OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
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No.CAD1PER04-24-27/1334 Date: - 07/04/2025

Read: 1) Application dated 22/03/2024 received on 04/04/2024 of Shri Sitaram Damodar Sinai Desai, R/o. Flat No. C5-4, Almeida Residency, Altinho, Mapusa Goa.
2) Zoning Certificate No. 23/ZI/TCP/PER/1267/2024/609 dated 27/03/2024 of Dy. Town Planner, Town and Country Planning Department, Pernem-Goa.
3) Report No. DA/3009/PER/TCP/2024/1421 dated 30/07/2024 of Dy. Town Planner, Town and Country Planning Department, Pernem-Goa.
4) Report vide no. MAM/PER/CI-I/CONV/71/2024/2366 dated 20/09/2024 of the Mamlatdar of Pernem Taluka.
4) Report No.5/CNV/PER-432/DCFN/TECH/2024-25/708 dated 26/07/2024 of Dy. Conservator of Forest, Ponda Goa.

ADDITIONAL COLLECTOR * NORTH 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 **Shri Sitaram Damodar Sinai Desai, R/o. Flat No. C5-4, Almeida Residency, Altinho, Mapusa Goa** (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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of **SURVEY NO. 269/0 OF VILLAGE PERNEM IN PERNEM TALUKA admeasuring 28,725.00 Square Meters** be the same a little more or less for the purpose of **Residential purpose** with **100 F.A.R.**

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 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 **Residential** 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 contravenes 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 applicant 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 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 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 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

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				6
1	2	3	4	North	South	East	West	
--	--	28,725.00 sq.mts	Survey No./Sub Div. No.269/0	Survey No./Sub Div. No.268/1 & 1-Y	Survey No./Sub Div. No.270/1-25, 3/1-A,254/1 & 2	Survey No./Sub Div. No.268/1-BD,1-AS,1-AR, 1-W, 1-U, 1-Z, 1-T, 1-AU, 1-D & 1-F	ROAD	-
VILLAGE/CITY : PERNEM TALUKA : PERNEM								

Remarks:-

1. The applicant has paid conversion fees of Rs.86,17,500/-(Rupees Eighty Six Lakhs Seventeen Thousand Five Hundreds only) vide challan No.133/24-25, E-challan No. 202500105287 dated 11/02/2025.
2. The Development /construction in the plot shall be governed as per rules in force.
3. The 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.
6. This office is not responsible for ownership documents.
7. Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the **COLLECTOR OF NORTH GOA DISTRICT,** has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa, **Shri Sitaram Damodar Sinai Desai, R/o. Flat No. C5-4, Almeida Residency, Altinho, Mapusa Goa** being the occupants of the plot registered under **SURVEY NO. 269/0 OF VILLAGE PERNEM IN PERNEM TALUKA** here also hereunto set their hands on this 07 th day of **APRIL, 2025.**

Shri Sitaram Damodar Sinai Desai
Applicant

(MAHADEV J. ARAUNDEKAR)
ADDITIONAL COLLECTOR-I
NORTH GOA DISTRICT

Name and Signature of Witnesses

1. VERNON LEANDRO NAZARETH
2. MIYOLA CIA FERNANDES

Complete address of Witness

1. XELL, BASTORA, BARDEZ, GOA
2. BATIM, TISWADI, GOA

We declare **Shri Sitaram Damodar Sinai Desai, R/o. Flat No. C5-4, Almeida Residency, Altinho, Mapusa Goa** 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.

1. Nazareth
2. Fernandes

To,

1. The Dy. Town Planner, Town and Country Planning Department, Pernem.
2. The Mamlatdar of Pernem Taluka.
3. Inspector of Survey and Land Records, Pernem-Goa.
3. The Chief Officer, Panaji Municipal Council, Pernem Goa.

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : PERNEM / Pernem

Survey / Subdiv No. : 269/0

98/c

Ref. No. :24-1222

Scale 1:1000

Print Size : A2

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