



**OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,  
SUB DIVISION TISWADI, PANAJI - GOA**

Collectorate Bldg., Panaji-Goa-403004 Phone Nos :- 2225511 Fax Nos :- 2225511  
Email :- sdm-panaji.goa@nic.in

No.16/CNV/TIS/5/2018 /3035

Read: Application dated 18-Jan-2018 from Narayan V. Naik Bhaskar, Narayan Niwas, Opp Junta

House Swami Vivekanand Road Panaji Goa, Panaji, Tiswadi - Goa

**SANAD**

**S C H E D U L E - 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 DEPUTY COLLECTOR & SDO, Tiswadi, Panaji - Goa (Hereinafter referred to as "the Deputy 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), By Shri/Smt. Narayan V. Naik Bhaskar being the occupant of the plot registered under PT Sheet No.61/80A Situated at Panaji, 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 of PT Sheet No. 61/80A admeasuring 397 Square Metres be the same a little more or less for the purpose of Commercial.

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 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 Commercial 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 contravene 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 applicants 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 application.
  - 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 tree 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.

**TRUE COPY**

*D. M. Shirodkar*

**D. M. SHIRODKAR  
ASST. ENGINEER  
Goa Housing Board**

APPENDIX - I

| Length and Breadth |              | Total            | Forming (Part of)                  | Boundaries                          |                                   | Remarks                                                                                                                                                                                                                                                                                                                                          |
|--------------------|--------------|------------------|------------------------------------|-------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North To South     | East To West | Superficial Area | PT Sheet No. / Sub Div No          | North                               | South East West                   |                                                                                                                                                                                                                                                                                                                                                  |
| 1                  | 2            | 3                | 4                                  | 5                                   | 6                                 |                                                                                                                                                                                                                                                                                                                                                  |
| 18.40 mts.         | 38.50 mts.   | 397 Sq.mts       | PT Sheet No. 61<br>Sub Div No. 80A | Sy.No. 78/61<br>&79/201/1,<br>61,93 | Sy.No. 89/61, 100/6<br>102/6<br>1 | THE AREA PROPOSED FOR ROA CONVERSION IS D. BHARAD LAND 83/61 ADMEASURING 84/6 TOTALY 397.00 1,85/ SQMTS THERE 61,8 EXIST 1 NOS OF 6/61 COCONUT TREE, 1-BREADFRUIT TREE, 2- MANGO TREES, 1- CHIKOO TREE AS ON DATE OF SITE INSPECTION IN THE AREA ASKED FOR CONVERSION. THE SURVEY IS CARRIED OUT AS PER THE SITE PLAN SUBMITTED BY THE APPLICANT |

LAND TALLIES SAME ON GROUND

Village : Panaji

Taluka : Tiswadi

Remarks :-

1. The applicant has paid conversion fees of Rs.317,600.00 /-(RUPEES THREE LAKHS SEVENTEEN THOUSAND SIX HUNDRED ONLY) vide challan No.180/2018 dated 05-Oct-2018.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Panaji Goa vide his report No.TIS/9010/PANAJI/TCP/2018/351 dated 23-Mar-2018.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division Ponda Goa has given NOC for conversion vide report No. No.5/CNV/TIS-714/DCFN/TECH/2017-18/20 dated 05-Apr-2018.
4. The Mamlatdar, Office of Mamlatdar, Tiswadi, Panaji - Goa has submitted his report for conversion vide report No.MAM/TIS/CH/online-CNV/136/2018/521 dated 21-Feb-2018
5. The Inspector of Survey and Land Records - Panaji, Tiswadi, Panaji-Goa has submitted his report for conversion vide report No. I.S & L.R/CTS/PNJ/CNV/23/2018 dated 08-Aug-2018.
6. The development / construction in the plot shall be governed as per laws / rules in force.
7. Conversion confirmed

In witness where of the DEPUTY COLLECTOR & SDO OF Tiswadi, Panaji - Goa, NORTH GOA district, has hereunto set her hand and the seal of this office on behalf of the Governor of Goa and Narayan V. Naik Bhatkar here also hereunto set his/her hand this 15th day of October, 2018.

(Narayan V. Naik Bhatkar)

(SHASHANK MANI TRIPATHI, I.A.S.)

DEPUTY COLLECTOR & SDO  
NORTH GOA

APPLICANT

Signature and Designation of witnesses :

1. Subhash Ghanashyam Karnat

2. Chetan Chandrakant Naik

Print Date : 15-Oct-2018

Complete address of Witness

1. Vodlem Bhat Teleigao

2. Goli Wada Marcela

We declare Narayan V. Naik Bhatkar 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

To,

1. Subhash Ghanashyam Kamat 
2. Chetan Chandrakant Naik 

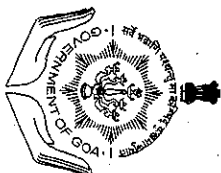
1. The Dy Town Planner, The Town & Country Planning Department, Panaji Goa
2. The Mamlatdar, Office of Mamlatdar, Tiswadi , Panaji - Goa
3. The Inspector of Survey and Land Records - Panaji, Tiswadi, Panaji-Goa
4. The Sarpanch, Village Panchayat / Municipal Council Panaji, Tiswadi-Goa
5. The Talathi of Panaji
6. Narayan V. Naik Bhatkar, Narayan Niwas, Opp Junta House Swami Vivekanand Road Panaji Goa , Panaji, Tiswadi - Goa



TRUE COPY



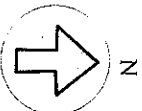
D. N. SHIRODKAR  
ASST. ENGINEER  
Goa Housing Board



# GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Inspector of Survey and Land Records - Panaji



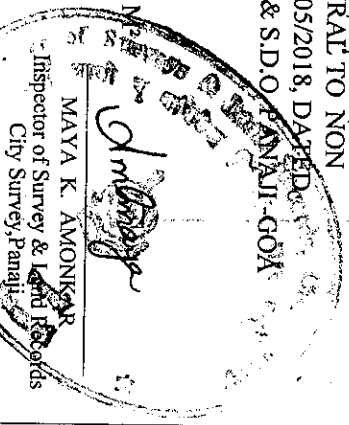
## PLAN

OF THE LAND BEARING CHALTA NO. 80-A OF P.T. SHEET NO. 61 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY NARAYAN V. NAIK BHATKAR FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE CASE NO. 16/CNV/TIS/05/2018, DATED 23/07/2018, FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O. PANAJI-GOA

SCALE : 1:500

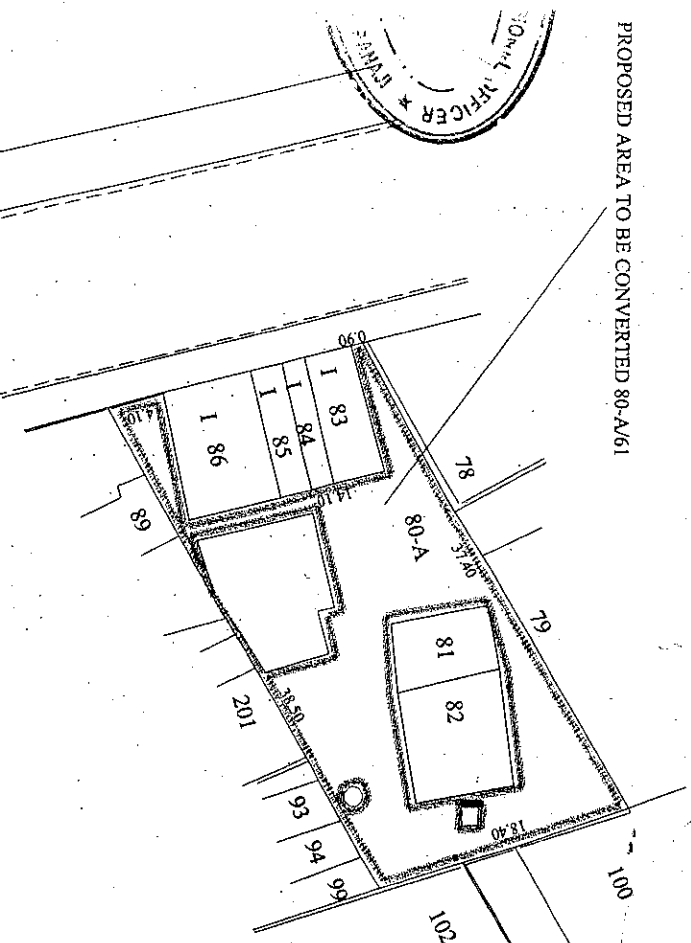


PROPOSED AREA FOR CONVERSION 397.00 N



MAYA K. AMOLKAR  
Inspector of Survey & Land Records  
City Survey, Panaji

PROPOSED AREA TO BE CONVERTED 80-A/61



PREPARED BY:-

SAMEER S. KAMBLE (F.S.)

Deputy Collector and  
Sub-Divisional Officer  
Panaji Sub-Division  
Panaji-Goa

Verified By:-

BHARATI SHIRODKAR (H.S.)

SURVEYED ON : 08/08/2018

TRUE COPY

File No.: ISLR/CTS/PNJ/CNV/23/2018

*Assisted by*  
D. N. SHIRODKAR  
ASST. ENGINEER  
Goa Housing Board