

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

90/c

PLAN

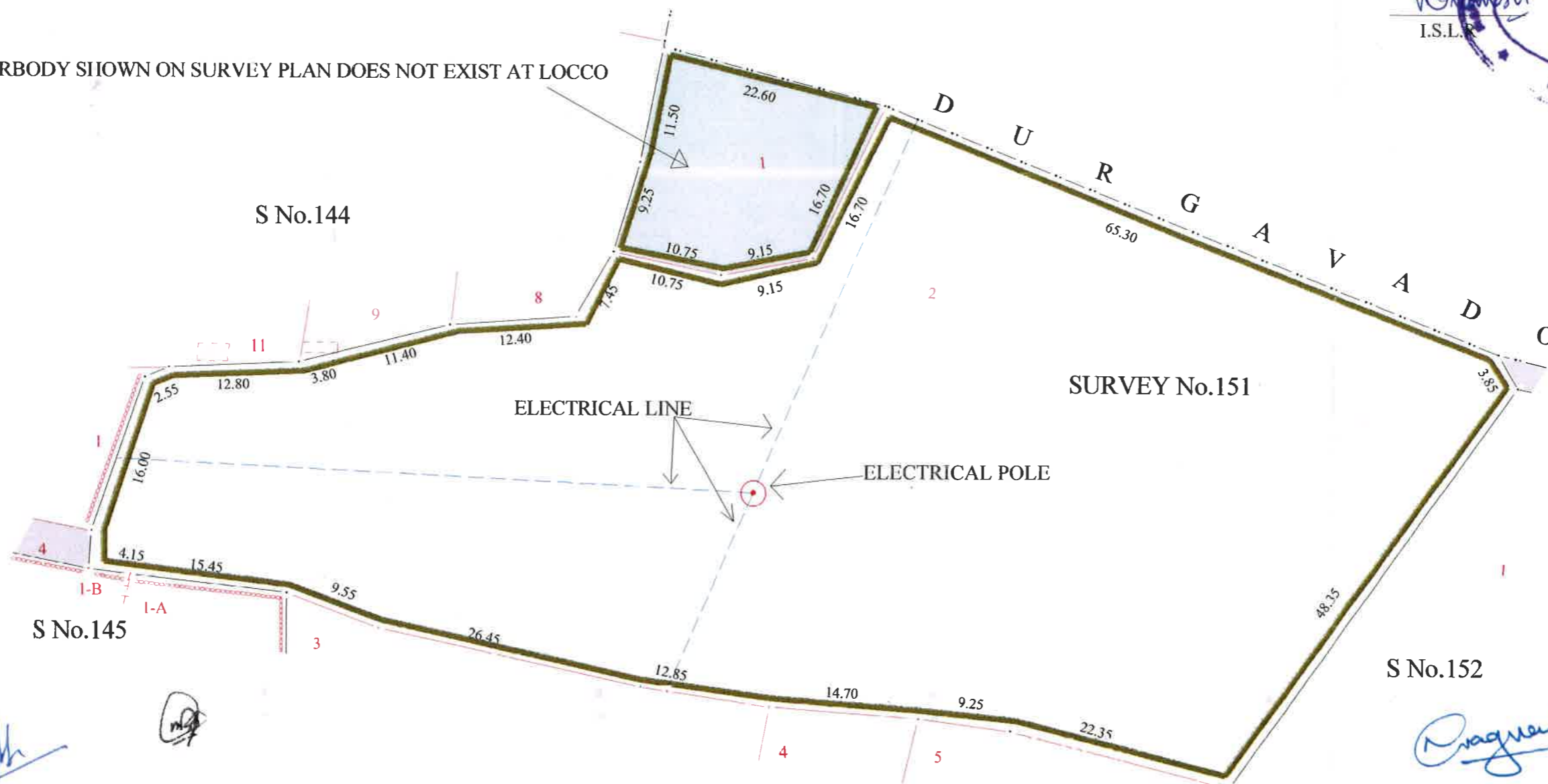
OF THE LAND BEARING SURVEY No. 151/1,151/2, SITUATED AT TALEIGAO VILLAGE  
OF TISWADI TALUKA, APPLIED BY ANTHONY XAVIER FERNANDES FOR THE CONVERSION  
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE  
VIDE ORDER NO.RB/CNV/TIS/AC-I/02/2019 DATED 05-08-2019  
FROM ADDITIONAL COLLECTOR-I, PANAJI-GOA

SCALE : 1:500

 PROPOSED AREA FOR CONVERSION = 5807 Sq. Mts.



WATERBODY SHOWN ON SURVEY PLAN DOES NOT EXIST AT LOCCO



*Feroz Saiyed*  
FEROZ SAIYED (F.S.)  
PREPARED BY

*Narciva Nagvenkar*  
NARCIVA NAGVENKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 14-08-2019

File No.: 4/ISLR/11S/CNV/40/2019

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.S No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	20.75 Mts	22.60 Mts	400 Sq. Mts	SURVEY NO. 151/1	VILLAGE BOUNDARY OF DURGAVADO	S. No. 151/2	S. No. 151/2	S. No. 144/8	NIL
2.	48.35 Mts	114.75 Mts	5407 Sq. Mts	SURVEY NO. 151/2	S. No. 144/8, 9, 11, S. No. 151/1 & VILLAGE BOUNDARY OF DURGAVADO	S. No. 145/1-A, 1-B & S. No. 151/3, 4, 5	S. No. 152/1 & NALLAH	S. No. 151/1 & S. No. 144/1, 8, 4	NIL
Village : TALEIGAO Taluka: TISWADI									

Remarks:-

1. The applicant has paid conversion fees of Rs. 24, 38, 940/- (Rupees Twenty Four Lakhs Thirty Eight Thousand Nine Hundred & Forty only) vide Challan No. 49/19-20 dated 04/10/2019.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/9385/TLG/TCP/2019/628 dated 25/03/2019.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. 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.
6. 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. 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 **ANTHONY XAVIER FERNANDES THROUGH POA HOLDER MR. PETER VAZ** here also hereunto set his hand this 15<sup>th</sup> day of January 2020.

**(ANTHONY XAVIER FERNANDES THROUGH POA HOLDER MR. PETER VAZ)**  
Applicant

Signature and Designation of Witnesses

1. ROYLE ROBERT COUTINHO *Coutinho*
2. Durgadas Shiradkar *Shiradkar*

**(Dasharath M. Redkar)**  
Additional Collector-I

- Complete address of Witnesses
- FLAT NO A11, SAPANA GARDEN , CHOWGUM ROAD
1. ALTO PORVORIM, BARDEZ-GOIA
  2. H.No. 376, Alvaro Dona Paula Goa.

We declare that **ANTHONY XAVIER FERNANDES THROUGH POA HOLDER MR. PETER VAZ** has signed this Sanad is, to our personal knowledge, the person whom represents themselves to be, and that they have affixed their signature hereto in our presence.

1. *Coutinho*
2. *Shiradkar*

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 Taleigao, Tiswadi – Goa

Dated :- 15/01/2020

Read: 1) Application dated 16/01/2019 of Mr. Anthony Xavier Fernandes, 7<sup>th</sup> Floor, Karim

Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji Goa.

2) Report No. MAM/TIS/CI-Online-CNV/218/2019/243 dated 06/02/2019 of the

Mamlatdar of Tiswadi, Panaji.

3) Report No. TIS/9385/TLG/TCP/2019/628 dated 25/03/2019 of the Dy. Town Planner,

Town and Country Planning Department, Panaji.

4) Report No. 5/CNV/TIS-1010/DCFN/TECH/2018-19/209/2268 dated 08/03/2019 of the

Asst. Conservator of Forests, Ponda.

5) Report No. 4/ISLR/TIS/CNV/40/2019/2648 dated 27/08/2019 of the I.S. & L.R., Panaji-

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 ANTHONY XAVIER FERNANDES through

POA Holder Mr. Peter Vaz, being the occupants of the plot registered under Survey No. 151/1 &

151/2 Situated at Taleigao village in 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 under Survey No. 151/1 & 151/2 admeasuring 5807 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. Leveling 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) 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.

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