No. RB/CNV/PER/ AC-I/01/2020/5214
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated: - 19 /08/2022

Read
1. **Application dated Nil of Smt. Manisha Yeshwant Joshi, Flat No. 12, 3rd Floor, Bhardwaj Building, Near Kundaikar Nagar, Panaji Goa.**
2. **Report No. RB/CNV/PER/AC-I/01/2020/4146 dated 02/06/2022 of the Mamlatdar of Pernem.**
3. **Report No. 5/CNV/PER-130/DCFN/TECH/2021-22/319 dated 06/07/2022 of the Dy. Conservator of Forests, North Goa Division, Ponda Goa.**
4. **Zoning Certificate No. 23/ZI/TCP/PER/453/2022/565 dated 16/05/2022 of the Dy. Town Planner, Town and Country Planning Department, Pernem - 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 **MANISHA YESHWANT JOSHI** being the occupants of the plot registered under **Survey No. 3/9-A** Situated at **Mandrem village in Pernem 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 under **Survey No. 3/9-A** admeasuring **605 sq. mts**., be the same a little more or less for the purpose of **residential.**

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 there under, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicants 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 Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **residential 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 applicants 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.

OFFICE OF THE COLLECTOR NORTH GOA DISTRICT, PANAJI

(b) Not with standing 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.....

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 & Breadth		Total Superficial Area	Forming (Chalta No/ P.T.S No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	-	-	605 Sq. Mts	S. No. 3/9-A	-	-	-	-	-
		Village : MANDREM Taluka: PERNEM							

Remarks:-

1. The applicant has paid conversion fees of Rs. 90, 750/- (Rupees Ninety Thousand Seven Hundred and Fifty only) vide Challan No. 202200651420 dated 08/08/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial 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. This office is not responsible for ownership documents.
6. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I North** Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **MANISHA YESHWANT JOSHI THROUGH POWER OF ATTORNEY HOLDER SHRI PARAM ULHAS WARTY** here also hereunto set his hands on this 19 day of August, 2022.

(PARAM ULHAS WARTY)
POA holder

(SANJEEV C. GAUNS DESSAI)
Additional Collector-I

Signature and Designation of Witnesses

1. Mortin H Hadfadkar Adv
2. Prasanth V. Mandrekar Adv

Complete address of Witnesses

1. H.No. 23/5, Grolna Pomburpa Bardez Goa
2. Near Sanjay Lodge Mala Panjim Goa

We declare that **PARAM ULHAS WARTY** has signed this Sanad is, to our personal knowledge, the persons whom represent themselves to be, and that they have affixed their signature hereto in our presence.

1. _____

2. _____

To,

1. The Dy. Town Planner, Town and Country Planning Department, Pernem.
2. The Mamlatdar of Pernem Taluka, Pernem.
3. The Inspector of Survey and Land Records, Pernem.
4. The Sarpanch, Village Panchayat Mandrem, Pernem – Goa.

88/c

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

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Inward No: 5783

Plan Showing plots situated at
Village : MANDREM
Taluka : PERNEM
Survey No./Subdivision No. : 3/ 9-A
Scale :1:1000

Anisha Matondkar
Asst. Survey & Settlement Officer
Panaji-Goa

Rs.5 INDIA FIVE RUPEES

OFFICE OF THE COLLECTOR GOA DISTRICT, PANAJI

SURVEY No. 3

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