

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

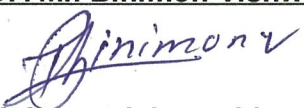
APPENDIX – I

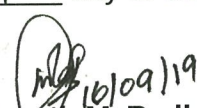
Sr. No.	Length and Breadth		Total Superficial	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
Plot 'A'	75.40 Mts.	34.10 Mts.	2059 sq. mts.	Survey No. 77/2 (PART)	S. No. 84/9	S. No.76/1 (PART)	S. No.78/1, 2,3,4	S.No. 77/2 (PART)	NIL
Plot 'B'	116.45 Mts.	34.10 Mts.	3641 sq. mts.	Survey No. 76/1 (PART)	S. No.77/2 (PART) & 78/4	S. No.76/1 (PART)	S. No.78/4, 5,6,7 & 59/1, 2,3,4,5,6	S. No. 76/1 (PART)	
Plot 'B'	35.80 Mts.	39.25 Mts.	1898 sq. mts.	Survey No. 76/1 (PART)	S. No.76/1 (PART) & 75/2	S. No. 60/0	(PART)	S. No. 60/0	
			7598 Sq.Mts						
		Village: Taleigao							
		Taluka: Tiswadi							

Remarks:-

1. The applicant has paid conversion fees of Rs. 79,77,900/- (Rupees Seventy Nine Lakhs Seventy Seven Thousand Nine Hundred Only) vide Challan No. 41/19-20 dated 10/09/2019.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide his report No. TIS/9519/TLG/TCP/2019/1325 dated 24/07/2019.
4. The Conversion has been approved by the Asst. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/TIS-213/DCFN/TECH/2019-20/484 dated 26/07/2019.
5. The Conversion has been approved by the Mamlatdar of Tiswadi vide his report No. MAM/TIS/CI-I/Online-CNV/249/2019/1091 dated 10/07/2019.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. 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 pursuring any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the property if any shall be maintained.

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 **Omprakash Nihchaldas Pariani, Through POA Mr. Binimon Vishwambharan** also hereunto set his hands this 16th day of September, 2019.


(Binimon Vishwambharan)
POA for Omprakash Nihchaldas Pariani
Applicant


(Dasharath M. Redkar)
Additional Collector-II

Signature and Designation of Witnesses

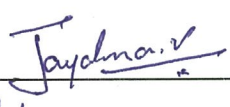
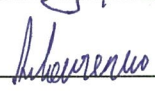
1. JAYAKUMAR BABU VISWANATH 
2. Aurea Laurence 



Complete address of Witnesses

1. Flat No. 51, R. ~~F~~ Teixeira Building, Layamati, Darvolim, Navelim South Goa
2. St. Anthony waddo Curirim BARDEZ Goa

We declare that **Omprakash Nihchaldas Pariani, Through POA Mr. Binimon Vishwambharan** has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that she 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 Taleigao, Tiswadi – Goa.

Dated :- /09/2019

- Read: 1) Application dated nil from Omprakash Nihchaldas Pariani, Through POA Mr. Binimon Vishwambharan, r/o. Niechil Mall, Flat No. 302, Gaurawado, Calangute, Bardez Goa.
2) Report No. MAM/TIS/CI-I/Online-CNV/249/2019/1091 dated 10/07/2019 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No. TIS/9519/TLG/TCP/2019/1325 dated 24/07/2019 from Dy. Town Planner, Town & Country Planning Department, Tiswadi Panaji Goa.
4) Report No. 5/CNV/TIS-213/DCFN/TECH/2019-20/484 dated 26/07/2019 from O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
5) Letter No. 4/ISLR/TIS/CNV/41/2019/2719 dated 09/09/2019 from I.S.L.R., 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) **Omprakash Nihchaldas Pariani, Through POA Mr. Binimon Vishwambharan** being the occupants of the plot registered under **Survey No. 77/2 & 76/1** Situated at **Taleigao 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. 77/2 & 76/1 admeasuring 7598.00 square metres** be the same a little more or less for the purpose of **Commercial 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 **Commercial 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.

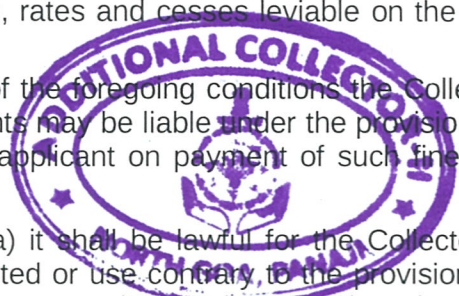
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

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/-



PLAN

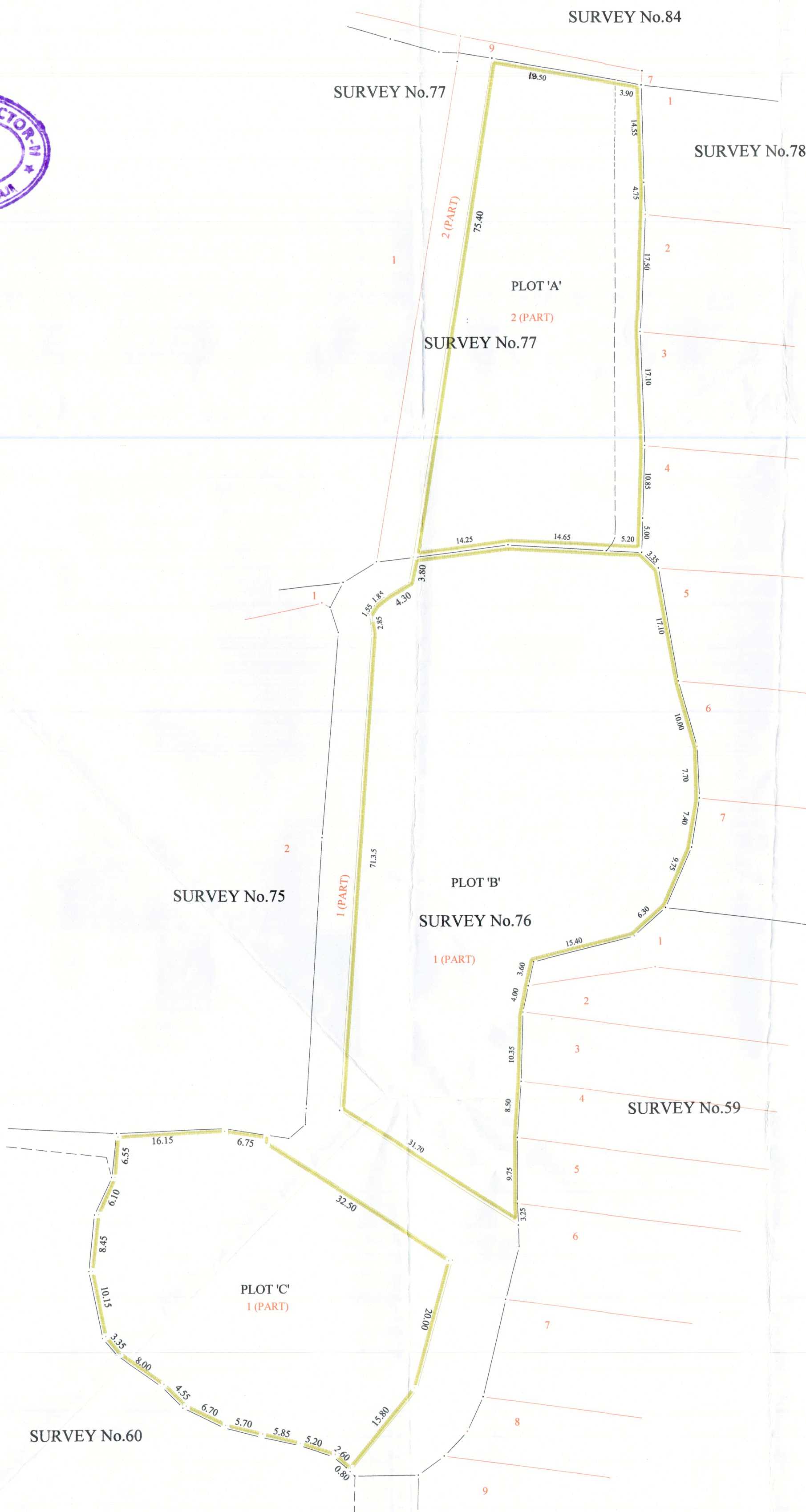
OF THE LAND BEARING SURVEY No. 76/1 (PART) & 77/2(PART) , SITUATED AT TALEIGAO VILLAGE
OF TISWADI TALUKA, APPLIED BY OMPRAKASH NIHCHALDAS PARIANI THROUGH POA
BHARAT N. PAIRANI FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL
TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.RB/CNV/TIS/AC-II/16/2019
DATED 05-08-2019 FROM ADDITIONAL COLLECTOR - II PANAJI-GOA

SCALE : 1:500



-  PROPOSED AREA FOR CONVERSION PLOT 'A' IN S.NO. 77/2 = 2059 Sq. Mts.
-  PROPOSED AREA FOR CONVERSION PLOT 'B' IN S.NO. 76/1 = 3641 Sq. Mts.
-  PROPOSED AREA FOR CONVERSION PLOT 'C' IN S.NO. 76/1 = 1898 Sq. Mts.

TOTAL AREA TO BE CONVERTED : 7598 Sq. Mts



FEROZ SAIYED (F.S.)
PREPARED BY

Additional Collector D
North Goa District,
Panaji.

NARCIVA NAGVENKAR (H.S.)
VERIFIED BY