekar)
Additional Collector-I
Holding charge of Additional Collector-II



Signature and Designation of Witnesses

1. Anil M. Karckar 
2. Joao F. P Ribeiro 

Complete address of Witnesses

1. MARTIN Murad Caranzalin, Goa
2. Gaunchem BHATT MERLES -Goa

We declare that **M/s Sky Developers, Represented by its Partner, Mr. Raghunath Amonkar** has signed this Sanad is, to my personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in my presence.

1. 
2. 

- To,
1. The Town Planner, Town and Country Planning Department Panaji.
 2. The Mamlatdar of Tiswadi Taluka, Panaji.
 3. The Inspector of Survey and Land Records, Panaji.
 4. The Sarpanch, Village Panchayat Corlim, Tiswadi Goa.



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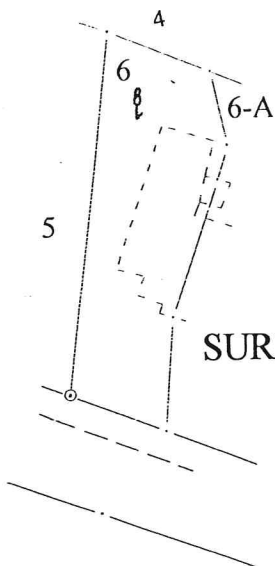
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Inward No: 4439

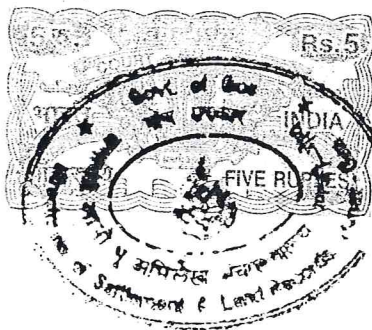


Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 20/ 6
Scale : 1:1000

Patrick H. Gonsalves
Asst. Survey & Settlement Officer
Panaji-Goa



SURVEY No. 20



Generated By : AJAY SAWANT (D'Man Gr.II)
On : 10-08-2021

Dilip M. Tanoskar
10/08/2021
Compared By: Dilip M. Tanoskar (D'Man Gr.I)

Dated: - 18/04/2022.

- Read: 1. Application dated 30/09/2021 of M/s Sky Developers, Shop No. 1, Orian Building, B Guedes Road, Market Area, Panaji Goa.
2. Report No. MAM/TIS/CI-II/Online-CNV/311/2021/3748 dated 18/11/2021 of the Mamlatdar of Tiswadi, Panaji.
3. Zoning Report No. TIS/1/2/ZON/1980/COR/TCP/2021/1445 dated 17/08/2021 of the Dy. Town Planner, Town and Country Planning Department, Panaji - Goa.
4. Report No. 5/CNV/TIS-178/DCFN/TECH/2019-20/684 dated 05/01/2022 of the Dy. Conservator of Forests, 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 SKY DEVELOPERS**, being the occupant of the plot registered under Survey No. 20/6-A Situated at Corlim Village of 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 under Survey No. 20/6-A admeasuring 700 sq. mts. be the same a little more or less for the purpose of Residential 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 there under, 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. Assessment – The Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential 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) Not with standing 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

Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P. T. Sheet No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1	-	-	700.00 Sq. Mts.	Survey No. 20/6-A	S. No. 20/4	ROAD	S. No. 20/7	S. No. 20/6	NIL
		Village : CORLIM Taluka: TISWADI							

Remarks:-

1. The applicant has paid conversion fees of Rs. 94, 500/- (Rupees Ninety Four Thousand & Five Hundred only) vide Challan No. 130/2021-22 dated 15/03/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial 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.
6. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his office on behalf of the Governor of Goa and **M/S SKY DEVELOPERS., THROUGH AUTHORIZED SIGNATORY RAGHUNATH AMONKAR** here also hereunto set his hand on this 18th day of April, 2022.

(RAGHUNATH AMONKAR)
AUTHORIZED SIGNATORY

Signature and Designation of Witnesses

1. ANIL M. Kunkar
2. Joao Ribeiro

(GOPAL A. PARSEKAR)
Additional Collector-I

Complete address of Witnesses

1. MARTIN Murad Caranzalem Goa
2. Gaunchem BHATT MERCEES - Goa

We declare that **RAGHUNATH AMONKAR** has signed this Sanad is, to our personal knowledge, the person whom represent themselves to be, and that he has affixed his signature hereto in our presence.

1. _____
2. _____

To,

1. The Dy. Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka, Panaji.
3. The Inspector of Survey and Land Records, Tiswadi Taluka, Panaji.
4. The Sarpanch. Village Panchavat Corlim. Tiswadi - Goa.



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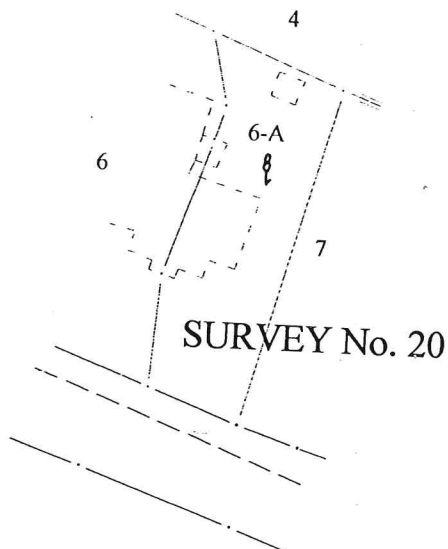
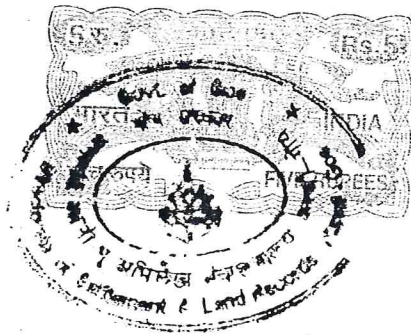
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 20/ 6 - A
Scale : 1:1000

Inward No: 4439

Patrick H. Gonsalves
Asst. Survey & Settlement Officer
Panaji-Goa



Generated By : AJAY SAWANT (D'Man Gr.II)
On : 10-08-2021

10/08/2021
Compared By: Dilip M. Tamoskar (D'Man Gr.I)

