

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.RB/CNV/TIS/COLL/17/2019 / **4666**

Date: **23/05/2022.**

- Read:** 1) Application dated 26/09/2019 of Mr. Manoj M. Caculo, r/o. 501, Kamat Metropolis II, Behind Caculo Mall, St Inez, Panaji Goa.
 2) Report No.TIS/9621/PNJ/TCP/19/1970 dated 18/11/2019 of the Dy. Town Planner, Town and Country Planning Department, Panaji.
 3) Report No. 5/CNV/TIS-532/DCFN/TECH/2019-20/949/1719 dated 10/11/2019 of the Dy. Conservator of Forests, North Goa Division, Ponda.
 4) Report vide No.MAM/TIS/CI-I/Online-CNV/279/2019/2231 dated 08/11/2019 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) **SHRI MAHADEV MOHAN SINAI BHOBE CACULO ALIAS MR MANOJ MOHAN CACULO, SMT MEGHANA MAHADEV CACULO, SHRI SURAJ MOHAN CACULO AND SMT SHEFALI SURAJ CACULO** being the occupants of the plot registered under **P T SHEET NO.84 OF CHALTA NO.5 OF PANAJI CITY 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 **P T SHEET NO.84 OF CHALTA NO.5 OF PANAJI CITY of TISWADI TALUKA admeasuring 1079.00 Square Metres** be the same a little more or less for the purpose of **Residential Purpose with 200% 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.

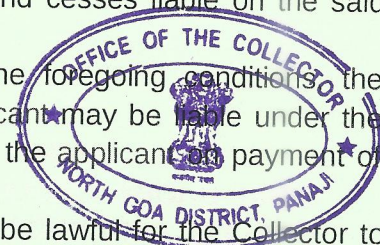
6.a)If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.



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

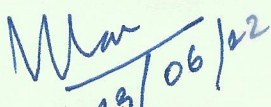
Length and Breadth		Total Superficial Area	(part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
-----	-----	1079.00 Sq.mts	Chalta No.5 P T Sheet No.84	Chalta No.86 P.T.S.No.83	ROAD	Chalta No.6 & 7 P T S No.84	Chalta No.4 P T S No.84	NIL
Village : PANAJI CITY TALUKA : TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs.5,17,920/-(Rupees Five Lakh Seventeen Thousand Nine Hundred Twenty Only) vide challan No.202200218168 dated 21/03/2022.
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. Traditional Access passing through the plot, if any shall be maintained.

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 **MR. ROHAN RAMESH KAMAT POA HOLDER FOR SHRI MAHADEV MOHAN SINAI BHOBE CACULO ALIAS MR MANOJ MOHAN CACULO, SMT MEGHANA MAHADEV CACULO, SHRI SURAJ MOHAN CACULO AND SMT SHEFALI SURAJ CACULO** here also hereunto set his hand on this 13th day of June, 2022.


(ROHAN RAMESH KAMAT)
POA HOLDER


(MAMU HAGE, IAS)
COLLECTOR OF NORTH GOA

Signature and Designation of Witnesses

1. MR. AMAR SRIKRISHNA KAMAT

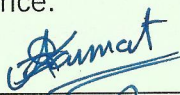
2. MR. SATISH ANJUN PAWAR

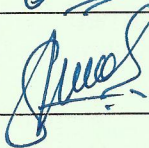
Complete address of Witness

1. H.No.55, SAKHAL TORSE, PERUNGU GOA

2. 808, Cava Isaura, Rd 1, St. Marys
100any, Miranmal

We declare **MR. ROHAN RAMESH KAMAT POA HOLDER FOR SHRI MAHADEV MOHAN SINAI BHOBE CACULO ALIAS MR MANOJ MOHAN CACULO, SMT MEGHANA MAHADEV CACULO, SHRI SURAJ MOHAN CACULO AND SMT SHEFALI SURAJ CACULO** 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. 

2. 

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 Commissioner, Corporation of the City of Panaji, Panaji Goa.



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

CERTIFIED COPY

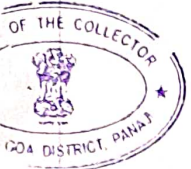
Copy made by Kamal Reath
Copy made on 21-06-2021
Copy made at 29-06-2021
Adverse Rs vide
Rupees 5268 dated Total
Fees Rs 360/- charges

Copied by
Compared by



Plan Showing plots situated at
Village : PANAJI
Taluka : TISWADI
P.T.Sheet No. / Chalta No. : 84 / 5
Scale : 1:500

MAYA K. AMONKAR
Inspector of Surveys & Land Records
City Survey, Panaji



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