



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
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No.RB/CNV/TIS/COLL/24/2019/2448

Date: 14/09/2021

Read: Application dated 28/10/2019 by VAISHALI PRAVESH PRABHU AND MRS. LALITA VASUDEV PAI through its POA HOLDER MR. GAURANG SINAI SUCTANCAR ALIAS GAURANG SUCTANCAR r/o. Office at Risara House, Vasudev Dempo Marg, Tonca, 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) **VAISHALI PRAVESH PRABHU AND LALITA VASUDEV PAI** being the occupant of the plot registered under **Sy.No.92/1-A** Situated at **Village Taleigao of 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 plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Sy. No.92/1-A admeasuring 1602.00 Square Metres** be the same a little more or less for the purpose of **Residential Purpose with 80% F.A.R.**

Now, this is to certify that the permission to use for the said plot 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 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.

Contd....2/-

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APPENDIX - I


Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
-----	-----	1602 Sq.mts	Sy. No. 92/1-A	ROAD	NALLA	Sy. No. 92/1	Sy.No. 92/10A	NIL

Village : TALEIGAO
Taluka : TISWADI

Remarks:-

1. The applicant has paid conversion fees of Rs.2,16,270/- (Rupees Two Lakhs Sixteen Thousand Two Hundred Seventy Only) vide challan No.202100772672 dated 16/08/2021.
2. The Zoning Certificate issued by the Member Secretary, GPPDA vide his report No.GPPDA/Zon-inf/Tal/26/2021 dated 09/04/2021.
3. The Mamlatdar of Tiswadi Taluka has submitted his report vide No.MAM/TIS/CI-I/Online-CNV/375/2021/2095 dated 16/06/2021.
5. The development/construction in the plot shall be governed as per laws/rules in force.
6. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.


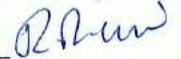
In witness whereof the COLLECTOR OF NORTH GOA DISTRICT, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **MR. GAURANG SINAI SUCTANCAR ALIAS GAURANG SUCTANCAR POA HOLDER FOR VAISHALI PRAVESH PRABHU AND MRS. LALITA VASUDEV PAI** here also hereunto set his hand on this 14th day of **SEPTEMBER, 2021**.


(**MR. GAURANG SINAI SUCTANCAR ALIAS GAURANG SUCTANCAR**)
POA HOLDER FOR VAISHALI PRAVESH PRABHU AND MRS LALITA VASUDEV PAI


(**AJIT ROY, IAS**)
COLLECTOR OF NORTH GOA



Signature and Designation of Witnesses

1. Udesh Fatorpekar 
2. Rajesh Gasavi 

Complete address of Witness

- Taleigao, Goa
1. Fld. No. T-1, Block 2, Vistas Residency,
Panaji, Goa.
 2. Aldine Babas Complex, St. No. 2,

We declare **MR. GAURANG SINAI SUCTANCAR ALIAS GAURANG SUCTANCAR POA HOLDER FOR VAISHALI PRAVESH PRABHU AND MRS. LALITA VASUDEV PAI** who has signed this Sanad is, to our personal knowledge, the person he represent themselves to be, and that he has affixed his signature hereto in our presence.

1. Udesh Fatorpekar
2. Rajesh Gasavi

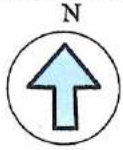
To,

1. The Member Secretary, GPPDA, Mala, Panaji Goa.
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Tiswadi - Goa
4. The Sarpanch, Village Panchayat Taleigao, Tiswadi - Goa



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI-GOA

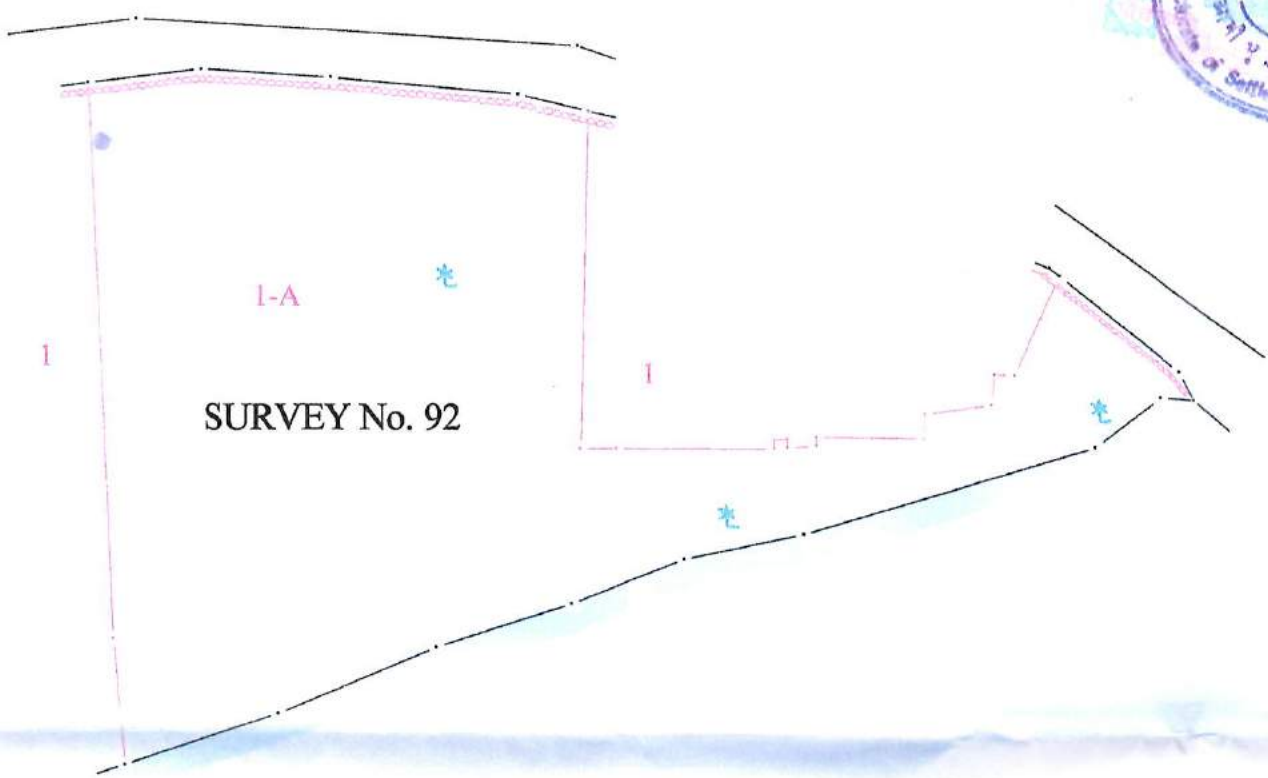
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Plan Showing plots situated at
 Village : TALEIGAO
 Taluka : TISWADI
 Survey No./Subdivision No. : 92/ 1-A
 Scale :1:500

[Handwritten Signature]

Shri Patrick H. Gonsalves
 Asst. Survey & Settlement Officer
 Panaji-Goa



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Generated By : Mitali Naik (D'Man Gr.II)
 On :28-06-2021

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 28/06/2021

Compared By: Dilip Tamoskar (D'Man Gr.I)