

CAD1TIS11-22-68 / 365

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated :- 01 / 02 / 2024

- Read: 1) Application dated 27/09/2022 of Olavio Mariano Fernandes, Lyod Leo Fernandes, Leander Elstan Fernandes, Delrio Xavier Fernandes, Lionel Fernandes, Augusto Alirio Fernandes, Zelia Maria Eulogia Eglria Fernandes, Mara Silvia Albertina Aguiar, Cirilo Augiar, Minguel Domingos Savio Fernandes, Maria Sybil Fernandes, Stephaniea Etelvina D'costa and Elliott Fernandes, through its Proprietor Mr. Makbul Ahmed S. Kalsur,  
2) Report No. MAM/TIS/TAL/Online-CNV/164/2023 dated 21/07/2023 of the Mamlatdar of Tiswadi Taluka, Panaji Goa,  
3) Report No. TIS/1/2/ZON/MUR/1917/TCP/2021/1111 dated 01/07/2021 of the Dy. Town Planner, Town and Country Planning Department, Panaji Goa,  
4) Report No. 5/CNV/TIS-401/DCFN/TECH/22-23/956 dated 30/08/2023 of the Dy. Conservator of Forests, Ponda Goa,  
5) ISLR Report No. 4/ISLR/TIS/CNV/28/2023/538 dated 24/08/2023 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) OLAVIO MARIANO FERNANDES, LYOD LEO FERNANDES, LEANDER ELSTAN FERNANDES, DELRIO XAVIER FERNANDES, LIONEL FERNANDES, AUGUSTO ALIRIO FERNANDES, ZELIA MARIA EULOGIA EGIRIA FERNANDES, MARIA SILVIA ALBERTINA AGUIAR, CIRILO AUGIAR, MINGUEL DOMINGOS SAVIO FERNANDES, MARIA SYBIL FERNANDES, STEPHANIA ETELVINA D'COSTA AND ELLIOTT FERNANDES being the occupant of the plot registered under SURVEY NO. 23/3 situated at MURDA VILLAGE in TISWADI TALUKA (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 plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part under SURVEY NO. 23/3 admeasuring 3997 sq. mts. be the same a little more or less for the purpose of RESIDENTIAL USE with F.A.R. 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 there under, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicants 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 RESIDENTIAL 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 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.

Contd....



- 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

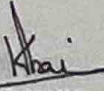
Sr. No.	Length & Breadth		Total Superficial Area	Forming (part of) Survey No. / Hissa No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	43.50 mts.	99.10 mts.	3997 Sq. Mts	Survey No. 23/3 (Part)	S.No. 23/3	NALLA	S.No. 24/1	S.No. 21/2	NIL
Village: MURDA Taluka: TISWADI									

Remarks:-

- The applicant has paid conversion fees of Rs. 7,19,460/- (Rupees Seven Lakh Nineteen Thousand Four Hundred and Sixty Only) vide E-Challan No. 202400073650 dated 30/01/2024.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No. TIS/1/2/ZON/MUR/1917/TCP/2021/1111 dated 01/07/2021.
- 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.

In witness where of the ADDITIONAL COLLECTOR - I North Goa District has hereunto set their hand and the seal of his Office on behalf of the Governor of Goa and OLAVIO MARIANO FERNANDES, LYOD LEO FERNANDES, LEANDER ELSTAN FERNANDES, DELRIO XAVIER FERNANDES, LIONEL FERNANDES, AUGUSTO ALIRIO FERNANDES, ZELIA MARIA EULOGIA EGIRIA FERNANDES, MARIA SILVIA ALBERTINA AGUIAR, CIRILO AUGIAR, MINGUEL DOMINGOS SAVIO FERNANDES, MARIA SYBIL FERNANDES, STEPHANIA ETELVINA D'COSTA AND ELLIOTT FERNANDES here also hereunto set their hands this 01<sup>st</sup> day of February, 2024.

  
**MAKBUL AHMED S. KALSUR**  
 (P.O.A. Holder for M/S. MSK Builders)

  
**KEDAR NAIK**  
 (Additional Collector-I)

Signature and Designation of Witnesses


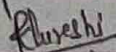
- Norie M. Saunant
- Porven Khureshi - Khureshi



Complete address of Witnesses

- Talapuada, Umbayia Goa
- Ramnaga Betim Bader Goa.

We declare that Shri. Makbul Ahmed S. Kalsur has signed this Sanad is, to our personal knowledge, is the person who represents himself to be, and that he have affixed his signature hereto in our presence.

- 
- 

To,

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




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

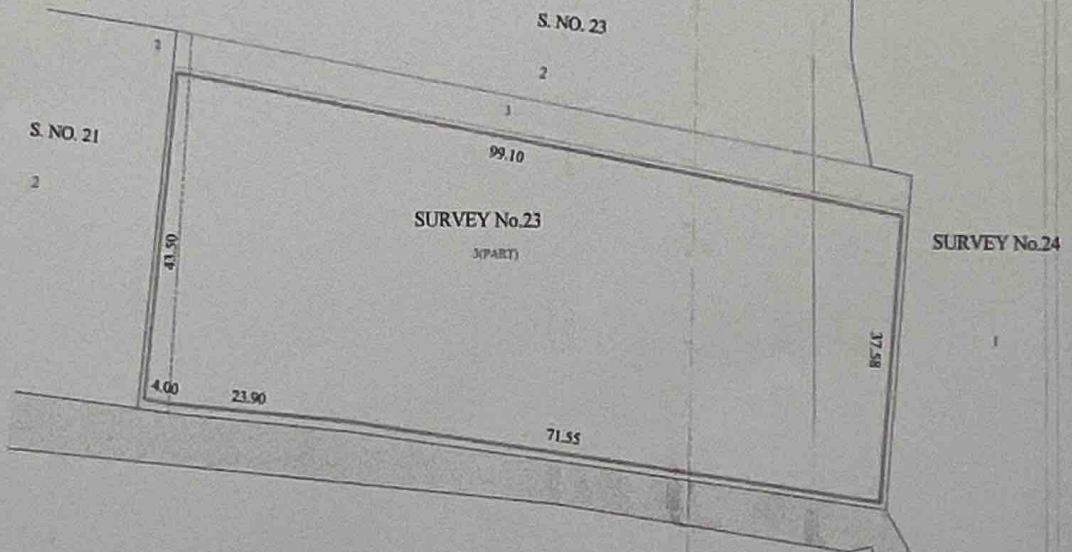
PLAN

OF THE LAND BEARING SURVEY No. 23/3(PART), SITUATED AT MURDA VILLAGE OF TISWADI TALUKA, APPLIED BY OLAVIO MARIANO FERNANDES AND 10 OTHERS REPRESENTED THROUGH POWER OF ATTORNEY HOLDER M/S MSK BUILDERS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO CAD/TIS/11-22-68 DATED 14/06/2023 FROM ADDITIONAL COLLECTOR-I COLLECTORATE- NORTH GOA.

SCALE : 1: 500

 PROPOSED AREA FOR CONVERSION = 3997 Sq. Mts.

*24/03*  
(MASHESI K. MASHELKAR)  
INSPECTOR OF SURVEY AND LAND RECORDS  
Tiswadi - Goa



*Gautam G. Vaingankar*  
GAUTAM G. VAINGANKAR (F.S.)  
PREPARED BY

SURVEYED ON: 30-06-2023

*Yogesh Mashelkar*  
YOGESH MASHELKAR (I.L.S.)  
VERIFIED BY

File No.: 4/ISLR/TIS/CNV/28/2023