



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
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Email: - dycrev-north.goa@nic.in

No.CCTIS11-24-199 1145

Date: -20/03/2025

- Read:** 1) Application dated 22/11/2024 received on 26/11/2024 of M/S WAGLE'S through its Managing Partner Mr. Sammit Wagle, residing at Soukya, Plot No.6, Vodlem Bhat Taleigao, Tiswadi Goa.
 2) Report No. NGPDA/ZON-INF/PAJ/1943/2024 dated 21/11/2024 of the Member Secretary, North Goa Planning and Development Authority, St-Inez, Panaji-Goa.
 3) Report vide no. MAM/TIS/TAL/ONLINE-CNV/464/2025 dated 27/02/2025 of the Mamlatdar of Tiswadi - Taluka.
 4) Report No.5/CNV/TIS-1375/DCFN/TECH/2023-24/1870 dated 29/01/2025 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 M/S WAGLE'S (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. 120 CHALTA NO. 60 OF VILLAGE PANAJI IN TISWADI TALUKA admeasuring 1008.00 Square Meters** be the same a little more or less for the purpose of **Residential purpose**.

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/-

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					6
1	2			3	4	North	South		East
--	--	1008.00 sq.mts	PT SHEET/ CH.NO.120 /60	PT SHEET/ CH.NO. 120/15 & 16	PT SHEET/ CH.NO. 120/17	Existing Road	Existing Road	-	
VILLAGE/CITY : PANAJI TALUKA : TISWADI									

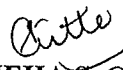
Remarks:-

1. The applicant has paid conversion fees of Rs.3,22,560/-(Rupees Three Lakhs Twenty Two thousands Five Hundreds Sixty Only) vide challan No.155/24-25, E-challan No. 202500203254 dated 20/03/2025.
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 9documents.
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, **M/S WAGLE’S** through its **Managing Partner Mr. Sammit Wagle**, residing at **Soukya, Plot No.6, Vodlem Bhat Taleigao, Tiswadi Goa**, being the occupants of the plot registered under **PT SHEET NO. 120 CHALTA NO. 60 OF VILLAGE PANAJI IN TISWADI TALUKA** here also hereunto set their hands on this 20th day of **MARCH, 2025**.


Mr. Sammit Madhav Wagle
Managing Partner M/s Wagle’s




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

Name and Signature of Witnesses

1. Alisha Mohan Bhomkar
2. SHUBHAM KARVNICOP

Complete address of Witness

1. H. NO- 259/2 Varcha Wada Bhoma
2. TALIEGAO - GOA

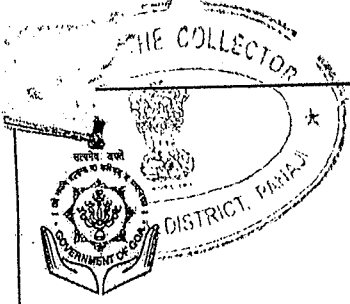
We declare **Mr. Sammit Madhav Wagle, Managing Partner of M/S WAGLE’S** who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Bhomkar
2. [Signature]

To,

1. The Dy. Town Planner, Town and Country Planning Department, Tiswadi.
2. The Mamlatdar of Tiswadi Taluka.
3. Inspector of Survey and Land Records, Tiswadi-Goa.
3. The Chief Officer, Panjim Municipal Council, Tiswadi.

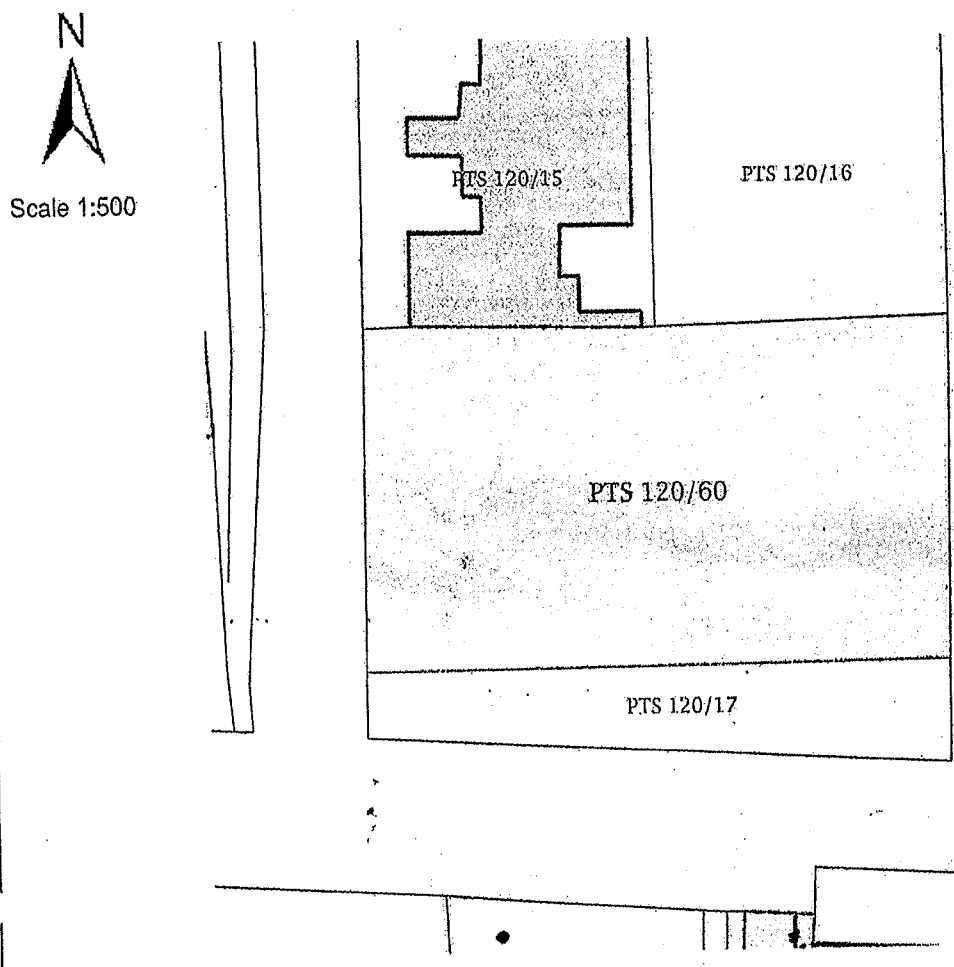
152/C



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / City Name : TISWADI / Panjim
PTS / Chalta No. : 120/60

Appln date: 29-12-2023

Ref. No. :8480



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