



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.
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No.RB/CNV/TIS/COLL/16/2021 / 3505

Date: 13 /01/2022.

Read: 1) Application dated 11/08/2021 of Mrs. Orty Fiona P. Mendonsa E Soares and Mr. Xavier Valente Soares, r/o. C/o. Soares & Associates, G-1, Vikas Building, 18th June Road, Panaji Goa.

- 2) Report No.TIS/1/2/ZON/1890/CHO/TCP/2021/760 dated 27/04/2021 of the Dy. Town Planner, Town and Country Planning Department, Panaji.
- 3) Report No. 5/CNV/TIS-756/DCFN/TECH/2019-20/593 dated 21/12/2021 of the Dy. Conservator of Forests, North Goa Division, Ponda.
- 4) Report vide No.MAM/TIS/CI-I/Online-CNV/304/2021/3479 dated 11/10/2021 of the Mamlatdar of Tiswadi Taluka.

**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) **XAVIER VALENTE SOARES AND ORTY FIONA P. MENDONSA E SOARES** being the occupant of the plot registered under **SURVEY NO.452/1 of CHORAO VILLAGE of 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 **SURVEY NO.452/1 of CHORAO VILLAGE OF TISWADI TALUKA** admeasuring **5825.00 Square Metres** be the same a little more or less for the purpose of **Residential Purpose with 60% 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.

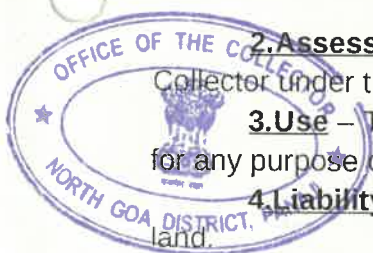
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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/-



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							
1	2	3	4	5				6
				North	South	East	West	
-----	-----	5825.00 Sq.mts	Sy. No. 452/1	NALLA	Sy. No. 453/7	Sy. No. 452/2	Sy. No. 453/6 & 7	NIL
Village : CHORAO								
TALUKA : TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs. 8,73,750/- (Rupees Eight Lakh Seventy Three Thousand Seven Hundred Fifty Only) vide challan No.202101301387 dated 28/12/2021.
2. The Zoning Certificate issued by the Dy. Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/1/2/ZON/1890/CHO/TCP/2021/760 dated 27/04/2021.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS-756/DCFN/TECH/2019-20/593 dated 21/12/2021.
4. The Mamlatdar of Tiswadi Taluka has submitted his report vide No.MAM/TIS/CH/Online-CNV/304/2021/3479 dated 11/10/2021.
5. The development/construction in the plot shall be governed as per laws/rules in force.
6. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR OF NORTH GOA DISTRICT**, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **XAVIER VALENTE SOARES THROUGH ITS POA HOLDER SHRI NICHOLAS BRYAN J SOARES AND ORTY FIONA P MENDONSA E SOARES** here also hereunto set his hand on this 13th day of January, 2022.

(**NICHOLAS BRYAN J SOARES**)
POA holder for Xavier Valente Soares

(**AJIT ROY, IAS**)
COLLECTOR OF NORTH GOA

(**ORTY FIONA P MENDONSA E SOARES**)
Applicant
Signature and Designation of Witnesses

1. Sanjay S. Mashelkar
2. Anacleto M Rebelo

Complete address of Witness

1. H.NO 537 GAVLEBHAT CHIMBEL-909
2. H.NO 338 Padri Bhat Taleigao-909

We declare **XAVIER VALENTE SOARES THROUGH ITS POA HOLDER SHRI NICHOLAS BRYAN J SOARES AND ORTY FIONA P MENDONSA E SOARES** 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. [Signature]
2. [Signature]

To,

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



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



Plan Showing plots situated at
Village : CHORAO
Taluka : TISWADI
Survey No./Subdivision No. : 452/ 1
Scale : 1 :1000

Inward No: 2719

Ghaonkar
19/04/2021

SMITA J. GAONKAR
Inspector Of Survey & Land Records
Panaji-Goa



S.No.453

SURVEY No. 452



MSpr

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