Robert Fernandes

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

Collectorate Bldg., Panaji-Goa- 403001 Phone Nos :- 2225511
Fax Nos :- 2225511 Email :- sdm-panaji.goa@nic.in

No.16/CNV/TIS/43/2021 /5309 Dated:- 02-Jun-2022

Read: 1. Application dated 02-Aug-2021 from Robert Augustus Fernandes , Ponderosa Patto Panaji Goa , Panaji , Tiswadi - Goa
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021,with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

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 the 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. **Robert Augustus Fernandes** inhabitant of being the occupant/tenant of **PT Sheet No.4/101** in the village of **Panaji,** in the **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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **PT Sheet No. 4/101** and **measuring 500 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 leviable 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 is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an 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.

Remarks :-

1. The applicant has paid conversion fees of Rs.60,000.00 /-(RUPEES SIXTY THOUSAND ONLY) vide challan No.319/2022 dated 21-Feb-2022.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department,Panaji Goa vide his report No.- dated 09-Aug-2021.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Divison Ponda Goa has given NOC for conversion vide report No. No.5/CNV/TIS-312/dcfn/tech/2021=22/861 dated 07-Feb-2022.
4. The Mamlatdar,Office of Mamlatdar,Tiswadi , Panaji - Goa has submitted his report for conversion vide report No.MAM/TIS/CI-I/Online-CNV/390/2021 dated 14-Oct-2021
5. The development / construction in the plot shall be governed as per laws / rules in force.
6. conversion of land

In witness whereof the DEPUTY COLLECTOR & SDO OF Tiswadi, Panaji - Goa, NORTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Robert Augustus Fernandes has also hereunto set his/her hand this day 2nd of June ,2022.

28/07/22

(Robert Augustus Fernandes)

(VIVEK K. NAIK)
DEPUTY COLLECTOR & SDO
NORTH GOA

APPLICANT POA for Applicant

Signature and Designature of witnessess :

1.Jeronima Fernandes Fernandes 28/07/22

2.Aparna A Naik 28/07/2022

Complete address of Witness

1. Hno 652, Tonca Comfrim Bhat Caranzalim Panaji

2. Hno 380, Dhaktem Bhat Mandur Tiswadi Goa

We declare that Robert Augustus Fernandes 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. Jeronima Fernandes Fernandes
2. Aparna A Naik

To,

1. The Dy Town Planner, The Town & Country Planning Department,Panaji Goa
2. The Mamlatdar, Office of Mamlatdar,Tiswadi , Panaji - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Panaji,Tiswadi-Goa
4. The Talathi of Panaji
5. Robert Augustus Fernandes,Ponderosa Patto Panaji Goa , Panaji , Tiswadi - Goa

3610

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PANAJI-GOA

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Plan Showing plots situated at

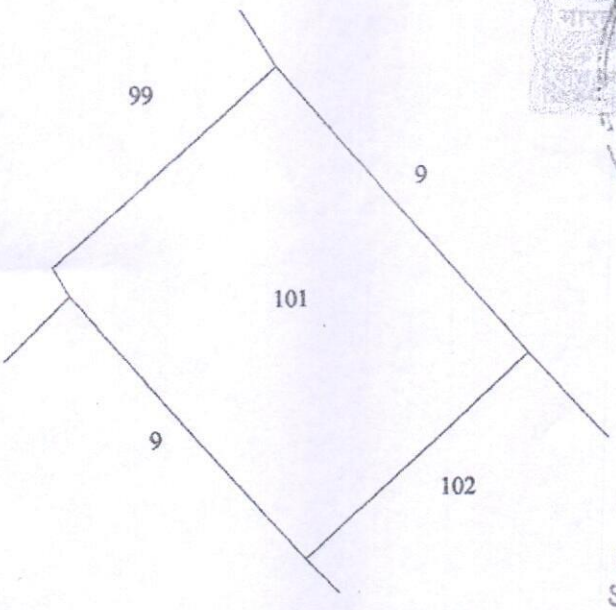
City : PANAJI

Taluka : TISWADI

P.T Sheet No./Chalta No. :4 /101

Scale :1:500

Inspector of Survey & Land Records
City Survey, Panaji



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

Generated By : Paresh P. Vengurlekar (F.S)
On : 27-07-2021

Compared By: Narciva Nagvenkar (H.S.)

CERTIFIED COPY

Copy applied for as on
Aparna Volvoikar
Copy ready on 27-07-2021
Copy delivered on 30-07-2021
Advance fees received Rs.
Rupees
Rpt. No. 258 dated Vide
Fees Rs 360/- Rupees Total

Copied by
Compared by

NOTARY
Ms. Ashvina U. Valadares
Reg. No. 309
Bardez Taluka
Exp. Dt. 26/2/2029
GOVT. OF GOA (INDIA)

Certified Photo Copy
of the Original

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

Collectorate Bldg., Panaji-Goa- 403001 Phone Nos :- 2225511
Fax Nos :- 2225511 Email :- sdm-panaji.goa@nic.in

No.16/CNV/TIS/44/2021/6389 Dated:- 21-Oct-2022

Read: Application dated 02-Aug-2021 from Robert Augustus Fernandes , Ponderosa , 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 the 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. **Robert Augustus Fernandes** inhabitant of being the occupant/tenant of **PT Sheet No.4/102** in the village of **Panaji,** in the **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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **PT Sheet No. 4/102** and **measuring 500 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 leviable 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 is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an 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.

Appendix - i

Length and Breadth		Total superficial area	Forming (Part of) PT Sheet No. / Sub Div No	Boundaries				Remarks
North to south	East to west			North	South	East	West	
1	2	3	4	5				6
23.90 mts.	21.50 mts.	500 sq.mts	PT Sheet No. NA Sub Div No. NA	sy.no. Chalta No.10 1 of P T Sheet No 4	sy.no. Chalta No. 102 & 9 of P T Sheet No 4	sy.no. Chalta No 9 of P T Sheet No 4	sy.no. Chalta No 9 of P T Sheet No 4	The area proposed for conversion admeasures 500 Sq mts. The survey is carried out as per the site plan and same tallies with the survey plan at loco

Village : Panaji

Taluka : Tiswadi

Remarks :-

1. The applicant has paid conversion fees of Rs.60,000.00 /-(RUPEES SIXTY THOUSAND ONLY) vide challan No.474/2022 dated 04-Oct-2022.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department,Panaji Goa vide his report No.GPPDA/ZON-Inf/Pnj/305/2021 dated 07-Jul-2021.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Divison Ponda Goa has given NOC for conversion vide report No. dated .
4. The Mamlatdar,Office of Mamlatdar,Tiswadi , Panaji - Goa has submitted his report for conversion vide report No.MAM/TIS/CI-I/Online-CNV/389/2021 dated 14-Oct-2021
5. The Inspector of Survey and Land Records,Tiswadi, Panaji-Goa has submitted his report for conversion vide report No. ISLR-CTS-PNJ-CNV-07-22 dated .
6. The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the DEPUTY COLLECTOR & SDO OF Tiswadi, Panaji - Goa, NORTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Robert Augustus Fernandes has also hereunto set his/her hand this day 21st of October ,2022.

(Robert Augustus Fernandes)
Oduth Sayed POA for Applicant

APPLICANT

(RAJESH S. AJGAONKAR)
DEPUTY COLLECTOR & SDO
NORTH GOA

Signature and Designation of witnessess :

1.Jeronima Fernandes

2.Aparna Tukaram Volvoicar

Complete address of Witness

1. Hno 652, Tonca Comfrim Bhat Caranzalim Panaji

2. Hno 917, Carbhat Near Katyani Temple Chorao

We declare that Robert Augustus Fernandes 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. Jeronima Fernandes

2. Aparna Tukaram Volvoicar

To,

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,Tiswadi, Panaji-Goa
4. The Sarpanch,Village Panchayat / Municipal Council Panaji,Tiswadi-Goa
5. The Talathi of Panaji
6. Robert Augustus Fernandes,Ponderosa , Panaji , Tiswadi - Goa

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PANAJ-GOA

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SCALE : 1:500

PLAN

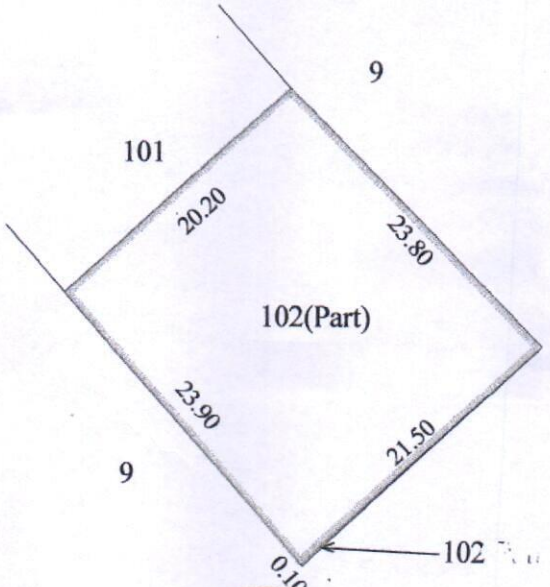
OF THE LAND BEARING CHALTA No. 102(Part) OF P.T. SHEET No. 4 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY ROBERT AUGUSTUS FERNANDES FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE VIDE CASE No. 16/CNV/TIS/44/2021/3874, DATED 24/03/2022, FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O, PANAJI -GOA.

AREA FOR CONVERSION AS PER SITE ..... 500.00 Sq. Mts.

16/9/22

MANGESH K. KHOLKAR
Inspector of Survey & Land Records
City Survey, Panaji

SUB DIVISIONAL OFFICER PANAJI



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

Ashvina U. Tadares
No. 309
Taluka
26/2/2029
GOA (INDIA)

PREPARED BY:-

PARESH P. VENGURLEKAR (F.S.)

VERIFIED BY:-

YOGESH B. MASHELKAR (H.S.)

SURVEYED ON : 11-08-2022

File No.: ISLR/CTS/PNJ/CNV/07/2022

CERTIFIED TRUE COPY OF THE ORIGINAL

Reg No. 380/2025 Date 27/1/2025

Ms. Ashvina U. Valadares
Notary
Bardez - Goa
INDIA