

Dated: - 19/05/2023.

- Read: 1. Application dated 24/10/2019 of Shri Haroon Ebrahim, Office at 1<sup>st</sup> Floor, Magnum Chambers, St. Inez, Panaji Goa.  
2. Report No. 5/CNV/TIS-646/DCFN/TECH/2019-20/1208 dated 07/02/2020 of the Asst. Conservator of Forests, North Goa Division, Ponda Goa.  
3. Report No. MAM/TIS/CI-I/Online-CNV/289/2019/143 dated 07/01/2020 of the Mamlatdar of Tiswadi Taluka, Goa.  
4. Report No. TIS/9653/TAL/TCP/2019/2094 dated 10/12/2019 of the Deputy Town Planner, Town & Country Planning Department, Panaji Goa.  
5. Report No. 4/ISLR/TIS/CNV/32/2020/83 dated 20/03/2020 of the Inspector of Survey & 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, **HAROON EBRAHIM** being the occupant of the plot registered under **Survey No. 104/1 (PART) & 104/2** Situated at **Taleigao 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 plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part under **Survey No. 104/1 (PART) & 104/2 admeasuring 8033 sq. mts.** be the same a little more or less for the purpose of **Commercial use**.

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:-

**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 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 **Commercial use**, without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses leviable on the said land.

**5. Penalty clause** - (a) if the applicants contravenes any of the foregoing conditions of 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) Not with standing 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 on the plots 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.

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.

Contd.....



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**


Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P. T. Sheet No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1	56.60 Mts	73.00 Mts	3955 Sq. Mts.	Survey No. 104/1 (Part)	S. No. 120 & S. No. 104/1 (Part)	S. No. 104/1 (Part) & S. No. 104/2	S. No. 120, S. No. 103/1, 1-A & 2	S. No. 104/1-A	
2	76.05 Mts	58.25 Mts	4078 Sq. Mts.	Survey No. 104/2	S. No. 104/1(Part )	S. No. 104/3	S. No. 103/2	S. No. 104/2-A, S. No. 105/1-A	
		Total Area	8033 Sq. Mts.	-					
Village : TALEIGAO Taluka : TISWADI									

**Remarks:-**

1. The applicant has paid conversion fees of **Rs. 93, 98, 610/- (Rupees Ninety Three Lakhs Ninety Eight Thousand Six Hundred and Ten only)** vide Challan No. 18/23-24 dated 18/05/2023.
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. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of this office on behalf of the Governor of Goa and **HAROON EBRAHIM THROUGH POA HOLDER SHRI EBRAHIM HAROON** here also hereunto set his hand on this 19<sup>th</sup> day of May, 2023.

  
(EBRAHIM HAROON)  
POA HOLDER

  
(KEDAR A. NAIK)  
ADDITIONAL COLLECTOR - I  
HOLDING ADDITIONAL CHARGE OF  
ADDITIONAL COLLECTOR - I  
NORTH GOA

**Signature and Designation of Witnesses**

1. SARSHI GANAKAR Sgaubay
2. Nasiruddin Shaikh

**Complete address of Witnesses**

1. H.No. 131, IDC Bicholim Goa
2. H.No. 5/130/131 Ambekhand Verem

We declare that **EBRAHIM HAROON** has signed this Sanad is, to my personal knowledge, the person whom represent himself to be, and that he has affixed his signature hereto in my presence.

1. Sgaubay
2. Shaikh

To,

1. The Member Secretary, North Goa Planning and Development Authority, Panaji - Goa.
2. The Mamlatdar of Tiswadi Taluka, Panaji Goa.
3. The Inspector of Survey and Land Records, Tiswadi Taluka, Panaji Goa.
4. The Sarpanch, Village Panchayat Taleigao, Tiswadi - Goa.

GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No.104/1(PART) & 104/2, SITUATED AT  
TALEIGAO VILLAGE OF TISWADI TALUKA, APPLIED BY HAROON EBRAHIM  
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO  
NON AGRICULTURAL PURPOSE VIDE ORDER NO. RB/CNV/TIS/AC-1/28/2019/02  
DTD. 18-02-2020 FROM THE ADDITIONAL COLLECTOR - I, NORTH GOA.

SCALE : 1:500

PROPOSED AREA FOR CONVERSION IN S.NO. 104/1(PART) = 3955 Sq. Mts.

PROPOSED AREA FOR CONVERSION IN S.NO. 104/2 = 4078 Sq. Mts.

TOTAL AREA FOR CONVERSION = 8033 Sq. Mts.

NEWLY CONSTRUCTED STRUCTURE 'A', 'B', 'C' & 'D' (GROUND FLOOR)

S. No.120



S.No.105

SURVEY No.104

S. No.103

GUNAKAR N. SAWANT (F.S.)

PREPARED BY

NARCIVA NAGVENKAR (H.S.)

VERIFIED BY

SURVEYED ON: 26-02-2020

File No.: 4/ISLR/TIS/CNV/32/2020





**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. CCTIS10-22-160/ 2965

Date: 24/08/2023

- Read:** 1) Application dated 24/05/2022 of M/s Priority Constructions c/o Priority Signature, Taleigao, Tiswadi, Goa.  
 2) The Zoning Certificate No. NGPDA/ZON/INF/Tlg/2082/2022 dated 24/11/2022 of the North Goa Planning and Development Authority, Panaji, Goa  
 3) Report No. 5/CNV/TIS-311/DCFN/TECH/2023-24/511 dated 26/06/2023 of the Dy. Conservator of Forests, North Goa Division, Ponda.  
 4) Report vide no. MAM/TIS/TAL/Online-CNV/177/2023 dated 24/07/2023 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) **M/S PRIORITY CONSTRUCTIONS** the occupants of the plot registered under **SURVEY NO. 103/5 OF TALEIGAO 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. 103/5 OF TALEIGAO VILLAGE of TISWADI TALUKA** admeasuring **2988.00 Square Meters** be the same a little more or less for the purpose of **Commercial purpose with 150%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	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	
-----	-----	2988.00 Sq. mts.	SURVEY NO. 103/5	S.NO 103/1,2	S.NO 102/1	S.NO 103/6, 103/4 (Part)	S.NO 102/1	NIL
CITY : TALEIGAO TALUKA : TISWADI								

Remarks:-

1. The applicant has paid conversion fees of Rs.40, 80,960/- (Rupees Forty Lakh Eighty Thousand Nine Hundred and Sixty Only) vide challan No. 202300605341/54/23-24 dated 16/08/2023.
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 her hand and the seal of this Office on behalf of the Governor of Goa M/S PRIORITY CONSTRUCTIONS being the occupants of the plot registered SURVEY NO. 103/5 OF TALEIGAO VILLAGE of TISWADI TALUKA here also hereunto set their hands on this 24<sup>th</sup> day of August, 2023.

(MR. SWAPNEEL ULHAS PRABHU NACHINOLCAR)  
AUTHORISED SIGNATORY

(MAMU HAGE, IAS)  
COLLECTOR OF NORTH GOA

Name and Signature of Witnesses

1. Parmi Kalaythar Parmi Kalaythar
2. Raeda Shaikh Raeda

Complete address of Witness

1. 16/257/1, Ashirwad Niwas, Taleigao
2. H.No. 8A, Raj Bhavan, NIO, Donapaula

We declare MR. SWAPNEEL ULHAS PRABHU NACHINOLCAR 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. Parmi Kalaythar
2. Raeda

To,

1. The Member Secretary, North Goa Planning and Development Authority, Tiswadi - Goa
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Tiswadi - Goa
4. The Sarpanch, Village Panchayat Taleigao, Tiswadi - Goa.

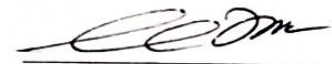


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA

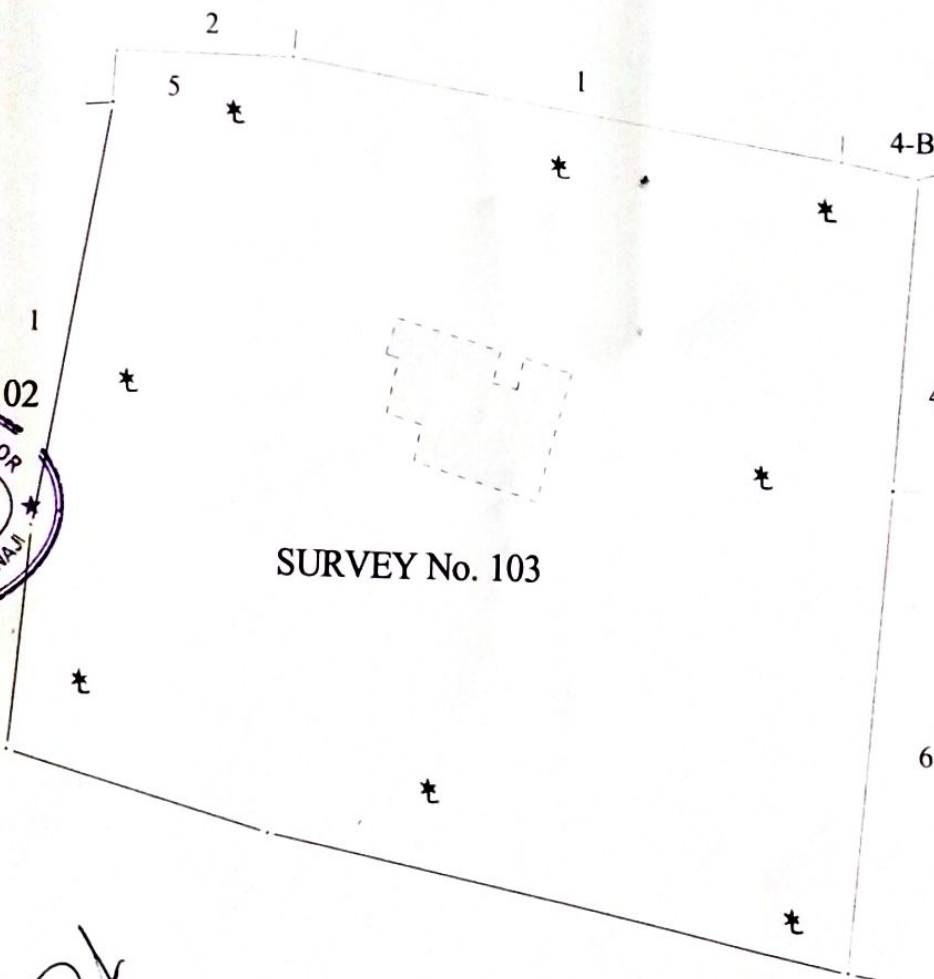
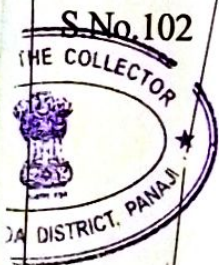
Inward No.: 7356



Plan Showing plots situated at  
Village : TALEIGAO  
Taluka : TISWADI  
Survey No./Subdivision No. : 103/ 5  
Scale : 1 :500



Inspector of Survey &  
Land Records.





Generated By : Pratap Moulekar ( D'Man Gr.II)  
On : 14-12-2021

  
14/12/2021  
Compared By: Dilip M. Tamoskar ( D'Man Gr.I)



Dated : 05/09/2023

- Read: 1) Application dated 14/03/2023 from Shashikala X. Naique, Sobhan Parsekar, Shrikant R. Parsekar, Samita G. Paliecar, Xiurama J. Naique through P.O.A. Holder Mr. Swapneel U. P. Nachinolcar, office at Priority Signature, 2<sup>nd</sup> Floor, Above Honda Showroom, New Taleigao Bypass Road, Taleigao, Tiswadi – Goa.
- 2) Report No. MAM/TIS/TAL/Online-CNV/185/2023 dated 21/07/2023 from Mamlatdar of Tiswadi Taluka, Panaji – Goa.
- 3) Report No. GPPDA/Zon-Inf/Tal/844/2021 dated 25/11/2021 from the Member Secretary of Greater Panaji Planning and Development Authority, Panaji Goa.
- 4) Report No. 5/CNV/TIS-551/DCFN/TECH/22-23/737 dated 31/07/2023 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 thereunder) **Shashikala X. Naique, Sobhan Parsekar, Shrikant R. Parsekar, Samita G. Paliecar, Xiurama J. Naique** being the occupant of The plot registered under **Survey No. 103/2-A** situated at **Taleigao 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. 103/2-A admeasuring 3448 square meters** be the same a little more or less for the purpose of **Commercial use with FAR 150.**

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 **Commercial use**, without the previous sanction of the Collector.
4. **Liability for rates** – The applicants shall pay all taxes, rates and cesses 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 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.
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.



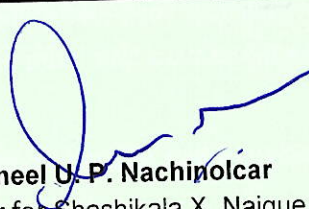
APPENDIX - I

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			6				
1	2	3	4	5	North	South	East	West	7
1.	89.45 mts.	67.10 mts.	3448 sq. mts.	Sy. No. 103/2	Sy. No. 103/1	Sy. No. 102/1 & 103/5	Sy. No. 103/2, 103/5 & 103/1	Sy. No. 104/1, 104/2 & 104/4	NIL
	Village: TALEIGAO Taluka: TISWADI								

Remarks:-



1. The applicant has paid conversion fees of Rs. 40,34,160/- (Rupees Forty Lakhs Thirty Four Thousand One Hundred and Sixty Only) vide Challan No. 202300644741 dated 31/08/2023.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the **Member Secretary of Greater Panaji Planning and Development Authority, Panaji Goa** vide Zoning Certificate No. **GPPDA/Zon-Inf/Tal/844/2021 dated 25/11/2021.**
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. **5/CNV/TIS-551/DCFN/TECH/22-23/737 dated 31/07/2023.**
5. The Conversion has been recommended by the Mamlatdar of Tiswadi Taluka, Panaji - Goa, vide his report No. **MAM/TIS/TAL/Online-CNV/185/2023 dated 21/07/2023.**
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. 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.
8. 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 **SHASHIKALA X. NAIQUE, SOBHAN PARSEKAR, SHRIKANT R. PARSEKAR, SAMITA G. PALIECAR, XIURAMA J. NAIQUE** also hereunto set his hand on this 05<sup>th</sup> September, 2023.

  
**Mr. Swapneel D. P. Nachinolcar**  
(P.O.A. Holder for Shashikala X. Naique, Sobhan Parsekar, Shrikant R. Parsekar, Samita G. Paliecar, Xiurama J. Naique)

  
**Kedar Naik**  
(Additional Collector - II)


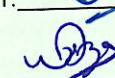
Signature and Designation of Witnesses

1. Raeda Shaikh 
2. Walia D'Souza 

Complete address of Witnesses

1. Raj Bhavan Qtrs, Dona Paula
2. Cardoz Wado, Taleigao

We declare that **Shashikala X. Naique, Sobhan Parsekar, Shrikant R. Parsekar, Samita G. Paliecar, Xiurama J. Naique** has signed this Sanad is, to our personal knowledge, the person he/she represents his-self/her-self to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

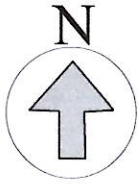
To,

1. The Member Secretary, Greater Panaji Planning and Development Authority, Panaji Goa.
2. The Mamlatdar of Tiswadi Taluka, Panaji - Goa.
3. The Inspector of Survey and Land Records, Tiswadi Taluka, Panaji - Goa
4. The Sarpanch, Village Panchayat Taleigao, Tiswadi - Goa.




PLAN

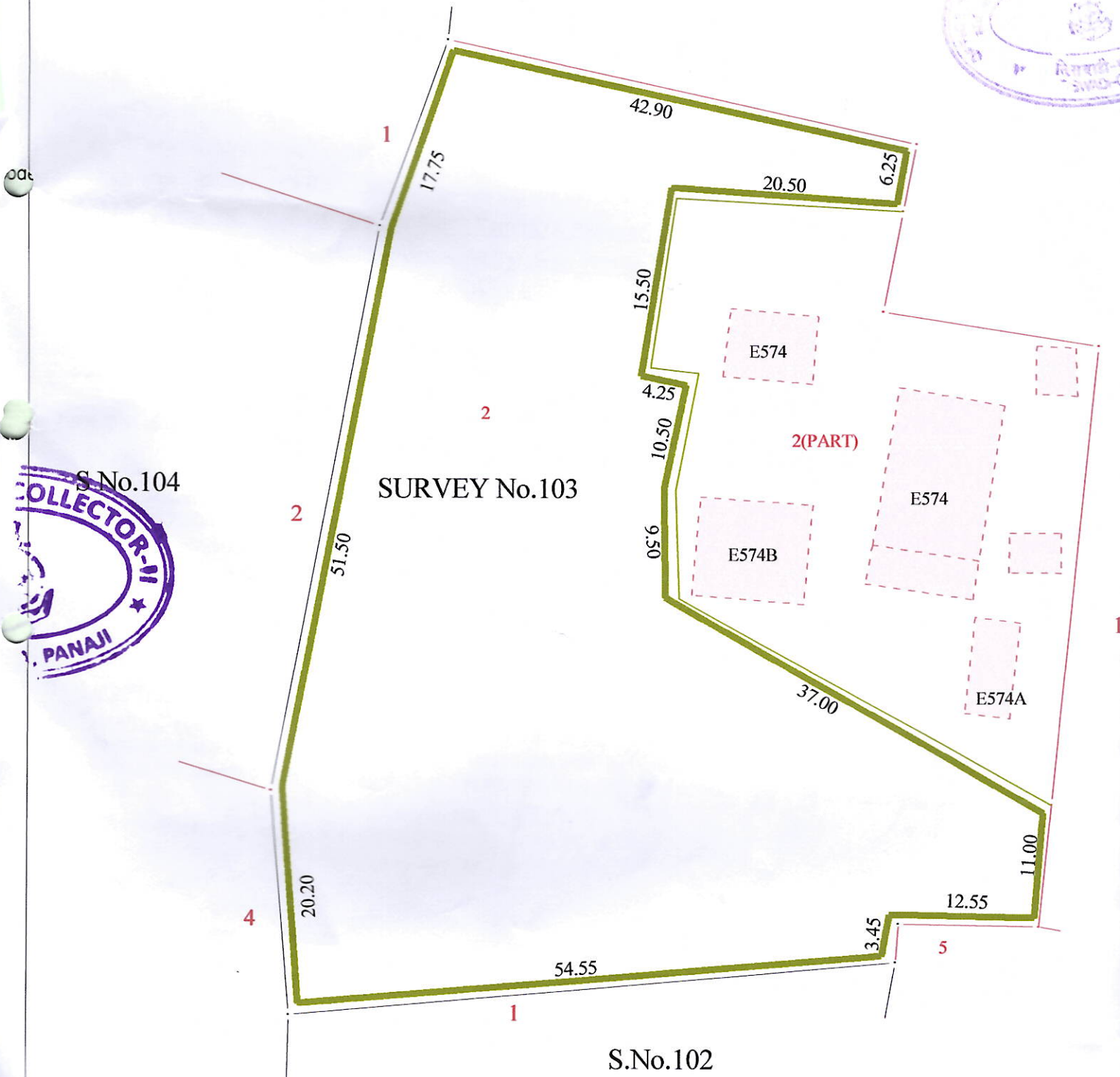
OF THE LAND BEARING SURVEY No. 103/2 , SITUATED AT TALEIGAO VILLAGE OF TISWADI TALUKA, APPLIED BY SHASHIKALA X. NAIQUE ,SOBHAN PARSEKAR, SHRIKANT R. PARSEKAR, SAMITA G. PALIECAR, XIURAMA J. NAIQUE J. NAIQUE REPRESENTED BY MR. SWAPNEEL U.P. NACHINOLCAR FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO. CAD2TIS06-23-44/2400 DATED 06-07-2023 FROM ADDITIONAL COLLECTOR II COLLECTORATE- NORTH GOA




SCALE : 1:500

 PROPOSED AREA FOR CONVERSION = 3448 Sq. Mts.

  
MANGESH K. KHOLKAR  
INSPECTOR OF SURVEY LAND REORDS  
Tiswadi -Goa



  
FEROZ SAIYED (F.S.)  
PREPARED BY

  
YOGESH MASHELKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 20-07-2023

File No.: 4/ISLR/TIS/CNV/30/2023