



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

No. CCTIS09-24-140 / 3863-

Date: - 05/12/2024

- Read:-** 1) Application dated Nil received on 13/09/2022 of Usman Enterprises, through its Sole Proprietor Shaikh Kutboddin, R/o. 937, Tonca, Caranzalem, Tiswadi Goa.
 2) Zoning Certificate No. TIS/1/2/ZON/chim/2120/TCP-2021/2059 dated 02/12/2021 of Dy. Town Planner, Town and Country Planning Department, Patto, Panaji Goa..
 3) Report No. 5/CNV/TIS-887/DCFN/TECH/24-25/1296 dated 22/10/2024 of the Dy. Conservator of Forests, North Goa Division, Ponda.
 4) Report vide no. MAM/TIS/TAL/Online-CNV/412/2024 dated 25/11/2024 of the Mamlatdar of Tiswadi Taluka.
 5) Report No.4/ISLR/TIS/CNV/CHI/42/2024/780 dated 01/11/2024 of Inspector of Survey and Land Records, Tiswadi 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) **USMAN ENTERPRISES**, through its Sole Proprietor Shaikh Kutboddin, R/o. 937, Tonca, Caranzalem, Tiswadi Goa, the occupant of the plot registered under **SURVEY NO./SUB. DIV NO. 20/3-F** of village **CHIMBEL** in **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 of **SURVEY NO./SUB. DIV NO. 20/3-F** of village **CHIMBEL** in **TISWADI TALUKA** admeasuring total area **569. Square Meters** 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.

Contd-2

- f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.
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				Remark
North to South	East to West			5				
1	2	3	4	North	South	East	West	6
36.50 mts	66.50 mts	569.00 Sq.mts	Sy.No. 20/3-F (P)	Sy.No./Sub Div. No. 20/3, 20/7 & 20/3-F	Sy.No./Sub Div. No. 20/3-F, 20/3 & 20/3-G	Sy.No./Sub Div. No. 20/3 & 20/3-F	Sy.No./Sub Div. No. 20/7, 20/8 20/9, 20/10 20/11 & 20/3-F	-
CITY/VILLAGE		: PANAJI						
TALUKA		: TISWADI						

Remarks:-

- The applicant had paid conversion fees amounting to Rs.1,36,560/- (Rupees One Lakh Thirty Six thousands Five Hundreds Sixty Only) vide challan No.90/24-25, E-challan No.202400870505 dated 04/12/2024.
- The Development /construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- 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.
- 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.
- Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR-I OF NORTH GOA DISTRICT**, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa, **USMAN ENTERPRISES**, through its **Sole Proprietor Shaikh Kutboddin**, R/o. 937,Tonca, Caranzalem, Tiswadi Goa, being the occupants of the plot registered **SURVEY NO./SUB. DIV NO. 20/3-F** of village **CHIMBEL** in **TISWADI TALUKA**, here also hereunto set their hands on this ^{05th} day of **December, 2024**.

Shri Shaikh Kutboddin
Proprietor



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

Name and Signature of Witnesses

- Rameshchandra Sawantkulkarni
- Asghar Abdul Wahab Lamnighi

Complete address of Witness

- 8/10 263/1 odlem. Bhal2 Santa-c-213
Calcutta-409
- 63/3 13 Salaulim - 904

We declare **USMAN ENTERPRISES**, through its Sole Proprietor Shaikh Kutboddin, who had 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.

- Abdul Wahab Lamnighi
- INSKED

To,

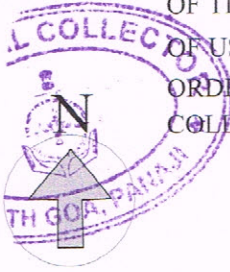
- Dy. Town Planner, Town and Country Planning Department, Panaji Goa.
- The Mamlatdar of Tiswadi Taluka.
- Inspector of survey and Land records, Panaji Goa.
- The Secretary, V.P. Chimbel, Tiswadi-Goa.

84/c

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

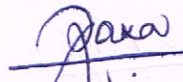
OF THE LAND BEARING SURVEY No. 20/3-F(PART), SITUATED AT CHIMBEL VILLAGE
OF TISWADI TALUKA, APPLIED BY USMAN ENTERPRISES FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE
ORDER NO.CCTIS09-24-140 DATED 14-10-2024 ISSUED BY ADDITIONAL COLLECTOR-I
COLLECTORATE, NORTH - GOA



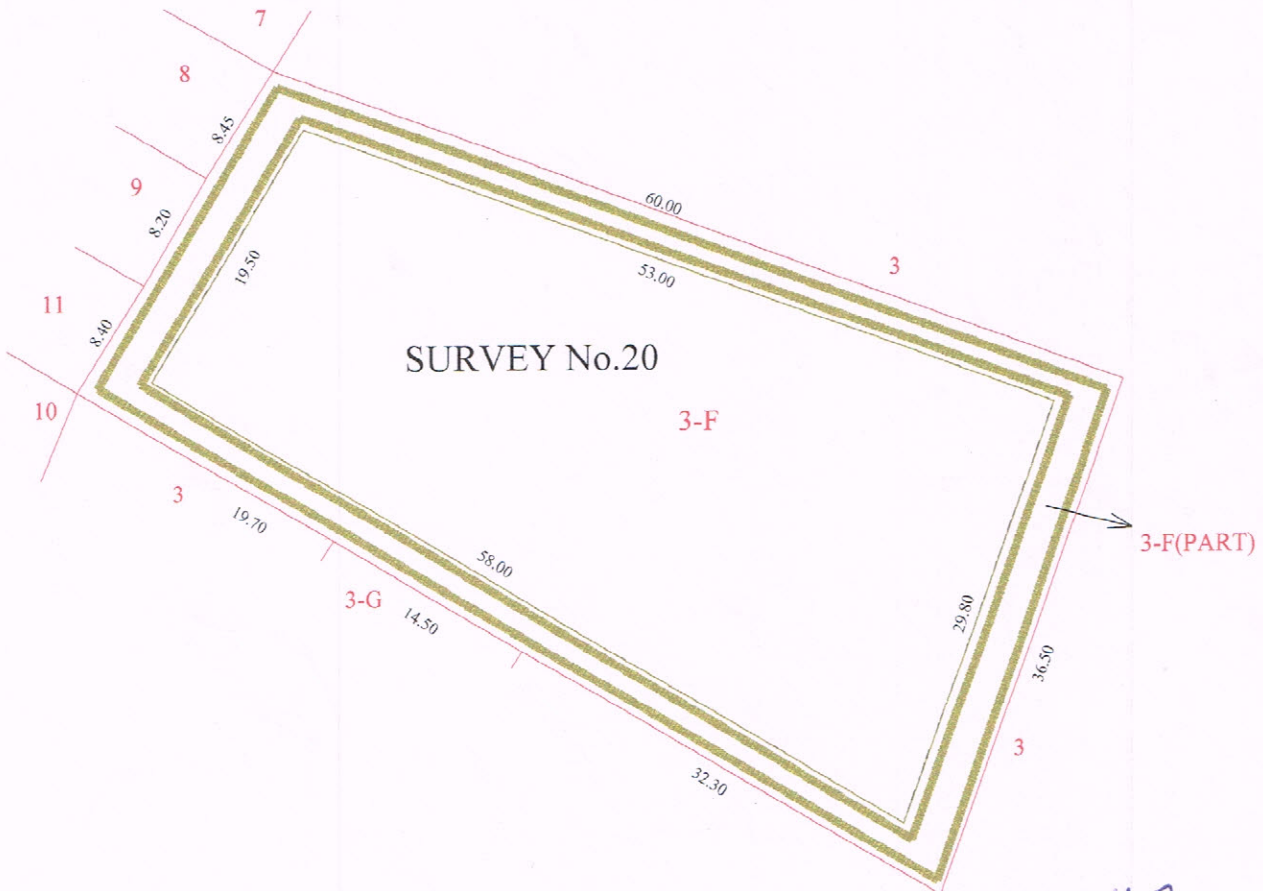
SCALE : 1:500

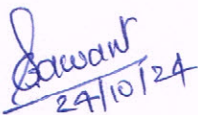


PROPOSED AREA FOR CONVERSION = 569 Sq. Mts.

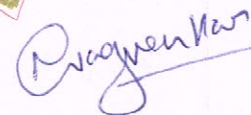


(MANGESH K KHOLKAR)
INSPECTOR OF SURVEY LAND RECORDS
Tiswadi -Goa




24/10/24

GUNAKAR N. SAWANT (F.S.)
PREPARED BY



NARCIVA NAGVENKAR (H.S.)
VERIFIED BY

SURVEYED ON: 22-10-2024

File No.: 4/ISLR/TIS/CNV/CHI/42/2024

Dated :- 17/08/2023

Read: 1) Application dated 14/06/2023 from Mukesh Kumar Rathi & Dinesh Kumar Rathi, R/o. Flat No. A/4-G-1, Essar Residency, Amaralwado, Taleigao, Ilhas Goa.
2) Report No. MAM/TIS/TAL/Online-CNV/186/2023 dated 10/08/2023 from Mamlatdar of Tiswadi Taluka, Panaji – Goa.
3) Report No. TIS/1/2/ZON/Chim/2120/TCP-2021/2059 dated 02/12/2021 from Dy. Town Planner, Town & Country Planning Department, Tiswadi Taluka, Panaji– Goa.
4) Report No. 5/CNV/TIS-533/DCFN/TECH/22-23/690 dated 21/07/2023 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.

SANAD

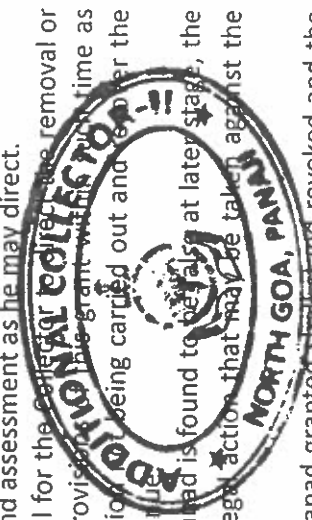
SCHEDULE-II

(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 there under) Mukesh Kumar Rathi & Dinesh Kumar Rathi being the occupant of the plot registered under Survey No. 20/3-F situated at Chimbel Village, Tiswadi Taluka (hereinafter referred to as “the where applicants, which expression shall, 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 Survey No. 20/3-F admeasuring 1348 square meters be the same a little more or less for the purpose of Residential use with FAR 80.

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-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 there under 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 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 applicant 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 order the removal or alteration of any building or structure erected or use contrary to the provisions of the said Code at any time as specified in that behalf by the Collector, and on such removal or alteration being carried out and payment of 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.
7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said code and rules thereunder.



Sr. No.	Length and Breadth		Total Superficial Area M2	Forming (part of Survey No. or Hissa No.	BOUNDARIES					Remarks
	North to South	East to West								
1	2	3	4	5	6					7
1.	29.80 mts.	58.00 mts.	1348 sq. mts.	Sy. No. 20/3-F	North Sy. No. 20/3-F	South Sy. No. 20/3-F	East Sy. No. 20/3-F	West Sy. No. 20/3-F		NIL
Village: CHIMBEL Taluka: TISWADI										

Remarks:-

- The applicant has paid conversion fees of Rs. 1,81,980/- (Rupees One Lakh Eighty One Thousand Nine Hundred and Eighty Only) vide Challan No. 202300606798 dated 16/08/2023.
- The development/construction in the plot shall be governed as per rules in force.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Tiswadi Taluka, Panaji – Goa, vide Zoning Certificate No. TIS/1/2/ZON/Chim/2120/TCP-2021/2059 dated 02/12/2021.
- The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/TIS-533/DCFN/TECH/22-23/690 dated 21/07/2023.
- The Conversion has been recommended by the Mamlatdar of Tiswadi Taluka, Panaji – Goa, vide his report No. MAM/TIS/TAL/Online-CNV/186/2023 dated 10/08/2023.
- Mundakari rights and Mundakari area if any should not be disturbed and should be protected.
- This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. 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.
- Traditional access passing through the plot, if any shall be maintained.

In witness whereof the ADDITIONAL COLLECTOR – II North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and MUKESH KUMAR RATHI & DINESH KUMAR RATHI also hereunto set his hand on this 17th August, 2023.


Dinesh Kumar Rathi
(for self & P.O.A. Holder for
Mukesh Kumar Rathi)

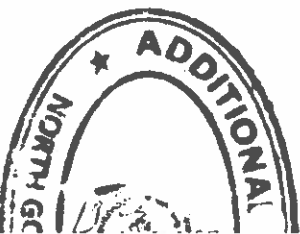

Kedar Naik
(Additional Collector – II)

Signature and Designation of Witnesses

- Feroz Mokando 
- Shaikh Kutbuddin - Khin

Complete address of Witnesses

- SR Seneo Kesherny Chimbhel Goa
- 24.10.937, Tiswadi, Carangaleon - Goa



We declare that Mukesh Kumar Rathi & Dinesh Kumar Rathi has signed this Sanad is, to our personal knowledge, the person he represents his-self to be, and that he has affixed his signature hereto in our presence.

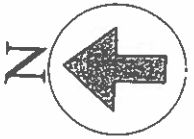
- 
- Khin

- To,
- The Dy. Town Planner, Town and Country Planning Department, Tiswadi Taluka, Panaji – Goa.
 - The Mamlatdar of Tiswadi Taluka, Panaji – Goa.
 - The Inspector of Survey and Land Records, Tiswadi Taluka, Panaji – Goa
 - The Sarpanch, Village Panchayat Chimbhel, Tiswadi – Goa.

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 20/3-F(part), SITUATED AT CHIMBEL VILLAGE
OF TISWADI TALUKA, APPLIED BY DINESH RATHI FOR THE CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE
ORDER NO.CAD2TIS06-23-45/2417 DATED 10-07-2023 ISSUED BY ADDITIONAL COLLECTOR II
COLLECTORATE NORTH - GOA

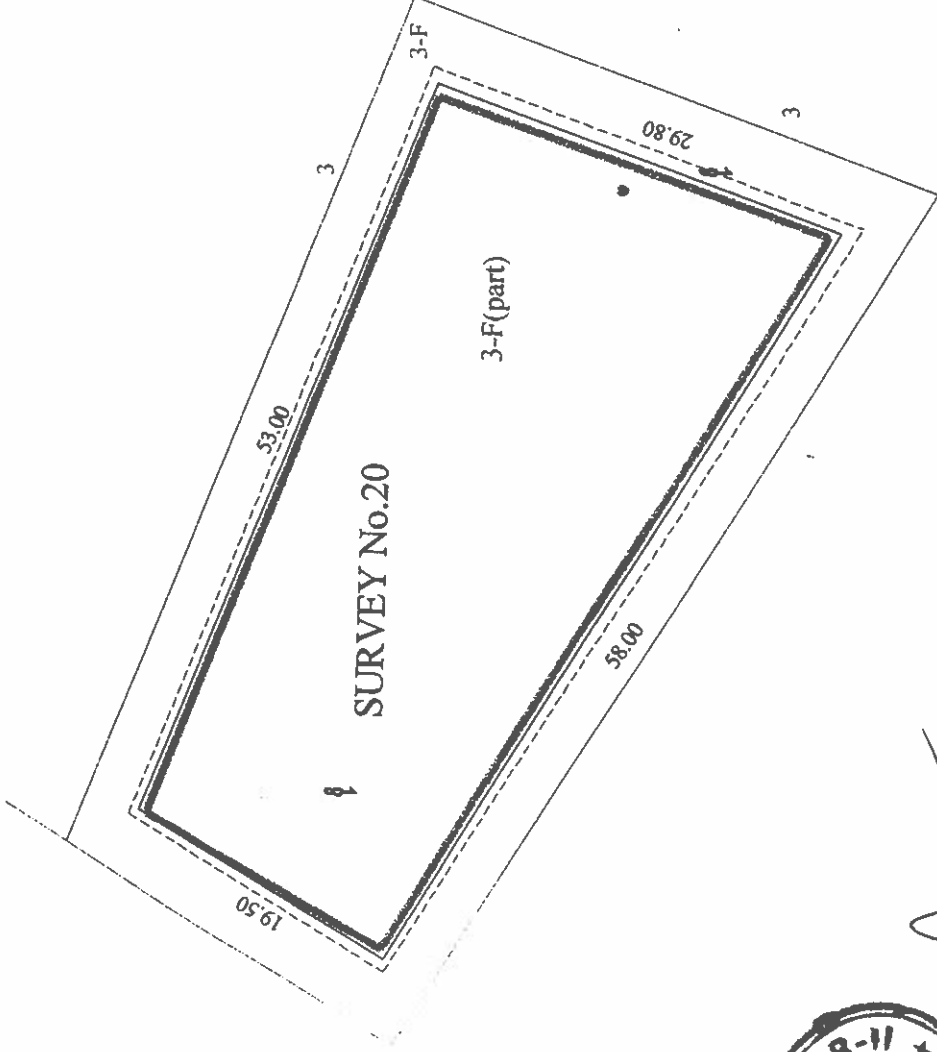


SCALE : 1:500



PROPOSED AREA FOR CONVERSION = 1348 Sq. Mts.

Nover
28/23
MANGESH K KHOLKAR
INSPECTOR OF SURVEY LAND RECORDS
Tiswadi -Goa



SANTOSH CHODANKAR (F.S.)

PREPARED BY-

Nover

NARCIVA NAGVENKAR (H.S.)

VERIFIED BY

SURVEYED ON: 21-07-2023

File No.: 4/ISLR/TIS/CNV/32/2023

