

No. RB/CNV/TIS/63/2006

Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 07/10/2019

- Read: 1) Application dated nil from Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth, r/o. SM/101, Nova Cidade Complex, Porvorim, Bardez Goa.
2) Report No. MAM/TIS/C.I/CNV/522/2006/1041 dated 17/11/2006 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No. TIS/4177/06/964 dated 20/11/2006 and Report No. TIS/4177/GVL/TCP/08/449 dated 01/04/2008 from Dy. Town Planner, Town & Country Planning Department, Tiswadi, Panaji Goa.
4) Letter No. 8-157-DSLR-06/118094 dated 21/12/2006 from D.S.L.R., Panaji, Tiswadi 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) Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth being the occupants of the plot registered under Survey No. 144/10 (Part) Situated at Goa Velha 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. 144/10 (Part) admeasuring 3380.00 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 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 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 applicant 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.

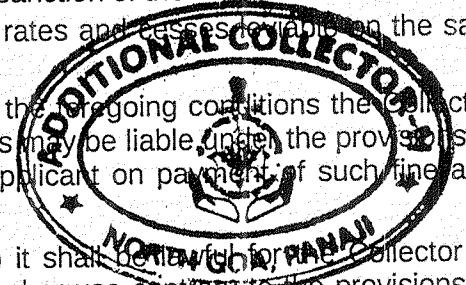
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

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.

Contd...2/-



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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 and Breadth		Total Superficial	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
	75.50 Mts.	36 Mts.	3380 sq. mts.	Survey No. 144/10 (PART)	S. No. 144/10 (Part)	S. No. 144/12 & S. No. 144/8	S. No. 144/11, 13 & 9	S. No. 144/2 S. No. 144/7	NIL
Village: Goa Velha Taluka: Tiswadi									

Remarks:-

1. The applicant has paid conversion fees of Rs. 5,61,080/- (Rupees Five Lakhs Sixty One Thousand Eighty Only) vide Challan No. 44/19-20 dated 24/09/2019.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide their Report No. TIS/4177/06/964 dated 20/11/2006 and Report No. Tis/4177/GVL/TCP/08/449 dated 01/04/2008.
4. The Conversion has been recommended by the Mamlatdar of Tiswadi vide their report No. MAM/TIS/C.I/CNV/522/2006/1041 dated 17/11/2006 and report No. Tis/4177/GVL/TCP/08/449 dated 01/04/2008.
5. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
6. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. 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 property if any shall be maintained.
8. Necessary setbacks in force shall be maintained from the existing National Highway.

In witness whereof the ADDITIONAL COLLECTOR - II North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Nazareth Joseph D'Silva & Others Through POA Holder Rajesh S. Sheth also hereunto set his hands this 07th day of October, 2019.

(Rajesh S. Sheth)

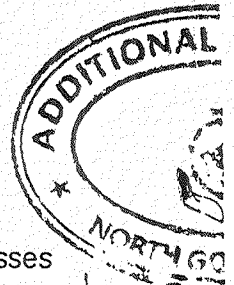
POA for Nazareth Joseph D'Silva & Others
Applicant

(Dasharath M. Redkar)
Additional Collector-II

Signature and Designation of Witnesses

1. Joseph C. G. Azavedo
2. Joseph D. Souza

(Signatures of witnesses)



Complete address of Witnesses

1. St. Agostinho, Marrod, Santa-Cruz, Goa
2. Atto Belom Goa

We declare that Nazareth Joseph D'Silva & Others Through POA Holder Rajesh S. Sheth has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his 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 Inspector of Survey and Land Records, Tiswadi
4. The Sarpanch, Village Panchayat Goa Velha, Tiswadi – Goa.


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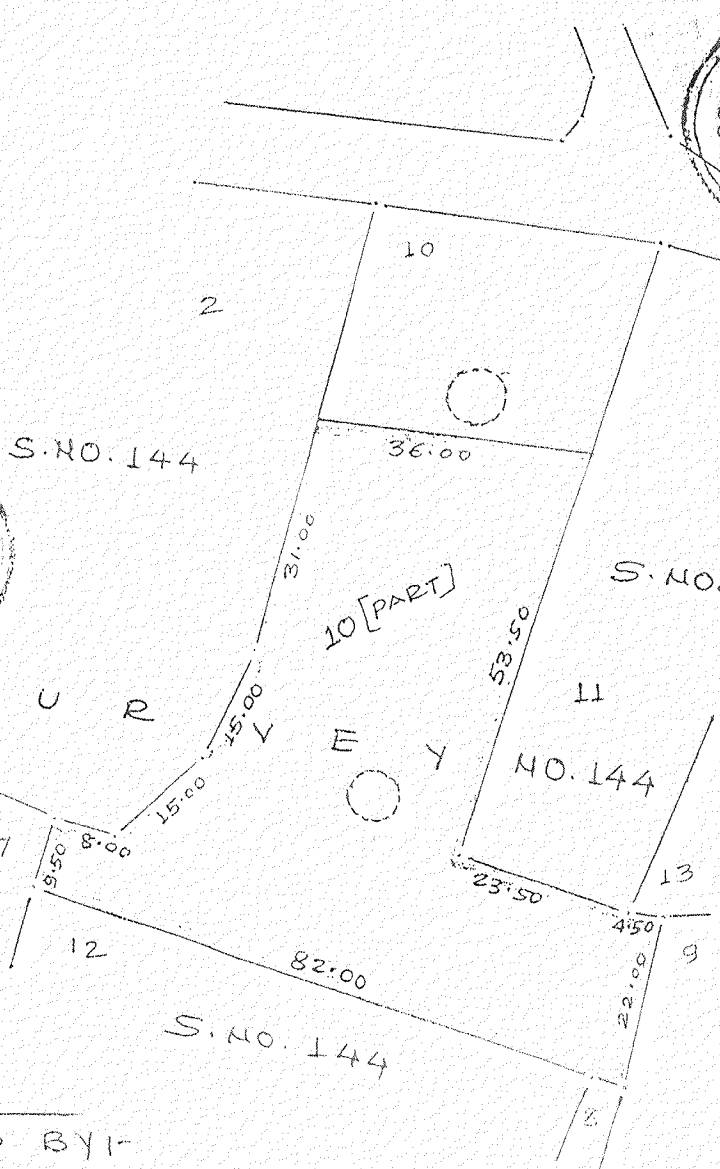
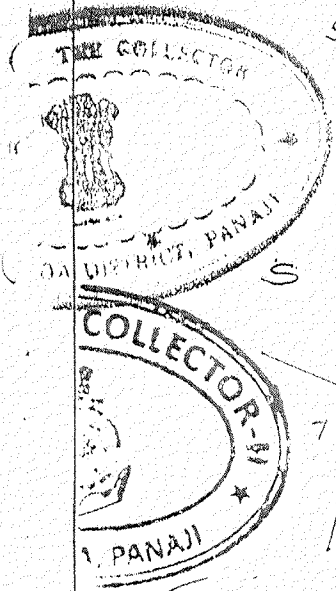
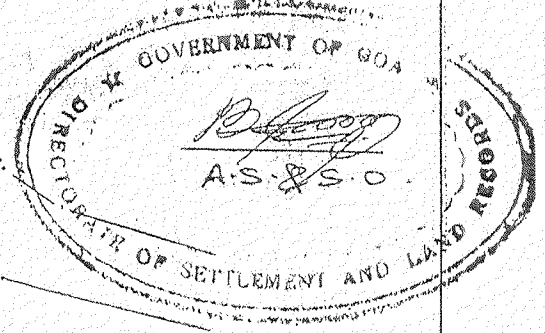
GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT AND LAND RECORDS
PANAJI - GOA


PLAN

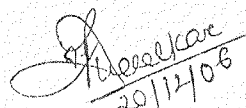
OF THE LAND BEARING SURVEY NO. 144. SUB-DIV. NO. 10 (PART) SITUATED AT GOA-VELHA VILLAGE OF TISWADI TALUKA APPLIED BY NAZARETH JOSEPH D'SILVA AND OTHERS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON-AGRICULTURE PURPOSE VIDE ORDER OF CASE NO. RB/CNV/TIS/83/2006 DTD. 1-12-2006 FROM ADDITIONAL COLLECTOR PANAJI-GOA

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED TO [PART]..... 3380 M²




7/12/19
Additional Collector D
North Goa District,
Panaji.


20/12/06
VERIFIED BY

PREPARED BY