

Dated :- 07/10/2019

- Read: 1) Application dated nil from Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth, r/o. SM/101, Nova Cidade Complex, Porvorim, Bardez Goa.
2) Report No. MAM/TIS/C.I/CNV/522/2006/1041 dated 17/11/2006 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No. TIS/4177/06/964 dated 20/11/2006 and Report No. TIS/4177/GVL/TCP/08/449 dated 01/04/2008 from Dy. Town Planner, Town & Country Planning Department, Tiswadi, Panaji Goa.
4) Letter No. 8-157-DSLR-06/118094 dated 21/12/2006 from D.S.L.R., Panaji, 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) Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth being the occupants of the plot registered under Survey No. 144/10 (Part) Situated at Goa Velha Village, 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 Survey No. 144/10 (Part) admeasuring 3380.00 square metres be the same a little more or less for the purpose of Residential 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 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 Residential use, without the previous sanction of the Collector.

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

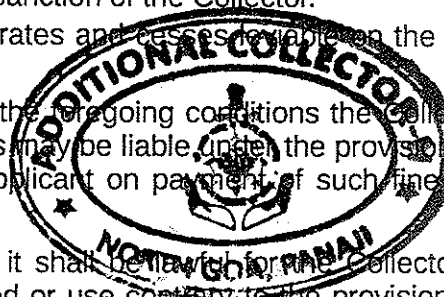
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

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.

Contd...2/-



(Handwritten signature)

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	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
	75.50 Mts.	36 Mts.	3380 sq. mts.	Survey No. 144/10 (PART)	S. No. 144/10 (Part)	S. No. 144/12 & S. No. 144/8	S. No. 144/11, 13 & 9	S. No. 144/2 S. No. 144/7	NIL
	Village: Goa Velha								
	Taluka: Tiswadi								

Remarks:-

1. The applicant has paid conversion fees of Rs. 5,61,080/- (Rupees Five Lakhs Sixty One Thousand Eighty Only) vide Challan No. 44/19-20 dated 24/09/2019.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide their Report No. TIS/4177/06/964 dated 20/11/2006 and Report No. Tis/4177/GVL/TCP/08/449 dated 01/04/2008.
4. The Conversion has been recommended by the Mamlatdar of Tiswadi vide their report No. MAM/TIS/C.I/CNV/522/2006/1041 dated 17/11/2006 and report No. Tis/4177/GVL/TCP/08/449 dated 01/04/2008.
5. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
6. 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.
7. Traditional access passing through the property if any shall be maintained.
8. Necessary setbacks in force shall be maintained from the existing National Highway.

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 **Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth** also hereunto set his hands this 07th day of October, 2019.

(Signature of Rajesh S. Sheth)

(Rajesh S. Sheth)
POA for Nazareth Joseph D`Silva & Others
Applicant

(Signature of Dasharath M. Redkar)

(Dasharath M. Redkar)
Additional Collector-II



Signature and Designation of Witnesses

1. Joseph C. G. Azavedo
2. Joseph D. Souza

(Signatures of witnesses)

Complete address of Witnesses

1. St. Agostinho, Marrod, Santa-Cruz, Goa
2. Atto Belom Goa

We declare that **Nazareth Joseph D`Silva & Others Through POA Holder Rajesh S. Sheth** has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. _____
2. _____

(Signature of witness)

To,

1. The Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka.
3. The Inspector of Survey and Land Records, Tiswadi


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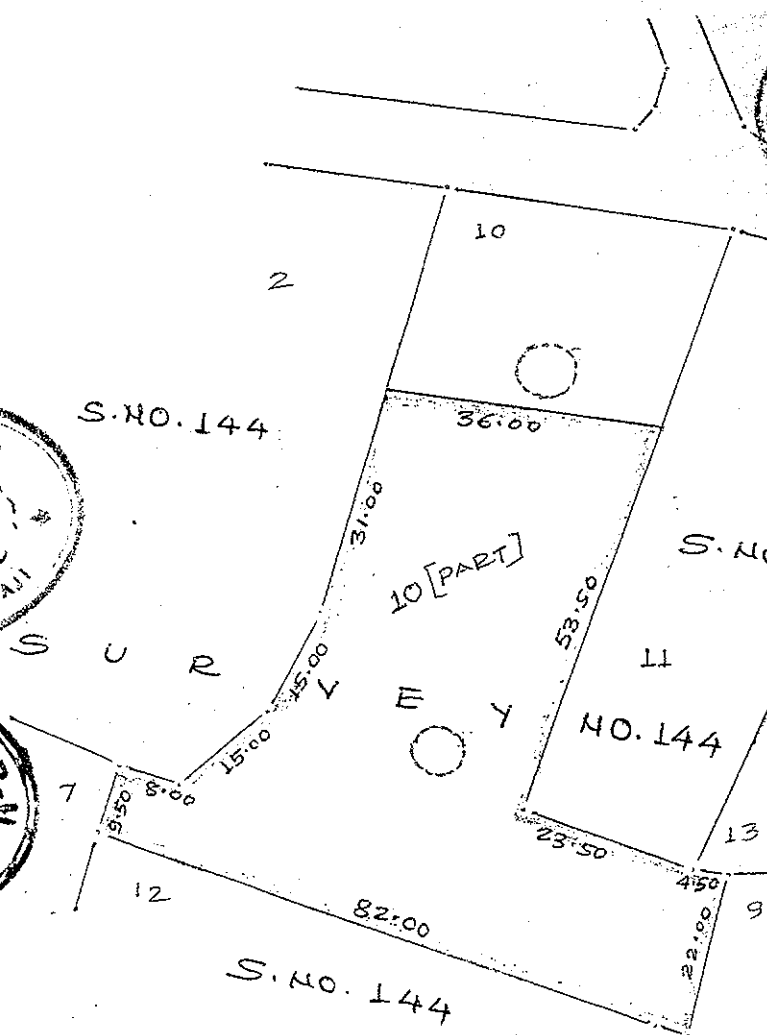
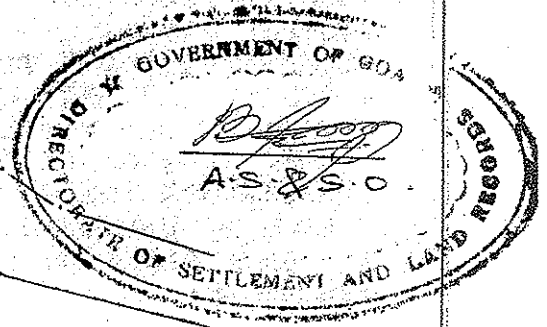
GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT AND LAND RECORDS
PANAJI - GOA

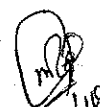
PLAN


OF THE LAND BEARING SURVEY NO. 144. SUB-DIV. NO. 10 (PART) SITUATED AT GOA-VELHA VILLAGE OF TISWADI TALUKA APPLIED BY NAZARETH JOSEPH D'SILVA AND OTHERS FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON-AGRICULTURE PURPOSE VIDE ORDER OF CASE NO. RB/CNY/TIS/83/2006 DTD. 1-12-2006 FROM ADDITIONAL COLLECTOR PANAJI-GOA

SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED 10 [PART] 3380 M²




21/12/19
Additional Collector D
North Goa District,
Panaji.


20/1/06
VERIFIED BY:-

13/12/06
PREPARED BY:-
BALBHAR...

Dated :- 20/07/2020

- Read: 1) Application dated 24/10/2019 from Shri Nazareth Joseph D`Silva & Others, Through POA Rajesh S. Sheth, r/o. SM/101, Nova Cidade Complex, Porvorim, Bardez Goa.
2) Report No. MAM/TIS/CI-II/Online-CNV/291/2020/259 dated 17/01/2020 from Mamlatdar of Tiswadi, Panaji Goa.
3) Report No. TIS/4295/GVL/TCP/2020/112 dated 15/01/2020 from Dy. Town Planner, Town & Country Planning Department, Tiswadi Panaji Goa.
4) Report No. 5/CNV/TIS-655/DCFN/TECH/2019-20/247 dated 20/02/2020 from O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
5) Letter No. 4/ISLR/TIS/CNV/35/2020-142 dated 04/06/2020 from I.S.L.R., Panaji 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) **Shri Nazareth Joseph D`Silva & Others, Through POA Rajesh S. Sheth** being the occupants of the plot registered under **Survey No. 144/10(Part)** Situated at **Goa Velha 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 **Survey No. 144/10(Part) admeasuring 658.00 square metres** be the same a little more or less for the purpose of **Residential 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 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 **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 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.

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

Sr. No.	Length and Breadth		Total Superficial	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
	18.00 Mts.	37.50 Mts.	658 sq. mts.	SURVEY NO. 144/10 (PART)	S. NO. 144/10 (PART)	S. NO. 144/10 (PART)	S. NO. 144/11	S. NO. 144/2	NIL
Village: GOA VELHA Taluka: Tiswadi									

Remarks:-

1. The applicant has paid conversion fees of Rs. 67,116/- (Rupees Sixty Seven Thousand One Hundred Sixteen Only) vide e-Challan No. 202000587620 dated 09/07/2020.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Tiswadi, Panaji vide his report No. TIS/4295/GVL/TCP/2020/112 dated 15/01/2020.
4. The Conversion has been recommended by the Asst. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/TIS-655/DCFN/TECH/2019-20/247 dated 20/02/2020.
5. The Conversion has been recommended by the Mamlatdar of Tiswadi vide his report No. MAM/TIS/CI-I/Online-CNV/291/2020/259 dated 17/01/2020.
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.
9. No development within the 100 mts. from River is allowed, any development will be with the prior approval of the Goa Coastal Zone Management Authority only.

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 **Shri Nazareth Joseph D'Silva & Others**. Through **POA Rajesh S. Sheth** also hereunto set his hands on this 20th day of July, 2020.

(**Shri Rajesh S. Sheth**)
 POA for **Shri Nazareth Joseph D'Silva & Others**
 Applicant

(**Gopal A. Parsekar**)
 Additional Collector-II

Signature and Designation of Witnesses

1. Sunil Pednekar *SP*
2. Joseph Azavedo *JAZ*

Complete address of Witnesses

1. H.No. 115, BMC, Richolim - Goa
2. H.No :- 835, St. Agostinho, Santa Cruz, Tiswadi, Goa.

We declare that **Shri Nazareth Joseph D'Silva & Others**, Through **POA Rajesh S. Sheth** has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that she has affixed his signature hereto in our presence.

1. *SP*
2. *JAZ*

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



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

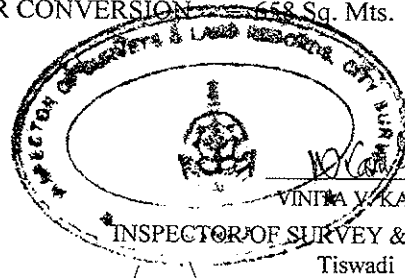
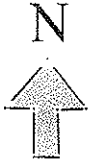
PLAN

OF THE LAND BEARING SURVEY No. 144/10 (PART), SITUATED AT GOA-VELHA VILLAGE
OF TISWADI TALUKA, APPLIED BY NAZARETH JOSEPH D'SILVA & OTHERS, THROUGH
POA HOLDER RAJESH S. SHETH FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL
TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.RB/CNV/TIS/AC-II/35/201 DATED 19-03-2020
ADDITIONAL COLLECTOR II PANAJI-GOA .

SCALE : 1:1000

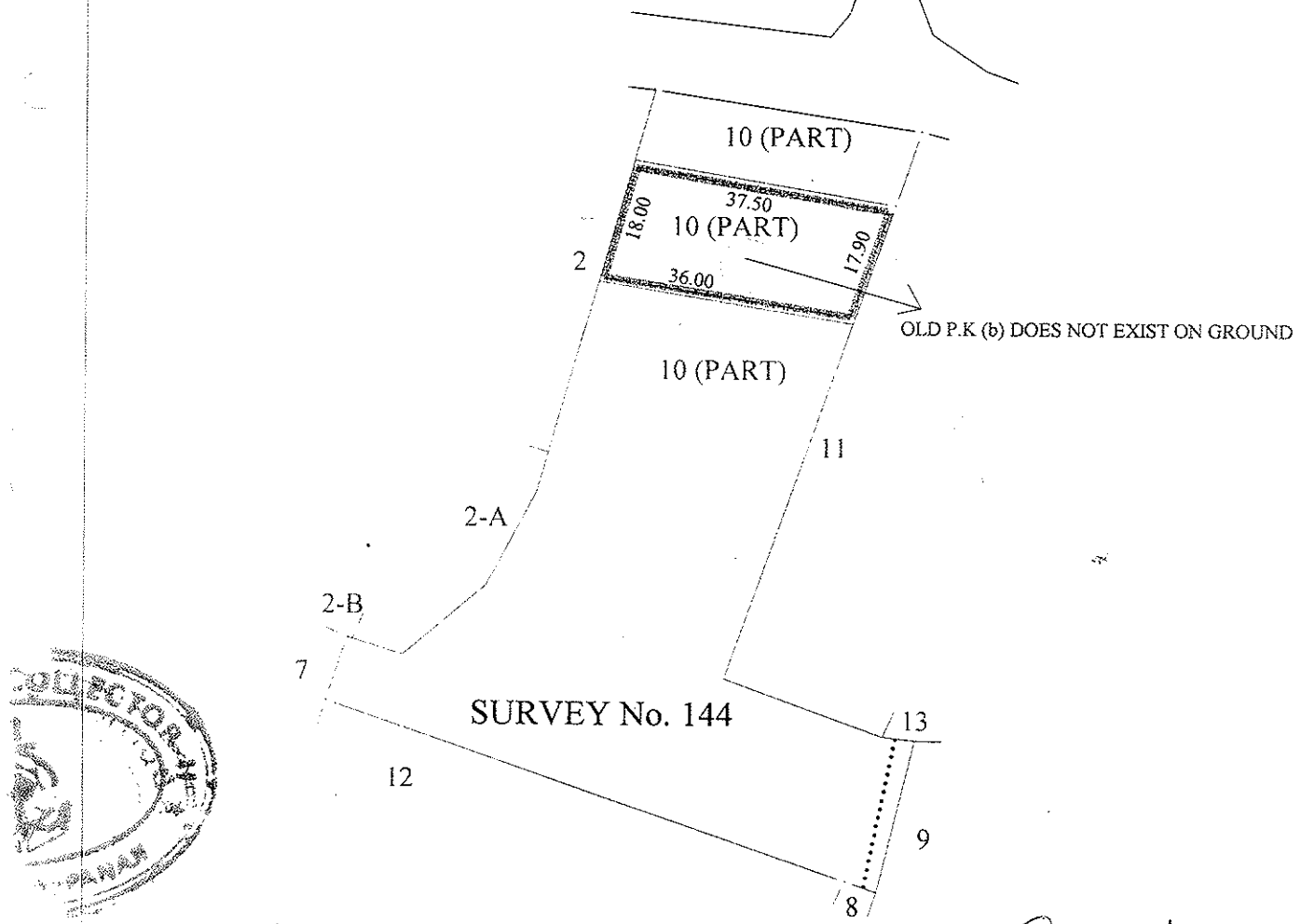


PROPOSED AREA FOR CONVERSION 658 Sq. Mts.



VINITA V. KAMBLI

INSPECTOR OF SURVEY & LAND RECORDS
Tiswadi



M
FEROZ SAHYED (F.S.)
PREPARED BY

Narciva Nagvenkar
NARCIVA NAGVENKAR (H.S.)
VERIFIED BY