

No.RB/CNV/TIS/COLL/26/2019

213

Date: 25/06/2020

Read: Application dated 28/11/2019 from Mrs. Carolina Po, POA Holder for Ashley Xavier Po, Mr. Alistor Nicholas Po and Mrs. Fredella Alisha Po. R/o. H.No.232, Mitra Bazar, Caranzalem, 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) **Mrs. Carolina Po, POA Holder for Ashley Xavier Po, Mr. Alistor Nicholas Po and Mrs. Fredella Alisha Po** being the occupants of the plot registered under **P.T.Sheet No.164 Chalta No.24 & 25** Situated at **Panaji City of 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 plot of land ( hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **P.T.Sheet No.164 Chalta No.24 & 25 admeasuring 638.00 Square Metres** be the same a little more or less for the purpose of **Commercial 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 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 thereunder 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** without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses liable 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 applicants 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 applicants 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 applicants.

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.

Contd....2/-

- 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 Superfi<br>cial Area | Forming<br>(part of<br>Survey No.<br>or Hissa<br>No. | BOUNDARIES                                    |                                          |      |                                           | Remarks |
|---------------------------------------------------------|--------------------|----------------------------|------------------------------------------------------|-----------------------------------------------|------------------------------------------|------|-------------------------------------------|---------|
| North<br>to<br>South                                    | East<br>to<br>West |                            |                                                      |                                               |                                          |      |                                           |         |
| 1                                                       | 2                  | 3                          | 4                                                    | 5                                             |                                          |      |                                           | 6       |
|                                                         |                    |                            |                                                      | North                                         | South                                    | East | West                                      |         |
| 19.30<br>mts                                            | 38.00<br>mts       | 638.00<br>Sq.mts           | Chalta<br>No.24 & 25<br>of PT Sheet<br>No.164        | Chalta<br>No.14-B<br>of PT<br>Sheet<br>No.164 | Chalta<br>No.26 of PT<br>Sheet<br>No.164 | Road | Chalta<br>No.77 of P<br>T Sheet<br>No.164 | NIL     |
| Village : <b>PANAJI CITY</b><br>Taluka : <b>TISWADI</b> |                    |                            |                                                      |                                               |                                          |      |                                           |         |

**Remarks:-**

- The applicant has paid conversion fees of **Rs.7,65,600/- (Rupees Seven Lakhs Sixty Five Thousand Six Hundred Only)** plus fine **Rs.12,000/-(Rupees Twelve Thousand Only)** Total Conversion fees paid by the applicant is **Rs.7,77,600/- (Rupees Seven Lakhs Seventy Seven Thousand Six Hundred Only)** vide challan No.202000499554 dated 08/06/2020.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/9688/PNJ/TCP/2020/98 dated 14/06/2020.
- The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS-687/DCFN/TECH/2019-20/1061 dated 28/01/2020.
- The development/construction in the plot shall be governed as per laws/rules in force.
- 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 her hand and the seal of this Office on behalf of the Governor of Goa and **Mrs. Carolina Po, POA Holder for Ashley Xavier Po, Mr. Alistor Nicholas Po and Mrs. Fredella Alisha Po** here also hereunto set her/his hands on this 25<sup>th</sup> day of **June, 2020**.

*Carolina Po*

( Mrs. Carolina Po )

POA holder for

**Ashley Xavier Po, Mr. Alistor Nicholas Po  
and Mrs. Fredella Alisha Po**

*R. H.*

( R. Menaka, IAS )

COLLECTOR NORTH

Signature and Designation of Witnesses

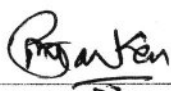
1. MR. MILIND R. K. Jankar *Jankar*

2. MR. ANANT M. KUBAL *Kubal*

Complete address of Witness

- MR. HILIND R.K. Tunkar  
1. B-1, S-2, Purva Appartment, Martin Road  
Caranzalem - GOA  
2. MR. ANANT M. KUBAL  
HNO-689, Devlay Candola Morcelha

We declare Mrs. Carolina Po, POA Holder for Ashley Xavier Po, Mr. Alistor Nicholas Po and Mrs. Fredella Alisha Po 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 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

### Inspector of Survey and Land Records - Panaji

#### PLAN

OF THE LAND BEARING CHALTA No.24 & 25 OF P.T. SHEET No.164 SITUATED AT PANAJI CITY OF TISWADI TALUKA APPLIED BY Mrs. CAROLINA PO & 3 OTHERS FOR CONVERSION OF LAND FROM AGRICULTURE TO NON-AGRICULTURE PURPOSE VIDE CASE NO. RB/CNV/TIS/COLL/26/20. DATED 20-02-2020, FROM THE OFFICE THE THE DEPUTY COLLECTOR (REVENUE).

SCALE : 1:500

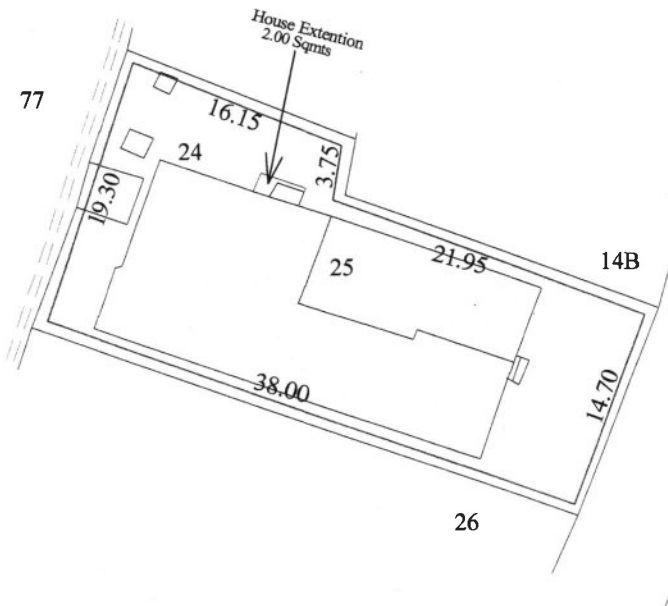


PROPOSED AREA FOR CONVERSION 638.00



MAYA K. AMONKAR

Inspector of Surveys & Land Records  
City Survey, Panaji



PREPARED BY:-

PARESH P. VENGURLEKAR (F.S.)

VERIFIED BY:-

NARCIVA NAGVENKAR (H.S.)

SURVEYED ON : 11/03/2020

File No.: ISLR/CTS/PNJ/CNV/03/2020