



**OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA**

**Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.**

**Phone Nos: 2225383, 2225083, 2225383(EPBX)**

**Fax No: - 2427690/2225083/2225383 (Ext. No.210 & 212)**

**Email: - [dycrev-north.goa@nic.in](mailto:dycrev-north.goa@nic.in)**

No.CCTIS09-22-151 | 1634

Date: -29/04/2025

- Read:** 1) Application dated 14/092022 of Mrs. Maria Elsa Afonso Martins, resident of H. No. 400, Ward No. 14, near Post Office, Caranzalem Goa
- 2) Report No. NGPDA/ZON-INF/17/TLG/22-23/458/2022 dated 18/10/2022 of the Member Secretary, Greater Panaji Planning and Development Authority, Panaji-Goa.
- 3) Report vide no. MAM/TIS/TAL/ONLINE-CNV/60/2022 dated 17/10/2022 of the Mamlatdar of Tiswadi - Taluka.
- 4) Report No.5/CNV/TIS-599/DCFN/TECH/2022-23/769 dated 11/10/2022 of the Deputy Conservator of Forest, Ponda-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 **MRS. MARIA ELSA AFONSO MARTINS** (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 **PT SHEET NO. 152, CHALTA NO. 21 OF VILLAGE CARANZALEM PANAJI IN TISWADI TALUKA** admeasuring **2698.00 Square Meters** be the same a little more or less for the purpose of **Residential use with 250. FAR.**

**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

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                         |                            |                            |                            |         |
| 1                                                    | 2            | 3                      | 4                                        | North                     | South                      | East                       | West                       |         |
| --                                                   | --           | 2698 Sq. mts           | Pt Sheet/Chalta No.152/21                | Pt Sheet/Chalta No.152/21 | Pt Sheet/Chalta No. 152/21 | Pt Sheet/Chalta No. 152/21 | Pt Sheet/Chalta No. 152/21 |         |
| VILLAGE/CITY : CARANZALEM PANAJI<br>TALUKA : TISWADI |              |                        |                                          |                           |                            |                            |                            |         |

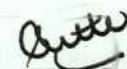
**Remarks:-**

1. The applicant has paid conversion fees of Rs.10,79,200/-(Rupees Ten Lakh Seventy Nine thousand Two hundreds Only) vide challan No.16/25-26, E-challan No. 202500266452 dated 11/04/2025 and additional Amount of Rs. 8,63,360/- (Eight Lakh Sixty Three Thousand Three Hundreds Sixty only) vide challan No. 29/25-26, e-challan No. 202500304167 dated 28/04/2025.
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, **Mrs. Maria Elsa Afonso Martins**, resident of H. No. 400, Ward No. 14, near Post Office, Caranzalem Goa being the occupants of the plot registered under **PT SHEET NO. 152, CHALTA NO. 21 OF VILLAGE CARANZALEM PANAJI IN TISWADI TALUKA** here also hereunto set their hands on this 29<sup>th</sup> day of April, 2025.

  
(Mrs. Maria Elsa Afonso Martins)  
Applicant



  
(DR. SNEHA S. GITTE, IAS)  
COLLECTOR OF NORTH GOA

Name and Signature of Witnesses

1. JEWEL VIEGAS 
2. TUSHAB SAWANT 

Complete address of Witness

1. H.No 50/1 MAZILVADDU, SIRLIM PO DRAMAPUR
2. KARHYACHA WAL, BARDEZ, REVORA

We declare **Mrs. Maria Elsa Afonso Martins**, resident of H. No. 400, Ward No. 14, near Post Office, Caranzalem 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.



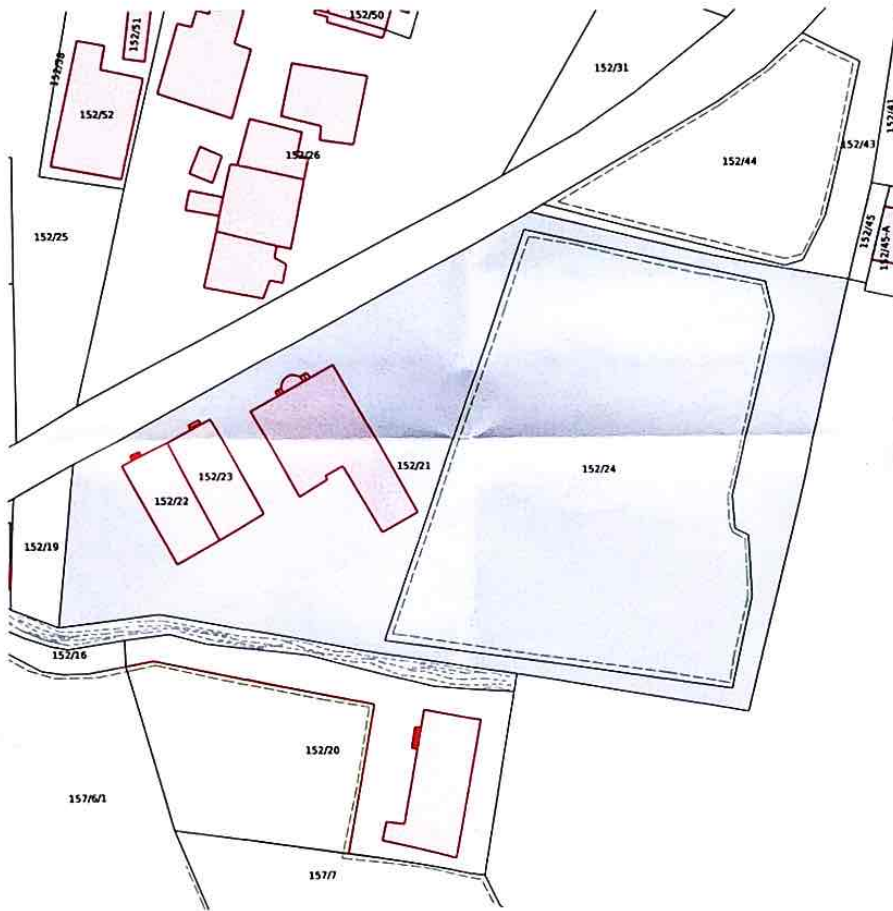
Government of Goa  
Directorate of Settlement and Land records  
Survey Plan  
Taluka / City Name : TISWADI / Panjim

PTS / Chalta No. : 152/24,152/21

Ref. No. :2973



Scale 1:500





**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.CDTIS09-22-51/6243

Dated:- 21-Oct-2022

**Read: 1. Application dated 09-Sep-2022 from Maria Elsa Afonso Martins, 602 UNITECH CITY CENTRE, M. G. ROAD., 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**

**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 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. Maria Elsa Afonso Martins inhabitant of being the occupant/tenant of PT Sheet No.152/23 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. 152/23 and measuring 119 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 maintain sanitary conditions.

**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.19,040.00 /-(RUPEES NINETEEN THOUSAND F ONLY) and Fine of Rs.35,200.00/- (RUPEES THIRTY-FIVE THOUSAND TWO HUNDRED ONLY) challan No.495/2022 and 496/2022 dated 13-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/17/TLG/22-23/458/2022 dated 18-Aug-2022.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division Ponda Goa given NOC for conversion vide report No. No.5/CNV/TIS-560/dcfn/tech/2022-23/672 dated 27-Sep-2022.
4. The Mamlatdar, Office of Mamlatdar, Tiswadi, Panaji - Goa has submitted his report for conversion report No.MAM/TIS/CI-I/online-Cnv/50/2022/ dated 10-Oct-2022
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, hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu. Maria Elsa Afonso Martins has also hereunto set his/her hand this day 21st of October, 2022.

*Elsa Martins*  
(Maria Elsa Afonso Martins)

*Rajesh S. Rajgaonkar*  
(RAJESH S. RAJGAONKAR)  
DEPUTY COLLECTOR & SDO  
NORTH GOA

**APPLICANT**

Signature and Designature of witness :

1. Ramakant Fondu Kholkar

2. Mahesh Amarjeet

Complete address of Witness

1. Hno 15, Gawanth Chimbhel North Goa

2. Alto Kevnem Caranzalim SO Caranzalim, North

We declare that Maria Elsa Afonso Martins who has signed this Sanad is, to our personal knowledge, the he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Ramakant Fondu Kholkar

2. Mahesh Amarjeet

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. Maria Elsa Afonso Martins, 602 UNITECH CITY CENTRE, M. G. ROAD, Tiswadi - Goa





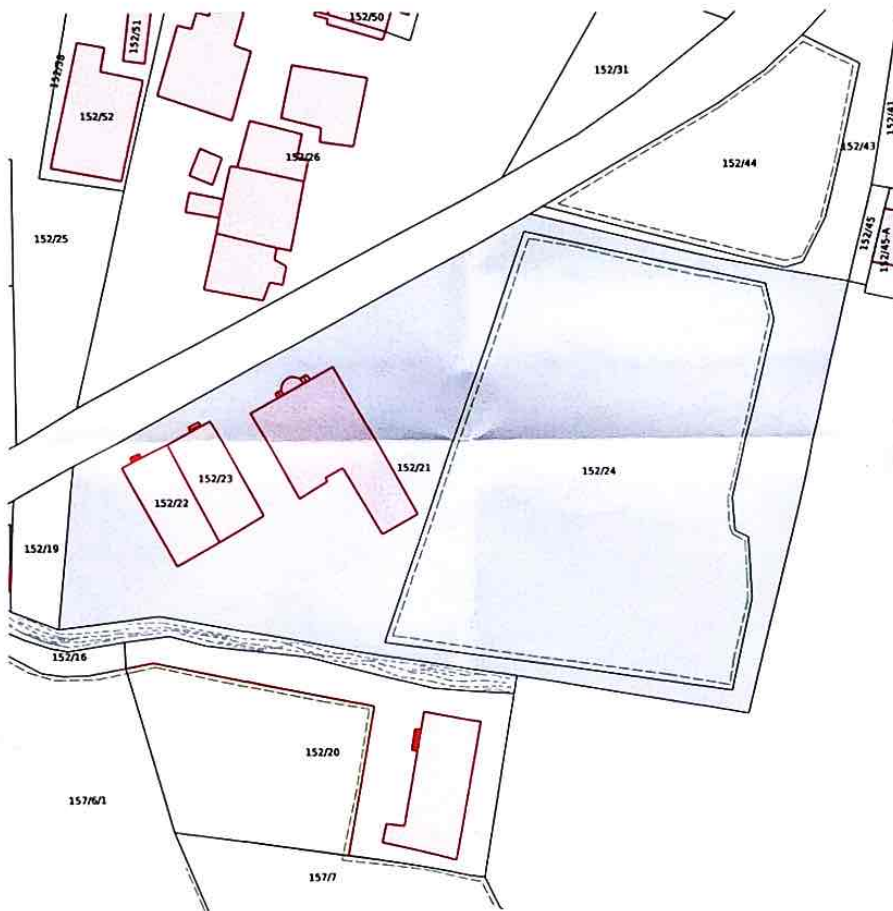
Government of Goa  
Directorate of Settlement and Land records  
Survey Plan  
Taluka / City Name : TISWADI / Panjim

PTS / Chalta No. : 152/24,152/21

Ref. No. :2973



Scale 1:500



No.CAD2TIS09-22-58 / 1600  
Government of Goa,  
Office of the Collector,  
North Goa, Panaji, Goa.  
Dated 21/04/2025

**IN THE COURT OF ADDITIONAL COLLECTOR -II, NORTH GOA,**  
**AT PANAJI**

- Read
1. Application dated 02/09/2022 made by Mrs Maria Elsa Afonso Martins, wife of Mr Olavo Martin, Major in age, Indian National, resident of H. No. 400, Ward No. 14, near Post Office, Caranzalem, Goa.
  2. Report No. MAM/TIS/TAL/ONLINE-CNV/CI-I/59/2022/9151 dated 17/10/2022 of Mamlatdar, Tiswadi.
  3. Report No. 5/CNV/TIS-600/DCFN/TECH/22-23/770/2741 dated 17/10/2022 of Deputy Conservator of Forests, North Goa Division, Ponda.
  4. Zoning Certificate No. NGPDA/ZON-INF/17/TLG/22-23/458/2022 dated 18/10/2022 issued by Member Secretary, Greater Panaji Planning and Development Authority, Panaji, Goa.
  5. Letter No. NGPDA/250/TLG/1887/2024 dated 15/11/2024 of Member Secretary, Greater Panaji Planning and Development Authority, Panaji, Goa.



**SANAD**  
**SCHEDULE-II**

(See Rule 7 of Goa Land Revenue (Conversion of use of land and non-agricultural assessment) Rules, 1969)

Whereas an application (CAD2TIS09-22-58) has been made to the Collector, North Goa, at Panaji (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 Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders there under) by Mrs Maria Elsa Afonso Martins, wife of Mr Olavo Martin, Major in age, Indian National, resident of H. No. 400, Ward No. 14, near Post Office, Caranzalem, Goa being the occupant/tenant of land under PT Sheet/Chalta No. 152/24, City Panaji, District North 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 plots 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 part of land under PT Sheet /Chalta No.152/24, City Panaji, District North Goa, admeasuring 2601.00 square meters, be the same a little more or less for the purpose of Residential use (Settlement zone with 250 FAR)

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:

**PRAVIN** Digitally signed  
**HIRE** by PRAVIN HIRE  
**PARAB** PARAB  
Date: 2025.04.21 1  
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1. **Leveling 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 ceases 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.  
(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 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.
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 |                          |                                           | North                                                                    | South                                                                                                              | East                                                                                   | West                                                  |         |
|                    |              | 2601 Square Meters       | PT Sheet/ Chalta No. 152/24               | Land under Chalta No.21, PT Sheet No 152, City Panaji and Municipal Road | Land under Chalta No.21, PT Sheet No 152, City Panaji and partially Culvert partially boundary of Village Taleigao | Land under Chalta No.21, PT Sheet No 152, City Panaji and boundary of Village Taleigao | Land under Chalta No.21, PT Sheet No 152, City Panaji |         |
|                    |              | Total 2601 Square meters | <b>PRAVIN HIRE</b>                        | Digitally signed by <b>PRAVIN HIRE</b> PARAB                             |                                                                                                                    |                                                                                        |                                                       |         |

2  
Date: 2025.04.21  
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The applicant has paid land use conversion fees and penalty of Rs.18,72,720/- (Rupees Eighteen Lakh Seventy Two Thousand Seven Hundreds Twenty only) vide Challan dated 11/04/2025 (e-challan no. 202500266544).

2. It is expressly agreed and understood that in the event this court finds that this Sanad is obtained by committing some kind of offence against public justice, the Sanad will be withdrawn and action which may be available under the law will be taken without further reference or notice to the applicant.

3. This land use conversion Sanad shall not convey any title neither shall take away title of any person to the land. In the event any dispute arises in respect of the rights over the land under land use conversion, the land use conversion Sanad shall stand revoked.

4. The applicants shall maintain necessary road widening set-back, traditional access or right of way existing in the land. The applicants shall maintain traditional access or right of way existing in the land.

5. The applicants shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984 (Act No. 6 of 1984).

6. The rights which are vested in a Mundkar under Goa Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976) and rights which are vested in a Tenant under Goa Agricultural Tenancy Act, 1964 Act 7 of 1964 read with Goa Land Use (Regulation) Act, 1991 (Goa Act No. 3 of 1991) shall have precedence over this Sanad.

7. The applicants shall not use the Sanad directly or indirectly for advancing any criminal act.

In witness whereof Mr Pravin Hire Parab, Additional Collector –II, North Goa, Panaji has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant Mrs Maria Elsa Afonso Martins here also hereunto set her hand on this 21<sup>st</sup> day of April, 2025.

*Elsa Martins*

Mrs Maria Elsa Afonso Martins

**PRAVIN**

**HIRE**

**PARAB**

Digitally signed  
by PRAVIN HIRE  
PARAB  
Date: 2025.04.21  
04:53:30 +05'30'  
ADDITIONAL COLLECTOR-II,  
NORTH GOA

NAME AND DESIGNATION OF WITNESSES:

*Tushar Sawark*

*JEWEL VIEGAS*

**PRAVIN**

**HIRE**

**PARAB**

Digitally signed  
by PRAVIN HIRE  
PARAB  
Date:  
2025.04.21  
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|                                                        |                                                                                     |
|--------------------------------------------------------|-------------------------------------------------------------------------------------|
| COMPLETE ADDRESS OF WITNESSES:                         |                                                                                     |
| H. No 252 Karkyacha wal Revora<br>Barde.2 Goa          |  |
| H. No 50/1, Mozilwaddo Sirim Po Drangur<br>Salcete Goa |                                                                                     |

We declare that Mrs Maria Elsa Afonso Martins who has signed this Sanad is, to our personal knowledge, the person who represent herself to be, and that he has affixed her signature hereto in our presence.

|                                                                                   |
|-----------------------------------------------------------------------------------|
|  |
|  |

Copy to:

1. The Commissioner, Corporation of the City of Panaji
2. The Deputy Collector and SDO, Tiswadi
3. The Mamlatdar, Tiswadi
4. The Deputy Town Planner, Town and Country Planning Department, Tiswadi.
5. The Inspector of Survey and Land Records, Tiswadi

**PRAVIN** Digitally signed  
by PRAVIN HIRE  
**HIRE** PARAB  
Date:  
**PARAB** 2025.04.21  
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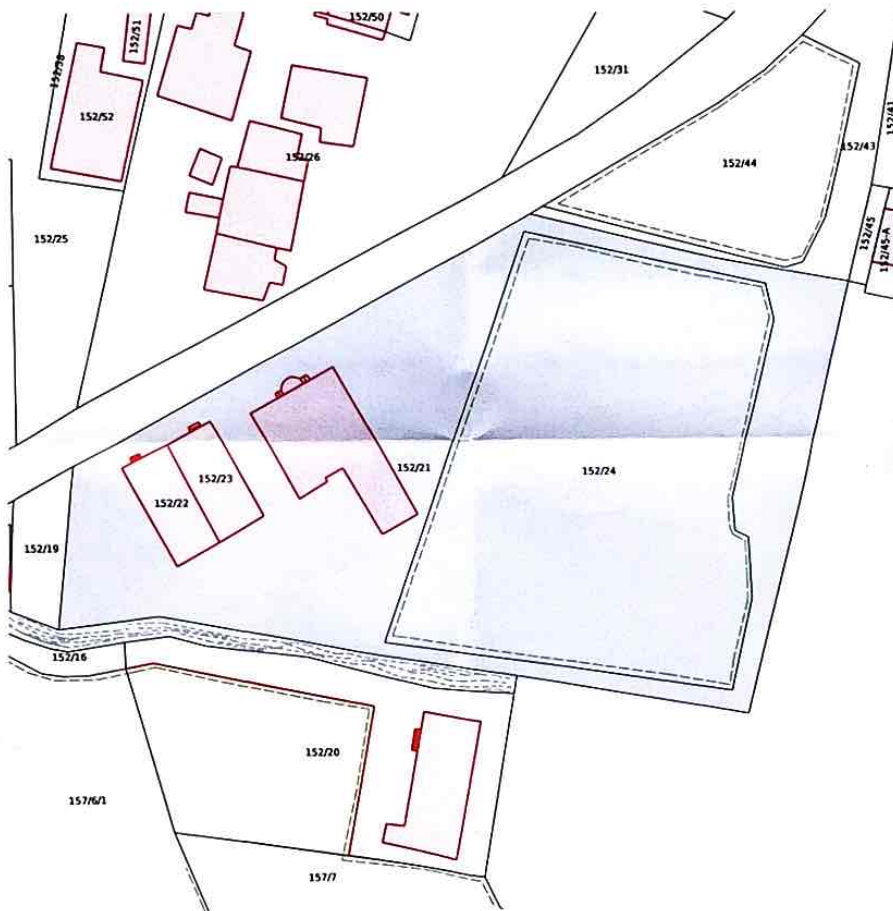
Government of Goa  
Directorate of Settlement and Land records  
Survey Plan  
Taluka / City Name : TISWADI / Panjim

PTS / Chalta No. : 152/24,152/21

Ref. No. :2973



Scale 1:500





**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.CDTIS09-22-50/6244

Dated:- 21-Oct-2022

**Read: 1. Application dated 09-Sep-2022 from Maria Elsa Afonso Martins , H.No. 400, Ward No.14, Caranzalem Tiwadi , Tiwadi - 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  
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 DEPUTY COLLECTOR & SDO, Tiwadi, 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. **Maria Elsa Afonso Martins** inhabitant of being the occupant/tenant of **PT Sheet No.152/22** in the village of **Panaji**, in the **Tiwadi 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. 152/22** and **measuring 119 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.19,040.00 /-(RUPEES ONLY) and Fine of Rs.35,200.00/- (RUPEES THIRTY-FIVE THOUSAND TWO HUNDRED ONLY) challan No.497/2022 and 498/2022 dated 13-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/17/TLG/22-23/458/2022 dated 18-Aug-2022.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division has given NOC for conversion vide report No. No.5/CNV/bar-561/dcfn/tech/2022-23/676 dated 26-Sep-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/51/2022/8998 dated 10-Oct-2022.
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 hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa. Maria Elsa Afonso Martins has also hereunto set his/her hand this day 21st of October, 2022.

*Elsa Martins*

(Maria Elsa Afonso Martins)

*Rajesh S. Ajgaonkar*

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

**APPLICANT**

Signature and Designature of witnessess :

1. Ramakant Fondu Kholkar *Ramakant Kholkar*
2. Mahesh Amarjeet *Mahesh Amarjeet*

Complete address of Witness

1. Hno 15, Gawanth Chimbai North Goa
2. Alto Kevnem Caranzalim SO Caranzalim North

We declare that Maria Elsa Afonso Martins who has signed this Sanad is, to our personal knowledge, the person who represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Ramakant Fondu Kholkar *Ramakant Kholkar*

2. Mahesh Amarjeet *Mahesh Amarjeet*

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. Maria Elsa Afonso Martins, H No. 400, Ward No.14, Caranzalem Tiswadi, Tiswadi - Goa



Government of Goa  
Directorate of Settlement and Land records  
Survey Plan  
Taluka / City Name : TISWADI / Panjim

PTS / Chalta No. : 152/24,152/21

Ref. No. :2973



Scale 1:500

