



Administration Office Of Comunidades	
North Zone, Mapusa-Goa	
Entry No. 943	Hours.....
Date: 27/02/25	40
Book No. 86	at Page No.

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OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT
Civil Administration Branch, Collectorate Bld., Panaji-Goa-

403001

No.53/3/2025/CAB/MISC/NZ/ 194

Dated 26/02/ 2025

Sub: Demand for cancellation of the approval granted for the grant of land of Comunidade of Tivim admeasuring 2, 00,000.00 sq mts of the property bearing survey No. 88/1 (part) "Plot B" of Tivim village, Bardez Taluka, under Article 334-A of the Code of Comunidades, 1961 for the grant of the plot without auction to MAEER obtained by fraud by Members of the Managing Committee of Tivim Comunidade & for reason of non-compliance with mandate of proviso to Article 334-A of Code of Comunidades, 1961 disentiing Government to accord such approval.

MEMORANDUM

The letter No.17/4/TIVIM/2024-RD-1/1598, dated 06/02/2025 of Under Secretary (Revenue-I), Revenue Department, Government of Goa, Secretariat, at Porvorim, Goa and complaint petition dated 16/12/2024 of Mr Douglas Lawrence Sequeira, Gauncer of Comunidade of Tivim, R/o 1465, VoiloVaddo, Tivim, Goa and 7 others on the above mentioned subject are annexed hereto. The Administrator of Comunidades, North Zone, Mapusa, Goa is directed to conduct inquiry in the matter and submit detail report within 5 days for submission to the Government.

PRAVINDigitally signed
by PRAVIN HIRE**HIRE****PARAB**Additional Collector-II,
Date: 2025.02.27
11:21:05 AM
North Goa

To

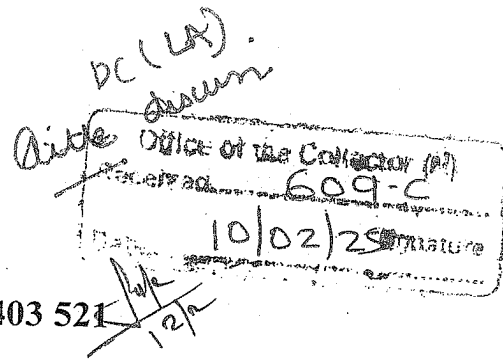
✓ The Administrator of Comunidade, North Zone, Mapusa, Goa
Copy to: The Under Secretary (Revenue-I), Revenue Department,
Secretariat, Porvorim, Goa.

1. Shri Douglas Lawrence Sequeira, Gauncer of Comunidade of Tivim,
Residing at 1465, VoiloVaddo, Tivim, Goa.



CAB

Revenue Department,
Government of Goa,
Secretariat, Porvorim-Goa. 403 521



NO. 17/4/TIVIM/2024-RD-I/1598
MOST IMMEDIATE

Dated: 05/02/2025

06

To
The DCA/Collector (North),
North Goa District,
Panaji -Goa.

Sub: Demand for cancellation of the approval granted for the grant of land of Comunidade of Tivim admeasuring 2, 00,000.00 sq mts of the property bearing survey No. 88/1 (part) "Plot B" of Tivim village, Bardez Taluka, under Article 334-A of the Code of Comunidades, 1961 for the grant of the plot without auction to MAEER obtained by fraud by Members of the Managing Committee of Tivim Comunidade & for reason of non-compliance with mandate of proviso to Article 334-A of the Code of Comunidades, 1961 disentitling Government to accord such approval.

Madam,

I am directed to forward herewith a copy of letter dated 16/12/2024 along with enclosures received from Shri Douglas Lawrence Sequeira, Gauncar of Comunidade of Tivim, Residing at 1465,VoiloVaddo, Tivim, Goa and 7 others addressed to the Chief Secretary, Government of Goa and Secretary (Revenue),Government of Goa, on the above cited subject and request you to enquire and submit a detailed report within a period of 10 days.

Yours faithfully,

(Vrushika P. Kauthankar)
Under Secretary (Rev - I)

Encl: As above

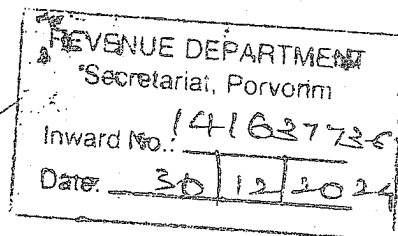
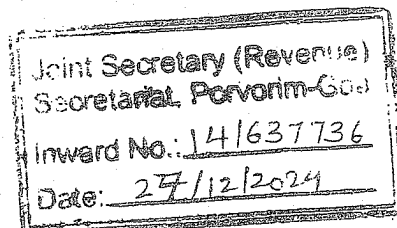
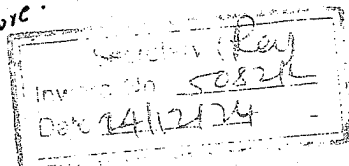
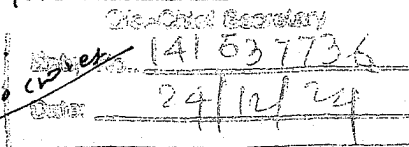
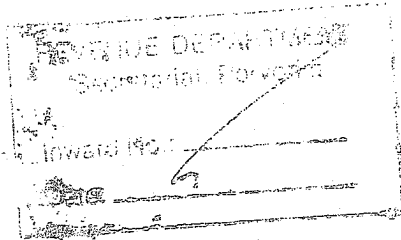
Copy to:

1. The Administrator of Comunidade (North Zone) Bardez-Goa.
2. Douglas Lawrence Sequeira, R/o 1465,VoiloVaddo,Tivim, North, Goa-403 502.

3. **Godfrey Victor D'Lima**, R/o House No. 1064, Tivim, Bardez- Goa. 403 502.
4. **José Antonio De Mello**, R/o Daulat Vaddo, Cansa Tivim, Bardez- Goa 403 502.
5. **Lawrence Francisco Ferrao**, R/o Dulat Waddo, Cansa, Bardez, Goa- 403502.
6. **Antonio José André Fonseca**, R/o H.no 1361, Chinachant, Tivim, Bardez, Goa .
7. **Adrian Cyril D'Souza**, R/o H. No 359/1 St Anns Colony, St Anns High School, Tivim, Bardez Goa.
8. **Assumption Anthony D'Souza (Assumcao Antonio D'Souza)**, R/o H. No 359/2 St Annes Colony, Tivim, Bardez -Goa.
9. **Matias Lobo**, R/o H. No 160, Lobo waddo, Querem, Tivim, Bardez -Goa.
10. Guard File.
11. O/c.

From:

1. **Douglas Lawrence Sequeira**
Son of Lawrence Sequeira
Gauncar of Comunidade of Tivim
ID No: 43 (3-D-001)
Residing at 1465, Voilo Vaddo,
Tivim, North Goa
Goa- 403 502
2. **Godfrey Victor D'Lima**
Son of Eleterio F. D'Lima
Gauncar of Comunidade of Tivim
ID No: 22 (4-G-004)
Residing at House No. 1064,
Tivim, Bardez- Goa. 403 502.
3. **José Antonio De Mello**
Son of Minguel Caridade De Mello
Gauncar of Comunidade of Tivim
ID No:600 (4-J-056)
Residing at Daulat Vaddo,
Cansa Tivim, Tivim,
Bardez Goa 403 502
4. **Lawrence Francisco Ferrao**
Son of Maurice V Ferrao
Gauncar of Comunidade of Tivim
ID No:479 (4-L-019)
Residing at Dulat Waddo,
Cansa, Bardez, Goa,
Tivim, Goa – 403502
5. **Antonio José André Fonseca**
Son of Pedro Nolasco Fonseca
Gauncar of Comunidade of Tivim
ID No: 3-A-010
Residing at H.no 1361, Chinachant,
Tivim, Bardez, Goa – 403 502
6. **Adrian Cyril D'Souza,**
Son of Cyrilo Jose Isidoro D'Souza



178/c

Gauncar of Comunidade of Tivim
ID No: 45 (4-A-032)
Residing at H. No 359/1 St Anns Colony,
St Anns High School, Tivim,
Bardez Goa – 403 502.

7. **Assumption Anthony D'Souza (Assumcao Antonio D'Souza)**
Son of Dominic D'Souza (Domingos G. D'Souza)
Gauncar of Comunidade of Tivim
ID No: 842 (4-A-057)
Residing at H. No 359/2 St Annes Colony,
Tivim, Bardez,
Goa 403 502

8. **Matias Lobo**
Son of George Lobo
Gauncar of Comunidade of Tivim
ID No: 824 (4-M-046)
Residing at H. No 160, Lobo waddo,
Querem, Tivim,
Bardez Goa -403 502

Date: - 16-12-2024

To,

1. ✓ The Chief Secretary,
Government of Goa
Secretariat,
Porvorim, Bardez Goa. 403 521.

2. Secretary (Revenue)
Government of Goa
Secretariat,
Porvorim, Bardez Goa. 403 521

SUB: Demand for cancellation of the approval granted for the grant
of land of Comunidade of Tivim admeasuring 2,00,000.00

R. Laguerre
For
James
John
Deen

174/C

are liable for offence of cheating and using a forged document as true, knowing it to be false/forged. However, it is clear that the handwritten Minutes have been tampered with and are forged.

10. The facts and relevant aspects of the events which constitute the criminal acts and fraud of the members of the Managing Committee with the Escrivão of the Comunidade of Tivim are as below:

I. **TYPED COPY OF THE RESOLUTION: THE ORIGINAL UNTAMPERED RESOLUTION OF THE EXTRAORDINARY GENERAL BODY MEETING OF THE COMUNIDADE OF TIVIM DATED 25.02.2024 SENT TO MAEER, MAKES NO MENTION OF DECISION AS TO RATE OF LAND & ALSO NO RESOLUTION TAKEN ON Rs 5 CRORES DEPOSIT:**

11. In a strange twist, and perhaps for the first time in the history of any Comunidade, a copy of this General Body Resolution and a Managing Committee Resolution both dated 25.02.2024 were forwarded to an Applicant and in this case, to MAEER, by letter dated 03rd March 2024, which documents were submitted by MAEER to GOA- IPB from whom the Complainants have obtained copies under RTI Act, 2005 and this copy sent by the Escrivão, being first document in point of time, has to be taken as true and cannot be resiled from at this stage. Also, it is important to note that the page numbering of the file of Goa-IPB of the typed copy of the minutes of the Extraordinary General Body meeting dated 25.02.2024 starts at pg. 197 and ends at pg. 202 and does not contain any page in between. Copy of the letter dated 03 March 2024 addressed by the Escrivão to MAEER along with the typed copy of the Minutes of the General Body & Managing Committee of the Comunidade of Tivim obtained under RTI Act 2005, are enclosed hereto and marked "Annexure C colly."

R. Seguerie
mdr
for
[Signature]
[Signature]
[Signature]

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12. Perusal of the typed copy of the minutes of the Extra Ordinary General Body meeting at Agenda No. 4 dated 25.02.2024 which is reproduced hereinbelow which reads as under:

4. Further processing under Article 334-A of the Code of Comunidades of File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim village for educational purposes: To deliberate further on processing the file bearing no. File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune interms of the proviso to Article 334-A of the Code of Comunidade as amended on 16/04/2001, pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim Village for setting up of an Educational Institution engaged in the field of Education duly recognized by the Government.

The President placed before the General Body of the Comunidade of Tivim that MAEER's MIT Group of Institutions, Pune, had applied for grant of an area of 2,00,000 sq. mts. For setting up of an Educational Institution duly recognized by the Government in plot no. 'B' forming part of Survey No. 88/1 in Tivim Bardez-Goa. And further, appraised the General Body that presently, it is a vacant land and yields no returns to the Comunidade and that frequent squatters and encroachers on the Comunidade Land only leads to conflicts and erosion of the resources of the Comunidade in fighting litigations, which is contrary to the very purpose for which the Comunidade were constituted and regulated by rules and regulations by Regimento of 1735 and further, by Regulamento des Comunidades 1882, which therefore came to be modified in 1905, 1933 and finally, 1961.

The President invited the attention of the Members of the General Body that during the Ordinary General Body Meeting held on 10/12/2017, the components of the Comunidade of Tivim had unanimously resolved while discussing the Item at Agenda No. 3 in the said meeting and vide the said

A. Sequeira
For
[Signature]
[Signature]
[Signature]

142/C

resolution, the Managing Committee was empowered to take steps to ensure that the properties of the Comunidade and more specifically, property bearing Survey No. 88/1 in Village Tivim, Bardez Taluka which is a barren, fallow and wasteland to be used for the purpose of mobilizing Revenue for the Comunidade so that the Gauncars/Jonoeiros/zonnkars and components of the Comunidade are paid sufficient jonos and the financial position of the Comunidade is further strengthened in the very objective of constituting the Comunidade for the greater good of its components is achieved.

The President further invited the attention of the General Body Meeting held on 26/08/2018 vide Agenda No. 4, the General Body, after deliberating on Agenda No. 4, besides accepting the factual position that the property bearing survey no. 88/1 of the Village of Tivim Bardez-Goa was not conducive for any agricultural activities also confirm that for the benefit of the Comunidade, a portion of the said property should be leased to the trust for the purpose of setting up a Multi-Purpose Educational Institute on payment of annual foro. The President, after having placed before the General Body, the above, invited the members of the General Body to express their views and deliberate upon the said file by MAEER's MIT Group of Institutions, Pune, without being influenced by any personal prejudice or any personal agenda keeping in mind the best interest of the Comunidade and the returns in the Comunidade land for the benefit of the components.

The members of the General body accordingly deliberated upon the Application filed by the said Educational Institution and discussed the merits and demerits of grant of an area of 2,00,000 sq. mts., bounded on or towards the North: By Survey Nos. 82/0, 83/35, 84/0 and 85/12 of Village Tivim belonging to Comunidade of Tivim; on or towards the South: By part of the same Survey No. 88/1; On or towards the East: By 10 mtrs. Village Roads and On or towards the West Nos. 73/1, 89/2, 89/4, 91/1, 91/9, 91/10, 91/12

[Handwritten signatures and initials]

121/C

and 91/14 of Village Tivim belonging to Comunidade of Tivim with identification in a Map/Plan prepared by the Comunidade for the purpose of setting up a Multi-Purpose Educational Institution on Comunidade land which is in the nature of an in-built Scheme in the Goa Private universities (Amendment) Act, 2023.

Some of the Components of the Comunidade questioned the President as to whether credentials of the said Educational Institution was checked and verified by the Managing Committee, to which the president informed the General Body that Maharashtra Academy of Engineering and Educational Research, MIT Group of Institutions, Pune possessed vast experience, spanning over four decades in the fields of education and have a Pan India Presence of four universities and 68 Educational Institutions catering to over 65,000 students and that it is on account of the said fact that on the receipt of their application prior to placing before the General Body, the Managing Committee in terms of the Resolutions dated 10/12/2017 and 31/10/2021 passed by the General Body, had forwarded the Application to the Administrator of Comunidade North Zone with Statutory Provisions made in the Official Gazette, Series III, No. 37 dated 14th December 2023 and Official Gazette, Series III, No. 38 dated 21st December 2023, in terms of the procedure prescribed in the Code of Comunidade 1961.

Some of the members of the General Body were of the view that as the land in question belongs exclusively to the Comunidade, the question of the Government granting on lease the said area of 2,00,000 sq. mts forming part of survey no. 88/1 would not arise as the Government is not the owner of the said property.

The President however, assured the members that the Comunidade and the Government would be the Joint Lessors of the said Land and that the Land in question would be granted on Lease upon payment of deposit of Rs. 5 Crore

A. Sequia
M. G. S.
H. S.
J. S.
J. S.

146/c

and regular payment of annual lease rent (foro) only to the Comunidade of Tivim and subject to the other commitments made in favour of the Comunidade by the Lessee.

After being assured by the President of all the safeguards that the managing Committee has taken prior to forwarding the File to the Administrator of Comunidade, the General Body passed the following Resolution.

UNANIMOUSLY RESOLVED that an area of 2,00,000 sq. mts. forming part of the property surveyed under Survey No. 88/1 of the village of Tivim, Bardez, Goa be leased to Maharashtra Academy of Engineering and Educational Research, MIT Group of Institution, Pune in perpetuity for the purpose of setting up a multipurpose educational institution and sports facility, pursuant to seeking No-Objection from the Government and the Scheme being recognised by the Government.

FURTHER RESOLVED to permit road access from the west side of the Plot 'B' of survey no 88/1 in terms of the Code of Comunidades and subject to securing the required Government approval/s.

FURTHER RESOLVED that all expenses and cost incurred towards processing the file and all other incidental expenses shall be borne by the Institution.

13. It can be seen that:

- a) The First Resolution in this Agenda No. 4 resolves unanimously resolves to grant an area of 2,00,000 sq. mts. forming part of the property surveyed under Survey No. 88/1 'Plot B', of the village of Tivim, Bardez, Goa be leased to Maharashtra Academy of Engineering and Educational Research, MIT Group of Institution, Pune in perpetuity for the purpose of setting up a multipurpose educational institution and sports facility, pursuant to seeking No-Objection from the Government and the Scheme being recognised by the Government;

A. S. Guleria
M. B. Guleria
Govt
James
Guleria
Govt

129/c

b). The Second Resolution is to permit road access from the west side of the Plot 'B' of survey no 88/1 in terms of the Code of Comunidades and subject to securing the required Government approval/s;

c) The Third Resolution is that all expenses and cost incurred towards processing the file and all other incidental expenses shall be borne by the Institution.

(14) Therefore, it can be seen that the Resolution approved the grant of land as measuring 2,00,000.00 sq mts of land bearing as. No. 88/1 of Tivim village in perpetuity on lease basis subject to a Scheme approved by the Government and 'no rate of land has been fixed whether in discussion or the resolution. There is also no Resolution taken on the Rs. 5 crores deposit.'

Managing Committee meeting:

15. As soon as the General Body meeting was over, the Managing Committee claimed to have met at 3:30 PM on the same day viz. 25.02.2024 and recorded its No Objection to grant of "the said plot to the said applicant as per the provisions of the Code of Comunidade in force.

16. The Managing Committee decision taken on 25/02/2024, does not make any reference to the Rs. 5 crore deposit nor any amount as the annual ground rent.

C. THE FACTS RELATING TO CHEATING & OF THE FORGERY:

(i) *Handwritten Minutes submitted by the Managing Committee members (elected body & the Escrivão):*

17. However, strangely the Managing Committee of the Comunidade of Tivim along with the Escrivão did not submit these typed minutes as submitted to MAEER, to the Administrator for submission to the Government for obtaining approval for the grant of the land as required under Article 31 of the Code of Comunidades, *but instead,*

R. de Aguiar
mao - for
[Signature]
[Signature]
[Signature]

168/C

submitted a 'handwritten minutes'. Copy of the handwritten Minutes of the Extraordinary General Body meeting and Managing Committee both dated 25.02.2024, submitted to the Government are annexed hereto & marked "Annexure D colly"

(ii) Illegible handwriting in handwritten minutes except for certain text clearly inserted fraudulently, which insertion is detrimental to the Comunidade & its Gauncares & favorable to MAEER:

18. These handwritten Minutes are so illegible that even a highly qualified handwriting expert may perhaps be unable to decipher the written text. *These handwritten Minutes, despite being illegible, are clearly different from the typed copy of the Minutes as will be set out hereinbelow.*

(iii) Rate of land – never discussed in the Extraordinary General body meeting & fraudulently inserted in the handwritten minutes – forgery committed

19. Applicant No. 6 who was present at the Extraordinary General Body meeting on 25.02.2024 states that the rate of land was never discussed as it was given to understand by the President that the rate fixed by the Government would be the rate applicable which would be paid by the MAEER & the typed Resolution submitted by the Escrivão to MAEER is the correct one, recording exactly what transpired at the Extraordinary General Body Meeting of the Comunidade of Tivim, held on 25.02.2024.

20. But what is worse is that A PERSON WITH DIFFERENT HANDWRITING & DEFINITELY A PERSON OTHER THAN THE ONE WHO WROTE THE ILLEGIBLE RESOLUTION, HAS, WITH CLEAR LEGIBLE HANDWRITING INSERTED THE FOLLOWING WORDS viz.

"Further resolved that the property be leased for payment of rentals at 12.50/sq. mts. per annum i.e., Rs. 25 00 000/- per annum + taxes and other charges (as and

D. Segura
Mateo Jr
James
Josh
[Signature]

164/c

when applicable) and the payment of deposit of Rs. 5 crores in favour of the Comunidade in addition to the lease rentals referred herein.

Further resolved that the aforesaid lease rental amount of ₹2500000/- 25 Lakhs shall be paid as yearly rental during the subsistence of the lease deed on or before the 31st of January of every calendar year. There shall be increase of 5% in the rent after every 5 years.

Further resolved that all costs and expenses towards setting up of the multipurpose educational and technical institution and sports infrastructure would be borne by the Trust."

21. For convenience, apart from annexing the entire handwritten Minutes obtained from the Revenue Department under RTI Act, 2005, the copies of the relevant pages containing the insertion as below:

A. Segura
M. J. G.
J. J. G.
A. J. G.
D. J. G.

[illegible]

W. Segui
Melo Jr
Flora
Gulch
A

[illegible]

A. Leguina
 mto Dec 1900
 J. M. Smith
 J. M. Smith
 J. M. Smith

163/C

conditions noted of the Special Committee are as set out in para (13) above which are taken from the legible handwritten minutes.

E. RATE OF RS. 12.50 PER SQ MTR IS RIDICULOUSLY LOW & THIS LOW RATE HAS BEEN OFFERED BY MEMBERS OF THE MANAGING COMMITTEE & THE ESCRIVAO OF THE COMUNIDADE TO MAEER BY PLAYING A FRAUD WITH AN INTENTION OF CHEATING THE COMUNIDADE & GAUNCARES:

28. It needs to be stated that by Order No. 17/1/Fixation of Land Rates/2012-RD/6850 dated 05.08.2020, published in Series I No. 20 dated 13.08.2020, the notified rate of land was 3,000/- per sq. mtr for land at Tivim village Bardez Taluka. Extract of the relevant pages of the Official Gazette are annexed hereto & the same is marked "Annexure F".
29. *It can therefore be seen that the grant of the land at Rs. 12.50 per sq. mtr is a total loss for the Comunidade of Tivim and consequently, loss for the Gauncares including the Applicants.*
30. The rate of land calculated at Rs. 3000/- per sq. mtr for 2,00,000 sq. mtr is Rs. 60,00,00,000/- (Rupees Sixty Crores Only) as against Rs. 12.50 per sq. mtr which works out to Rs. 5 Crores calculated @ 20 times the annual foro of Rs. 25,00,000/-.
31. Having used the false and fabricated handwritten Resolution, the members of the Managing Committee with the Escrivão have misled the Government of Goa in approving the grant to MAEER, which can be seen in the Minutes of the screening Committee and the Communication bearing Ref. No. 17/4/TIVIM/2024-RD-I/564 dated 18.06.2024 of the Under Secretary (Rev-I) to the Collector/ DCA, North Goa District at Panaji.
32. By committing this forgery, the members of the Managing Committee have cheated the Comunidade of Tivim and the Gauncares including the Complainants who are deprived of higher jonos (dividend) by this backdoor and illegal grant and alienation of the land

A. Sequeira
Mr. G. S.
Mr. J. S.
Mr. P. S.
Mr. D. S.

- 16/10
36. *Firstly*, no such resolution was taken to grant the land of the Comunidade of Tivim at the Extraordinary General Body Meeting on 25.02.2024 @ Rs. 12.50/sq. mtr except in the *handwritten resolution* by the fraudulent insertion.] ✓
37. *Secondly*, the resolution records that the grant needs to be approved according to the Scheme as approved (as in the typed copy).
38. *Thirdly*, by its own admission before GOA- IPB, MAEER has demonstrated that it is a multi-billion educational enterprise and claims it is going to invest Rs. 256 Crores in the project! The fee structure has not been revealed. However, it is expected that each student will be charged hefty fees running in lakhs of rupees per year not forgetting OCI/NRI/foreign students who would pay in foreign exchange. There is no justification why land of any Comunidade should be fritted away for a song and to the detriment of the Comunidade and components to such rich barons/entities.
39. On the contrary, it can be seen in the typed Minutes, that the President assured the members that the Comunidade will get *regular payment of annual lease rent (foro)* without specifying the amount as the amount would be worked out on the basis of the notified rate, which definitely would have benefitted the Comunidade and its Gauncares which is clear from the assurances as set out in the typed Minutes of the Extraordinary General Body Meeting dated 25.02.2024 (Annexure C colly).

F. Effect of the grant of Comunidade land on emphyteusis – loss to Comunidade and gauncares and cheating by Members of the Managing Committee:

40. This grant of land on emphyteusis in this case, is only a step in the process of grabbing of land of a Comunidade at a throw-away price.
41. Under the Code of] extendable 1961, upon obtaining approval of the Government for the grant, *provisional possession* is handed over by the Comunidade to the applicant and the applicant needs to bring not less than 1/5th of the land to use to which it was granted within a period of 4 years [clause (3) of Article 341 of the Code of

A. Segun
Not for
John
John
John

166/c

Comunidades, 1961] extendable by one year (Article 342) whereupon *definitive possession* is given by the Comunidade.

42. Once definitive possession is given the grant is irreversible.
43. Upon obtaining *definitive possession*, the applicant is entitled to redeem the ground rent by paying 20 times annuities in one installment.
44. Upon redemption of the ground rent, such grantee becomes absolute owner of the land and the Comunidade is diverted of all its rights. [See Judgment of Bombay High Court at Goa in **First Appeal No 136/2002 (Comunidade of Choraio versus Smt Leiticia D' Souza)**]. Copy of High Court Judgment annexed as "Annexure G".
45. Thus, the grantee MAEER will be entitled to take the land of the Comunidade of Tivim at a throw-away price of Rs. 12.50 per Sq. mtr. against Rs. 3,000/- per sq. mtr (notified rate).
46. It is therefore clear that the Lease Deed is contrary to the Code and hence the assurance of increase of lease rental will be ineffective specially if the option for redemption of ground rent is availed.
47. Further, as mentioned above, the rate of land calculated at Rs. 3000/- per sq. mtr for 2,00,000 sq. mtr is Rs. 60,00,00,000/- (Rupees Sixty Crores Only) as against Rs. 12.50 per sq. mtr which works out to Rs. 25,00,000/- (Rupees Twenty-five Lakhs only), & 20 times the annual ground rent works out to Rs. 5 cores (the deposit amount received!!!). The Comunidade and the Gauncares including Addressors have been deprived of the amount @ Rs. Six Hundred Million only worked at Rs. 3,000/- per sq mts. It is another matter that the land rate has since been revised in September 2024.
48. The Comunidade would have earned a higher revenue and the gauncares would have been entitled to higher dividends which has been deprived by this fraudulent & illegal act of the Committee members including the Escrivão of the Comunidade of Tivim, above mentioned.
49. In addition, in the case of *Michael Charles D'Souza v/s Ganesh Gaonkar* reported in 1991 Mah LJ 1432, the Division Bench of the Bombay High Court at Goa has recorded

A. Seguri
M. J.
H. J.
J. J.
A. J.

the statement of the learned Advocate General on behalf of the State “that the market rate is ensured to the land leased without auction by obtaining information of prevalent market rates from the Mamlatdar”

50. Relevant Para 22 from *Michael Charles D'Souza v. Ganesh V.V. Gaonkar*, 1991 SCC Online Bom 51: 1991 Mah LJ 1432 at page 1441 is reproduced hereinbelow:

22. It is not necessary for us to consider the effect of Article 300-A of the Constitution in this petition because the grievance made by the petitioner that the land leased out without auction would not fetch its market value does not survive for consideration, because the learned Advocate General appearing for the State has made a statement before us that the market rate is ensured to the land leased without auction by obtaining information of prevalent market rates from the Mamlatdar. In paragraph 8 of the affidavit filed on behalf of the State, it is stated that the rate of land is fixed as provided in the Code and to ensure proper supervision and control in the interest of the respective Comunidade, the date of prevalent market rates is also obtained from the Mamlatdar.

51. Hence, once a statement has been made by the Government in a Court of law, which has been accepted by the Court, the Government cannot resile from such statement without leave of the Court, nor act contrary to the statement.

52. The State Government has not even obtained information from the Mamlatdar as to the rate of the land.

53. Such an act of resiling from the statement without leave of the Court would amount to contempt of Court for which the Government would be held answerable & liable. Copy of the Judgment in *Michael Charles* case is annexed hereto and marked "Annexure H".

54. Even otherwise, in case of any individual applications under Art. 334-A of the Code of Comunidades, 1961, for arriving at the rate of land and the annual *foro* payable, the Government applies the *market rate* rule for application and there is no justification nor

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reasoning set out when the notified rate of Rs. 3,000/- was on record, why the rate of Rs. 12.50 per sq mts, was considered as a special case apart from the fact that no material was placed on record, nor can be seen, nor reflected in the decision, why this special absurdly low rate was agreed by the Government, to the detriment of the Comunidade and its components/gauncares.

G. TYPED COPY SUPPRESSED FROM THE GOVERNMENT

55. In a bid to somehow use all corrupt means to grant the land of Tivim Comunidade to MAEER, apparently for some hidden considerations, the Members of the Managing Committee of Tivim Comunidade along with the Escrivão, apart from inserting the forged *handwritten Minutes* in the records of the Comunidade, suppressed this typed copy of the Resolution of Agenda No 4 relating to the grant of land to MAEER which was sent to MAEER, which letter states "The same can be forwarded to the concerned authorities." even prior to forwarding of the resolution/process/file to the Administrator and without obtaining the prior approval of the Government as required under Article 31 of the Code suppressed the same from the Government.

H. THE ESCRIVÃO CANNOT RESILE FROM HIS LETTER DT. 03 MARCH 2024 & THE MINUTES ANNEXED SENT TO MAEER

56. The letter dated 03 March 2024 (Annexure C colly), is signed by the Escrivão of the Comunidade of Tivim on letterhead of the Tivim Comunidade along with copy of the Extract of the Minutes of the Extraordinary General Body Meeting and Minutes of the Managing Committee meeting both of 25.02.2024, which Minutes were authenticated by the Escrivão under his own signature and sent to MAEER.
57. Consequently, the Escrivão cannot claim that this letter with duly authenticated Minutes was not sent by him under his signature.
58. The Escrivão, who is duty bound under the Code to write the minutes, is also the custodian of the Minutes book and hence his authentication of the record of the Minutes

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book, of what has been written by him and under his custody, is definitely required to be accepted as true as against any other document in variance or contrary thereto.

59. Since the Escrivão certified these documents viz. Agenda No. 4 of the Minutes of the Extraordinary General Body Meeting and the Resolution of the Managing Committee both dated 25.02.2024 immediately on 03 March, 2024, being the earliest documents, they have more credence and reason for acceptance because they are prepared first in point of time and when compared with documents which do not reproduce the words therein, the latter documents need to be discarded as being tampered and manipulated.

I. No intimation in Agenda of rate of land:

60. Addressors state that even in the Agenda for the meeting in respect of this Item, there was no mention of reduction of rate of the land. The Agenda was simpliciter for giving opinion on the application of MAEER for the grant of the land with the title "*Further processing under Article 334-A of the Code of Comunidades, of File No. 1-21-2023/ACNZ/2023 of MAEER'S MIT Group of Institutions, Pune pertaining to Plot No. B, in Survey No. 88/1, in Tivim, for use for Educational purposes.*" Hence no member was put to notice on any proposal for reduction of rate of the land.

J. Offences for which the Members of the Managing Committee of the Comunidade of Tivim need to be charged & prosecuted.

61. Thus, it can be seen that the Comunidade and the Gauncares have been cheated of the land by the fraudulent grant by the forgery committed by the members of the Managing Committee and hence the members of the Managing Committee including Escrivão are liable to punished for offence of cheating punishable under **Section 420 IPC**.

62. It also requires to be investigated whether the members of the Managing Committee and the Escrivão or their family members have suddenly acquired wealth or assets disproportionate to their known sources of income for this grant of land.

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63. It is clear that one of the Members of Managing Committee viz. (a) Shri Miguel Caetano Sequeira, (b) Shri James D'Souza, (c) Shri Joselan Pereira along with the Escrivão viz. Pranav Parsekar and/or an unknown person are guilty of dishonesty making a false document viz. the handwritten minutes of the Extra Ordinary General Body meeting of the Comunidade of Tivim dated 25.02.2024 and thus guilty of having committed forgery purpose of cheating punishable under **Section 468 IPC**.
64. In addition, knowing that this document viz the *handwritten minutes* of the Extra Ordinary Body Meeting dated 25.02.2024 in respect of Agenda Item No. 4 was forged, the forged minutes was sent to the Government through Administrator for approval of the decision form grant of them land. Hence, the members of the Managing Committee of the Comunidade along with the Escrivão are liable to be prosecuted for offence under **Section 474 IPC**.

J. Application of MAEER not maintainable & Government could not have approved the Grant of the aforesaid land Tivim Comunidade to MAEER

65. Whilst lands of Comunidades are generally to be granted by auction, the Legislature has amended the Code of Comunidades, 1961 to permit grant of land without auction.
66. Article 334-A of the Code of Comunidades, 1961 which permits lands of the Comunidades to be granted without auction, contains an insertion by the 2001 Amendment with further amendment in 2007 which reads as under:

Provided further that the Government may, with the prior consent of the concerned Comunidade, grant on lease, land admeasuring upto 2 lakh sq. mts., [to any non-polluting industry or educational]¹ or health institution or any charitable and/or social trust or society or any similar social institution of public utility or engaged in the field of education or health, duly recognised by the Government, for the purpose of any Scheme, without auction:

¹ Substituted by 2007 Amendment

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Provided further that the scheme for which such grant is made on lease shall be scheme which is duly approved by the Government and for which a certificate of "No objection" has been issued by the Government

67. The above quoted *proviso* therefore needs that:

- a) There should be a Scheme approved by the Government under this *proviso*; and
- b) there should be a Certificate of "No Objection" issued by the Government apparently certifying that such entity fits in the approved Scheme.

68. In response to RTI Query, the Under Secretary Revenue has informed that "*the information requested vide above application dated 17/10/2024 is not available in the records of this department.*". Copy of the RTI application and the reply bearing Ref No. 1/RTI/2023/RD-I(part)1226 dated 14/11/2024 is annexed hereto and marked "Annexure I colly".

69. This means that there is no Scheme approved by the Government under this *proviso* to ART. 334-A of the Code of Comunidades, 1961.

70. So also, the reply reveals that there is no Certificate of "No Objection" issued by the Government as required in the second *proviso*.

71. The attempt of the President of the Comunidade of Tivim to pass off this as the No Objection with an absolutely irrelevant reference to another enactment, which is totally inapplicable in the present case and under the present Statute viz. the Code of Comunidades, 1961, with the words "*which is in the nature of an in-built Scheme in the Goa Private universities (Amendment) Act, 2023*" cannot, by any stretch of imagination be imported nor be construed as fulfilling the requirement in the *provisos* to Article 334-A of the Code of Comunidades, 1961.

72. Consequently, the Government could not have processed nor approved the decision to grant of the land under Art. 334-A of the Code of Comunidades, 1961, without auction of the Comunidade of Tivim to MAEER. Hence the approval granted by the Government is illegal.

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K. Non-Application of mind by Special Committee by reliance on Section 6 of The Goa Private Universities Act, 2020:

73. The Special Committee made reference to section 6 of the Goa Private Universities Act, 2020 which is totally inapplicable in the present case.
74. Firstly, the provisors to article 334-A of the Code of Comunidade clearly reveal a scheme to be framed by the Government, which would definitely be under the Comunidade Code and to no other scheme.
75. Secondly, there is no reference in these provisors to article 334- A of the Code of Comunidade 1961 to The Goa Private Universities Act, 2020
76. Thirdly, the amendment to provide for grant of land by the provisors to article 334-A of the Code of Comunidade 1961 interalia to educational institutions was enacted in 2001 and amended in 2007. The Goa Private Universities Act was passed by the legislative assembly in 2020. Hence there was no scope for the Comunidade amendment to have envisaged an act not in force to be applied in such cases.
77. Fourthly, even otherwise reliance on Section 6 of the Goa Private Universities Act, 2020 is totally misplaced since section 6 of this act provides for issuance of letter of intent and submission of compliance report by sponsoring body. This letter is to be issued only after the report of the committee constituted under section 5 of The Goa Private Universities Act, 2020. This committee is not the revenue department nor the minister of revenue but comprising of several persons headed by the education minister as provided in section 5 of The Goa Private Universities Act, 2020.
78. Fifthly, even otherwise there is no way the Comunidade could have guessed that MAEER possessed such certificate without being on record to have incorporated it in the resolution (forged minutes)
79. Sixthly, even the Government and the Special Committee surprisingly referred to section 6 of The Goa Private Universities Act, 2020 when giving the approval. Even otherwise assuming that MAEER has such a letter issued under section 6 of The Goa Private Universities Act, 2020, there is no way that the same could have been imported

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nor applied for complying with the requirement of the approved scheme as contained in the provisors to article 334-A of the code of Comunidades.

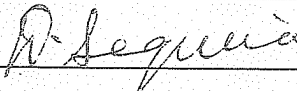
80. Hence, in brief, the grant of approval for the grant of the land bearing Survey No. 88/1 (part) of Tivim village belonging to the Comunidade of Tivim in File No. 1-21-2023-ACNZ/2023 which decision was communicated by letter bearing Ref. No. 17/4/TIVIM/2024-RD-I/564 dated 18.06.2024 of the Under Secretary (Rev-I) to the Collector/ DCA, North Goa District at Panaji needs to be revoked and cancelled on the following grounds:

- a) The fraud played by the Managing Committee with the fraudulent minutes submitted & the suppression of the typed minutes from the Government;
- b) The approval by the Government not being in accord with the requirement of *proviso* to Article 334-A of the Code of Comunidades, 1961.

81. We therefore demand that the approval granted under Art. 334-A of the Code of Comunidades, 1961 for the land admeasuring 2,00,000.00 sq mts of the property bearing survey No. 88/1 (part) "Plot B" of Tivim village, Bardez Taluka, under Article 334-A of the Code of Comunidades 1961 for the grant of the plot without auction to MAEER, in File No. 1-21-2023-ACNZ/2023 of Tivim Comunidade approved by the Minutes of the Screening Committee of the Revenue Department dated 13.06.2024, having obtained Government approval, which decision was communicated by letter bearing Ref. No. 17/4/TIVIM/2024-RD-I/564 dated 18.06.2024 of the Under Secretary (Rev-I) to the Collector/ DCA, North Goa District at Panaji, be revoked and cancelled.

82. This notice be treated as a Demand Notice.

Yours faithfully,

Sr No	Name	Signature
1.	Douglas Sequeira	

6. Adrian Cyril D' Souza,
Son of Cyrilo Jose Isidoro D'Souza
Gauncar of Comunidade of Tivim
ID No:45 (4-A-032)
Residing at H.No 359/1 St Anns Colony,
St Anns High School, Tivim,
Bardez Goa - 403502.
7. Assumption Anthony D'Souza (Assumcao Antonio D'Souza)
Son of Dominic D'Souza (Domingos G. D'Souza)
Gauncar of Comunidade of Tivim
ID No:842 (4-A-057)
Residing at H. No 359/2 St Annes Colony,
Tivim, Bardez,
Goa 403502
8. Braz Thomas Desouza
Son of Aleixo Santana Desouza
Gauncar of Comunidade of Tivim
ID No: ~~4-B-021~~ (1068)
Residing at H. No 70, Poxnem,
Tivim, North Goa,
Goa - 403502
9. Jonathan Michael Dmello
Son of Jose Antonio Dmello
Gauncar of Comunidade of Tivim
ID No: 4-J-123
Residing at H. No 943, Cansa Board,
Cansa, Dulat Vaddo, Tivim,
Bardez Goa -403502.
10. Matias Lobo
Son of George Lobo
Gauncar of Comunidade of Tivim
ID No: 824 (4-M-046)
Residing at H. No 160, Lobo waddo,
Querem, Tivim,
Bardez Goa -403502.
11. Hyginus Savio Dsouza
Son of Martin Xavier Dsouza

~~D. Seger~~ ~~Horne~~ ~~Offen~~ ~~Fuchs~~ ~~Sandke~~

~~D'auza~~ ~~Desouzi~~ ~~MVP~~

Braz Horner Desouzi not

~~Hellermann~~ ~~A. Sauer~~ ~~Blaas~~ ~~Miska~~

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- Date: 04/12/2024

SUB: Complaint against Members of the Managing Committee of Tivim Comunidade viz. (1) Shri Minguet Caetano Sequeira, President, (2) Shri James D'Souza, Attorney, (3) Shri Joselan Pereira, Treasurer & (4) Shri Pranav M. Parsekar, Escrivão of the Comunidade of Tivim & unknown person for cheating, forgery, using forged documents knowing they are false and forged for offences punishable under Sections 420, 468, 474 r/w S. 34 IPC

1. The Complainants Nos. 1 to 11 are the *gauncares* of the Comunidade of Tivim, who, along with villagers of the village of Tivim, Bardez Goa who are at Sr No. 12 to 19, are filing the present complaint against Managing Committee Members of Comunidade of

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		ID No:842 (4-A-057)
8.	Braz Thomas Desouza	Gauncar/Jonoeiro of the Comunidade of Tivim ID No: 4-B-021 (1068)
9.	Jonathan Michael Dmello	Gauncar/Jonoeiro of the Comunidade of Tivim ID No: 4-J-123
10.	Matias Lobo	Gauncar/Jonoeiro of the Comunidade of Tivim ID No: 824 (4-M-046)
11.	Hyginus Savio Dsouza	Gauncar/Jonoeiro of the Comunidade of Tivim ID No: 1215 (4-H-003)

3. Complainants Nos. 12 to 19 are villagers of the village of Tivim, Bardez, Goa concerned with the grant of such huge tract of land on a platter & in a fraudulent manner to Maharashtra Academy of Engineering and Educational Research's MIT Group of Institutions, Pune, having office at Survey No. 124, Pind Road, Kothrud, Pune (MAEER) which will change the demography of the village as also the development thereon would affect the fragile eco-system and cause grave environmental damage which will not be sustainable by the village.
4. Maharashtra Academy of Engineering and Educational Research's MIT Group of Institutions, Pune, having office at Survey No. 124, Pind Road, Kothrud, Pune (MAEER) applied for grant of land of Comunidade of Tivim, without auction, of the

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land bearing Survey No. 88/1 of Tivim village under Article 334-A of the Code of Comunidades, 1961.

5. Pursuant to the application of MAEER the above members of the Managing Committee of the Comunidade of Tivim, convened a General Body Meeting of the Comunidade of Tivim to be held on 25.02.2024 and later claimed that the application of MAEER was approved by the General Body.
6. The above-named members of the Managing Committee of the Comunidade of Tivim along with the Escrivão and perhaps an unknown person, have manipulated the records of the Comunidade by fabricating the minutes of the General Body meeting as will be set out hereinbelow, thereby cheating the Comunidade & its gauncares by creating a false document, amounting to forgery and allowing to grab prime and huge tract of land for a song, to the detriment of the Comunidade MAEER and its components/gauncares.
7. The Complainants cannot state with certainty whether the forgery of the document (handwritten Minutes of the Extraordinary General Body Meeting dated 25.02.2024) was done by one of the Members of the Managing Committee or whether they took the help of some other gauncar or person to commit the forgery and hence until it is ruled out that none of the Members of the Managing Committee were involved in writing the Minutes to the extent of the fraudulent insertion, Complainants cannot state with certainty that *this forgery* was done by any of them or by any one person not being a member of the Managing Committee. However, the use of the false/forged Minutes of the Extraordinary General Body Meeting dated 25.02.2024 by the Managing Committee & the Escrivão of the Comunidade of Tivim as established herein below, directly proves their involvement, for which they are liable for offence of cheating and using a forged document as true, knowing it to be false/forged.
8. The facts and relevant aspects of the events which constitute the criminal acts of the members of the Managing Committee with the Escrivão of the Comunidade of Tivim.

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I. TYPED COPY OF THE RESOLUTION: THE ORIGINAL UNTAMPERED RESOLUTION OF THE EXTRAORDINARY GENERAL BODY MEETING OF THE COMUNIDADE OF TIVIM DATED 25.02.2024 MAKES NO MENTION OR DECISION AS TO RATE OF LAND & ALSO NO RESOLUTION TAKEN ON Rs 5 CRORES DEPOSIT:

9. In a strange twist, and perhaps for the first time in the history of any Comunidade, a copy of this General Body Resolution and Managing Committee Resolution were forwarded to an applicant and in this case, to MAEER by letter dated 03rd March 2024, which documents were submitted by MAEER to GOA- IPB from whom the complaints have obtained copies under RTI Act, 2005 and this copy sent by the Escrivão, being first document in point of time, has to be taken as true and cannot be resiled from at this stage.
10. Copy of the letter dated 03 March, 2024 addressed by the Escrivão to MAEER along with the typed copy of the Minutes of the General Body & Managing Committee of the Comunidade of Tivim obtained under RTI Act 2005, are enclosed hereto and marked Annexure B colly.
11. Perusal of the typed copy of the minutes of the Extra Ordinary General Body meeting at Agenda No. 4 dated 25.02.2024 which is reproduced hereinbelow which reads as under:

4. Further processing under Article 334-A of the Code of Comunidades of File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions. Pune pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim village for educational purposes: To deliberate further on processing the file bearing no. File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune interms of the proviso to Article 334-A of the Code of Comunidade as amended on 16/04/2001, pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim Village for

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purpose of setting up a multipurpose educational institution and sports facility, pursuant to seeking No-Objection from the Government and the Scheme being recognised by the Government.

FURTHER RESOLVED to permit road access from the west side of the Plot 'B' of survey no 88/1 in terms of the Code of Comunidades and subject to securing the required Government approval/s.

FURTHER RESOLVED that all expenses and cost incurred towards processing the file and all other incidental expenses shall be borne by the Institution.

Brief summary of the important aspects of the resolutions

12. It can be seen that:

- a) The First Resolution in this Agenda No. 4 resolves unanimously resolves to grant an area of 2,00,000 sq. mts. forming part of the property surveyed under Survey No. 88/1 of the village of Tivim, Bardez, Goa be leased to Maharashtra Academy of Engineering and Educational Research, MIT Group of Institution, Pune in perpetuity for the purpose of setting up a multipurpose educational institution and sports facility, pursuant to seeking No-Objection from the Government and the Scheme being recognised by the Government.
- b) The Second Resolution is to permit road access from the west side of the Plot 'B' of survey no 88/1 in terms of the Code of Comunidades and subject to securing the required Government approval/s.
- c) The Third Resolution is that all expenses and cost incurred towards processing the file and all other incidental expenses shall be borne by the Institution.

13. Therefore, it can be seen that the Resolution approves the grant of land as measuring 2,00,0000.00 sq mts of land bearing as. No. 88/1 of Tivim village in perpetuity on lease basis subject to a Scheme approved by the Government and no rate of land

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Braz Thomas D'souza
M Silva
H. Fernandes
A. D'souza
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Page 12 of 24
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19. But what is worse is that a person with a different handwriting & definitely a person other than the one who wrote the illegible resolution, has, with clear legible handwriting inserted the following words viz.

“Further resolved that the property be leased for payment of rentals at 12:50/sq. mts. per annum i.e. Rs. 25 00 000/- per annum + taxes and other charges (as and when applicable) and the payment of deposit of Rs. 5 crores in favour of the Comunidade in addition to the lease rentals referred herein.

Further resolved that the aforesaid lease rental amount of ₹25,00,000/- shall be paid as yearly rental during the subsistence of the lease deed on or before the 31st January of every calendar year. There shall be increase of 5% in the rent after every 5 years.

Further resolved that all costs and expenses towards setting up of the multipurpose educational and technical institution and sports infrastructure would be borne by the Trust.”

20. For convenience, apart from annexing the entire handwritten Minutes obtained from the Revenue Department under RTI Act, 2005, the copies of the relevant pages containing the insertion are below:

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~~H. Fernandes~~ I. Braga
 M. Silva
 V. Loco

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Copy issued under RTI 47

Public Information Officer
Station Officer (Revenue)
Revenue Department
Secretariat, Government of India

DATE

On 10/11/2011, the District Revenue Officer
received a letter from the Government of India
concerning the lease of the property situated at
the village of ... for the purpose of ...
The Government of India has requested that the
lease be granted for a period of 10 years at a
rent of Rs. 12.50 per square foot (sq. ft.) and
other charges (as and when applicable) and the
payment of deposit of Rs. 5 crore in favour of
the Government of India in addition to the lease
fee.

True copy
Forwarded
10/11/2011
COMMISSIONER
OF RENT
GOVT. OF INDIA

Further resolved that the property be leased for
payment of rentals at 12.50/ft. sq. per annum i.e.
Rs. 25.00/ft. sq. per annum + taxes and other
charges (as and when applicable) and the
payment of deposit of Rs. 5 crore in favour of
the Government of India in addition to the lease
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21. It is clear that:

(i) the Minutes of the General Body which are typed, are different from the *handwritten Minutes*;

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23. Hence it is clear that the Members of the Managing Committee with the Escrivão have created false and fabricated document by which a false record has been created and submitted to the Administrator of Comunidades (North) and subsequently to the Government to obtain approval of the Government to the grant of the land to MAEER.

25. Complainant No 6 stated that the typed copy of the Resolution is the correct Resolution which was taken at the Extraordinary General Body Meeting on 25.02.2024 and the handwritten minutes with the insertion as seen above, is fraudulently written/inserted – this portion of the text surprisingly being written in a different handwriting and which is the most legible of the entire minutes of the meeting of the Extraordinary General Body held on 25.02.2024! Copy of the handwritten minutes of the Extraordinary General Body Meeting & Managing Committee meeting both dated 25.02.2024 and the same is annexed hereto and marked as “Annexure C colly”.

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Page 17 of 24
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copy of the Resolution of Agenda No 4 relating to the grant of land to MAEER which was sent to MAEER, which letter states. "The same can be forwarded to the concerned authorities." even prior to forwarding of the resolution/process/file to the Administrator and without obtaining the prior approval of the Government as required under Article 31 of the Code.

H. THE ESCRIVÃO CANNOT RESILE FROM HIS LETTER DT. 03 MARCH 2024 & THE MINUTES ANNEXED SENT TO MAEER

- 44. The letter dated 03 March, 2024 (Annexure B colly), is signed by the Escrivão of the Comunidade of Tivim on letter-head of the Tivim Comunidade along with copy of the Extract of the Minutes of the Extraordinary General Body Meeting and Minutes of the Managing Committee meeting both of 25.02.2024, which Minutes were authenticated by the Escrivão under his own signature and sent to MAEER.
- 45. Consequently, the Escrivão cannot claim that this letter with duly authenticated Minutes was not sent by him under his signature.
- 46. The Escrivão who is duty bound under the Code to write the minutes is also the custodian of the Minutes book and hence his authentication of the record of the Minutes book, of what has been written by him and under his custody, is definitely required to be accepted as true as against any other document in variance or contrary thereto.
- 47. Since the Escrivão certified these documents viz. Agenda No. 4 of the Minutes of the Extraordinary General Body Meeting and the Resolution of the Managing Committee both dated 25.02.2024 immediately on 03 March, 2024, being the earliest documents, they have more credence and reason for acceptance because they are prepared first in point of time and when compared with documents which do not reproduce the words therein, for which reason the latter documents need to be discarded as being tampered and manipulated.

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Comunidades, 1961 (extendable by one year – Article 342) whereupon *definitive possession* is given by the Comunidade. Once *definitive possession* is given the grant is irreversible. Upon obtaining *definitive possession*, the applicant is entitled to redeem the ground rent by paying 20 times annuities in one installment. Upon redemption of the ground rent, such grantee becomes absolute owner of the land and the Comunidade is diverted of all its rights. [See Judgment of Bombay High Court at Goa in First Appeal No 136/2002 (*Comunidade of Chorao versus Smt Leiticia D' Souza*). Thus the grant – MAFR

39. Thus the grantee MAEER will be entitled to take the land of the Comunidade of Tivim at a throw-away price of Rs. 12.50 per Sq. mtr. against Rs. 3,000/- per sq. mtr (notified rate). Copy of High Court Judgment annexed as "Annexure E."
40. It is therefore clear that the Lease Deed is contrary to the Code and hence the assurance of increase of lease rental will be ineffective especially if the option for redemption of Ground rent is availed.
41. Further, as mentioned above, the rate of land calculated at Rs. 3000/- per sq. mtr for 2,00,000 sq. mtr is Rs. 60,00,00,000/- (Rupees Six Hundred Million Only) as against Rs. 12.50 per sq. mtr which works out to Rs. 25,00,000/- (Rupees Twenty-five Lakhs only), which the Comunidade and the Gauncares including Complainant Nos. 1 to 11 have been deprived.
42. The Comunidade would have earned a higher revenue and the gauncares would have been entitled to higher dividends which has been deprived by this fraudulent & illegal act of the Committee members including the Escrivão of the Comunidade of Tivim, above mentioned.

G. TYPED COPY SUPPRESSED FROM THE GOVERNMENT

43. In a bid to somehow use all corrupt means to grant the land of Tivim Comunidade to MAEER, apparently for some hidden considerations, the Members of the Managing Committee of Tivim Comunidade along with the Escrivão, apart from inserting the forged *handwritten Minutes* in the records of the Comunidade, suppressed the typed

130/c

I. Offences for which the Members of the Managing Committee of the Comunidade of Tivim need to be charged & prosecuted

48. Thus, it can be seen that the Comunidade and the Gauncares have been cheated of the land by the fraudulent grant by the forgery committed by the members of the Managing Committee and hence the members of the Managing Committee including Escrivão are liable to punished for offence of cheating punishable under Section 420 IPC.
49. Is also requires to be investigated whether the member of the Managing Committee and the Escrivão or their family members have suddenly acquired wealth or assets disproportionate to their known sources of incomes.
50. It is clear that one of the Members of Managing Committee viz. (a) Shri Miguel Caetano Sequeira, (b) Shri James D'Souza, (c) Shri Joselan Pereira along with the Escrivão viz. Pranav Parsekar and/or an unknown person are guilty of dishonesty making a false document viz. the handwritten minutes of the Extra Ordinary General Body meeting of the Comunidade of Tivim dated 25.02.2024 and thus guilty of having committed forgery purpose of cheating punishable under Section 468 IPC.
51. In addition, knowing that this document viz the *handwritten minutes* of the Extra Ordinary Body Meeting dated 25.02.2024 in respect of Agenda Item No. 4 was forged, the forged minutes was sent to the Government through Administrator for approval of the decision form grant of them land. Hence, the members of the Managing Committee of the Comunidade along with the Escrivão are liable to be prosecuted for offence under Section 474 IPC.

J. DEMAND:

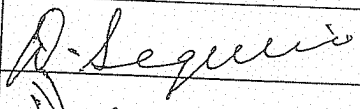

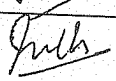
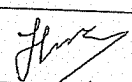
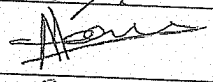
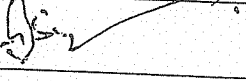
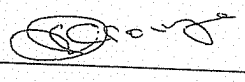
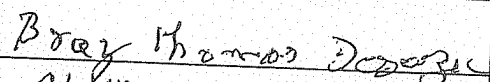
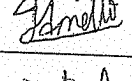
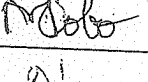

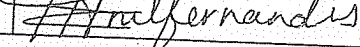
52. Hence we demand that FIR be registered against:
- a) Shri Miguel Caetano Sequeira, President of Comunidade of Tivim,
 - b) Shri James Dsouza, Attorney of Comunidade of Tivim;
 - c) Shri Joselan Pereira, Treasurer of Comunidade of Tivim;
 - d) Shri Pranav M. Parsekar. Escrivao/Clerk of Comunidade of Tivim;

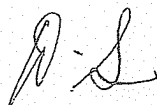
[Handwritten signatures and names]
R. Sequeira
Braz Thomas Dsouza
D'Souza
H. Fernandes
A. D'Souza
M. Silva
M. P.
Page 22 of 24
A. S.

129/c

e) Unknown person who may have committed the forgery if it is found that the forgery was not committed by any of the members of the Managing Committee for offences punishable under Sections 420, 468 and 474 r/w Section 34 IPC considering that the acts constituting the offences have been committed prior to 01.07.2024 (date of enforcement of BNS Act, 2023) and such other provisions of law as may be found necessary and they be arrested and detained and these accused be prosecuted in accordance with law.

Yours faithfully,



Sr No	Name	Signature
1.	Douglas Lawrence Sequeira	
2.	Godfrey Victor D'Lima	
3.	José António D'Mello	
4.	Lawrence Francisco Ferrao	
5.	Anthony José André Fonseca Antonio	
6.	Adrian Cyril D' Souza	
7.	Assumption Anthony D' Souza	
8.	Braz Thomas De Souza	
9.	Jonathan Michael D Mello	
10.	Matias Lobo	
11.	Hyginus Savio D' Souza	
12.	Melissa Fernandes e Colaco	



126/c


T

Comunidade of Thivim
Bardez - Goa.
GAUNCAR IDENTITY CARD

	Name:- GUDFREY VICTOR DILIMA.	
	Father's Name:- ELETERIC A. DILIMA	
	Vangor:- TE (FOURTH)	
	ID. No. 22	Issuing Authority  Attorney

Date of Issue:- 01.05.99
Address:- LIMATORD
THIVIM
BARDEZ GOA.
4-6-004

25/c


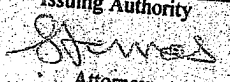
	T	
	Comunidade of Thivim	
	Bardez - Goa.	
	GAUNCAR IDENTITY CARD	
	Name: JOSE ANTONIO DE MELLO	
Father's Name: MINGUEL C. DE MELLO		
Vangor: IV (FOURTH)		
ID. No. 600		
Issuing Authority		
Attorney		

Date of Issue:- 01.05.99
Address:- 943, DULAT VADDO
CANSA ZIVIM
BARDEZ SOA
4-I-056

124/c

T


Comunidade of Thivim
Bardez - Goa.
GAUNCAR IDENTITY CARD

	Name:- LAWRENCE A. FERRAO	
	Father's Name:- MAURICE V. FERRAO	
	Vangon:- 40 (FOURTH)	
	I.D. No. 479	Issuing Authority  Attorney

Date of Issue:- 01-05-99
Address:- P.O. TIVIM
DULAT VADDO
CANSA
BARDEZ GOA
4-2-019

123/c

COMMUNIDADE OF TIVIM
GAUNCAR IDENTITY CARD



GAUNCAR ID #
3-A-010

Issuing Authority
[Signature]
Attorney

Tivim Parish Centre | P.O. Tivim | Bardez | Goa 403 502
Office: +91 832 2298692 Mob: +91915 8898692

VANGOR	Third (3)
NAME	Antonio Jose. A Fonseca
DATE OF BIRTH	30.11.1958
FATHER'S NAME	Pedro Nolasco Fonsea
ADDRESS	H.No. 1361, Chinachant, Tivim, Bardez, Goa 403 502
CONTACT #	9850792350
DATE OF ISSUE	03.08.2017 (Renewal)

122/C

Communidad de Talvin
Bardez - Goa
GAUNCAR IDENTITY CARD

Name: <i>Harish D. D. D.</i>	
Father's Name: <i>CYRIL D. D.</i>	
Vangor: <i>W (TOWNSHIP)</i>	
ID. No.	Issuing Authority
<i>45</i>	<i>[Signature]</i>
	Attorney

Date of Issue: *1st May 1999*



Address: *799/1, 20 ANN'S COURT,*
TALVIN, BARDEZ,
GOA

4-A-032

12/16

T

Comunidade of Thivim
Bardez - Goa
GAUNCAR IDENTITY CARD

	Name: ASSUMCAO ANTONIO D'SOUZA	
	Father's Name: DOMINGOS G. D'SOUZA	
	Vangor: IV (FOURTH)	
	ID. No.	Issuing Authority
		 Attorney

Date of Issue: 01-05-99


Address: ST. ANNES COLONY
H. No. 359/2
TIVIM, BARDEZ GOA

4-A-057

120/c

T

Comunidade of Thivim
Bardez - Goa
GAUNCAR IDENTITY CARD



Name:- MATIAS L. LORCA

Father's Name:- GEORGE LORCA

Vangor:- IV (P)

ID. No. 824

Issuing Authority

Attorney

Date of Issue:- 01.05.77

Address:- LUIS VASCO, QUERENT
THIVIM
BARDEZ - GOA.

4-M-046

Public Information Officer
Section Officer (Revenue)
Revenue Department

DATE

72¹⁰
11/10

17	José Mateus	9730907925	<i>[Signature]</i>
18	Nicholas Pereira	7798386793	<i>[Signature]</i>
19	Adrian D Souza	8459099864	<i>[Signature]</i>
20	Dominic D Salze	9637396279	<i>[Signature]</i>
21	MATHEW PERCIRA	9881434591	<i>[Signature]</i>
22	Azathu Perera	9168812375	<i>[Signature]</i>
23	LEO PEREIRA	8806527847	<i>[Signature]</i>
24	CAETANO D SOUZA	7030697999	<i>[Signature]</i>
25	Christopher D Souza	9356599896	<i>[Signature]</i>
26	Jerry J. Almeida	8999049584	<i>[Signature]</i>
27	JOHN J. ALMEIDA	9844712280	<i>[Signature]</i>
28	Lazarus Souza	8431070148	<i>[Signature]</i>
29	Reago Lima	9535372204	<i>[Signature]</i>
30	Mores D. Souza	9379002398	<i>[Signature]</i>
31	Clayton Almeida	9164345149	<i>[Signature]</i>
32	Helvin Almeida	9844515760	<i>[Signature]</i>
33	Francisco S. SOUZA	9964289591	<i>[Signature]</i>
34	Francisco Pereira	9902529714	<i>[Signature]</i>
35	Simao S. SOUZA	9158093964	<i>[Signature]</i>
36	COMUNIDADE		
37	PRIVIM		
38	Araceli Souza		
39	Alba Souza	6360318796	<i>[Signature]</i>
40	Arthur Santana	9744431996	<i>[Signature]</i>
41	Domingos Souza		<i>[Signature]</i>
42	Joy Souza		<i>[Signature]</i>
43	Thomson N. Souza		<i>[Signature]</i>
44	Nicholas S. Souza	9448989991	<i>[Signature]</i>
45	Miguel Luiz Pereira	9747269204	<i>[Signature]</i>
46	GARY D Souza	9158913448	<i>[Signature]</i>
47	Gregorio A. D Souza	9822980466	<i>[Signature]</i>

classmate

DATE

Public Information Officer
Section Officer (Revenue)

DATE

Secretary of the Union - Goa

53)	Lawrence D'Souza	9823361434	Wm
54	Milene S. Pereira	9823853941	
55	Anthony Pereira	-	
57	Edward C. Pereira	8805846410	
58	Ignatius Sora	8180094894	
59	John Sora	9823648316	J. Sora
60	Shervin Fervao	8208036350	
61	Leslie D'Souza	7972303294	
52	Michael Siqueira	9884515862	
53	Tomaz D'Souza	9552965711	
54	Joselan Pereira	9822162510	
55	Thomas Siqueira	9681281107	
56	J. Pereira	9821766555	
59	SARVU D'Souza	9557754635	
57	Joseline S.	9011368068	
58	Agnes S. Sora	8747063021	
59	A.M. D. Pereira	7744834337	
60	William Fervao	9822385804	
61	Effie D'Souza	9925392704	
62	Walter T. Pereira	9657037688	

Free copy

The session started with a welcome by the President and a short prayer.
as per agenda 1. a budget for the year 2024-25
proposed budget for the financial year 2024-2025 was presented to the Council and
unanimously approved and resolved to pass the
the budget is put in paper
in the union book
CLASSMATE

classmate

COMMUNIDADE OF TIVIM

Budget for 2024

S.No.	Income	Amount	S.No.	Expenditure	Amount
1	Lease/ gadda Rent/NOCs	25,00,000	1	Salary Off Staff	96,000
2	Triennial Lease Rent		2	Postage/Stationery/Photocopies/printing	12,000
3	Interest from		3	Newspaper pub/Gazette	10,000
	The Goa State Co-op Bank Ltd		4	Website/telephone/mobile bills	10,000
	Tivim-Sircalm MP co op		5	Rent/Repairs to Comunidade office	10,000
	Dena tivim S/A		6	Advocate fees	10,000
	Corporation Bank		7	Derrama	3,50,000
	SBI S/A		8	Refreshment of Zonn/meetings	5,00,000
4	Total Interest	2,47,783	9	New Comunidade building	5,000
	Foro	1,00,00,000	10	Travelling exps/fuel	20,00,000
			11	Wages of sweeper	36,000
5	Fees		12	Jonos	24,000
6	Appretiation charges	16,000	13	Electricity bills	80,00,000
		50,00,000	14	Digitalization and Translation	10,783
			15	Accounting & Auditing fees, Surveying	2,00,000
			16	Income tax to be paid	5,00,000
			17	TDS on FD	60,00,000
			18	New FDs	-
				New Gauncar ID cards	
Total		1,77,63,783	Total		1,77,63,783

[Signature]
President

[Signature]
Attorney

[Signature]
Treasurer

ES Givao

True cop

[Signature]
Bauer



COMMUNIDADE

10/10/2024

10/10/2024

Parvovim-Gut

DATE

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10/10
Fg

True copy

Pravoslavie

v. The case of Comander of JMC No. 1-21-2023 - ACN2/2023 of MADA 15 MIT and of NO. 88/1 in this village for educational purpose. As debbar bar on property to the bar no. the no. 1-21-2023 ACN2/2023 of MADA 15 MIT map of MADA. The title of the property is police 533 - A of the case of Comander of JMC in 18/11/2017. Property to plot no. 2 in village no. 88/1 in this village for the purpose of an educational purpose engaged in the work of education duly recognized by the Government as present place where the school body of the Comander of this the MADA MIT map of MADA. The work is an

classmate

106/C

Public Information Officer
Section Officer (Revenue)
Revenue Department
Secretariat, Porvorim-Goa

DATE

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On 21/00, I was for signing up
of an educated woman duly occupied by
the Congress in place to a family of
of my No. 78/1 in this matter and
days ago the would be by her party
to be - have land and yield to the
the committee and the program and
entirely - it is - committee had the
lead to Congress and action of the return
of the 7-ounce to by the 1.000

True copy

Handwritten signature

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name of the agent body but day the
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the at about 3. in the case, with
the with the State Section the
the not compared to the day to the
the party of the committee and
made especially before 1000 long as 21/1

COMMUNIST
OF INDIA
Protect | Promote | Prosper

the village the house taken was a
person father and mother to be used to
the purpose of publishing news for the
community the first step from the
father from of the house of the
committee as per - after from the
house of the grade good of the
Congress is -

The person long with the action of the
of the body at in a small boy nearly
held on 21/08/2018 the State No. 78/1
and body - the day, in State No. 78/1

DATE

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[illegible]

15.

104C

DATE

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Section Officer (Revenue)

~~Revised~~

Secretary, *De la Roca*

He has placed his
head long he can't think he
means of the great day he expects
for his end deliver upon he will
for the power and only go to
one, who has taken of our power
down to an open ground years in and
and he has seen of the command and
he relies on the command and
has a he commands he means

as the head body already taken on
the piece for by a sure education
and when not done he means and

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5/12 of village time belongs to Coimbatore

Due on or before the day 30
of the following M. 08'11. on or

can do it from the web? by some

731 85/2 85/4 91/1 91/5, 91/10,
91/12 and 91/14 or values for both

to forward to you our letter
in a map/plan prepared by the Council

for the purpose of selling up a stock
of 2 dead pigs in a cornfield near

in the water & can be blue
in the house. The washed American Red

2,

103/C
76

DATE

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Some of the complaint of the students from
the parents in the school the school of
the State education system not there are
many of the young people to whom the
Premises where the school body and monthly
Board of Engineering and Education. Some

MIS some of the people are passed with expenses
staying are for some in the school of
education and some for some people of
the school are for education workers.

There are over 65,000 students in the
school in the school and it is on a basis of the
school in the school of the school
to plan before the school body.

The school committee to have of the
school and 10/12/2012 and 26/07/2012 for
the school body and for the school of the
school of the school are 200 in 10/12/2012

from the school of the school are 111 in 26/07/2012
and the school of the school are 111 in 26/07/2012
the school of the school are 111 in 26/07/2012
the school of the school are 111 in 26/07/2012

the school of the school are 111 in 26/07/2012
the school of the school are 111 in 26/07/2012
the school of the school are 111 in 26/07/2012
the school of the school are 111 in 26/07/2012

classmate

Public Information Officer
Section 2

Copy issued under RTI

DATE

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Protect | Provide | Progress

Further resolved that the property be leased for payment of rentals at 12.50/sq.mts per annum i.e. Rs. 2500000/- per annum + taxes and other charges (as and when applicable) and the payment of deposit of Rs. 5 crore in favour of the Comunitade in addition to the lease

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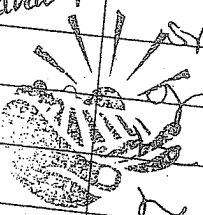
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rentals referred herein.

Further resolved that the aforesaid lease rental amount of Rs. 2500000/- 25 lakhs shall be paid as yearly rental during the subsistence of the lease deed on or before the 31st Jan of every calendar year. There shall be increase of 5% in the rent after every 5 years.

Further resolved that all costs and expenses towards setting up of the multipurpose educational and technical institution and sports infrastructure would be borne by the Trust.

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Further resolved that the said income be spent for the purpose of running and maintaining an educational institution in the name of the Government of Karnataka. The said income shall be deposited in a separate bank account to be opened in the name of the Government of Karnataka. The said income shall be used for the purpose of running and maintaining an educational institution in the name of the Government of Karnataka.

Further resolved that the said income be spent for the purpose of running and maintaining an educational institution in the name of the Government of Karnataka. The said income shall be deposited in a separate bank account to be opened in the name of the Government of Karnataka. The said income shall be used for the purpose of running and maintaining an educational institution in the name of the Government of Karnataka.

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Public Information Officer
Revenue Department
Internet, P.O. Crim. Goa

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1)	Effio D Souza	
2)	SANTAN. Souza	
3)	Christopher Souza	
4)	Fernando Pereira	
5)	William Peron	
6)	Gregorio A. Soares	
7)	Christopher Lima	
8)	Nicholas Pereira	
9)	Cristiano D'Souza	
10)	A. M. D. Pereira	
11)	Celso T. Pereira	
12)	Shawn Ferrao	
13)	LeWé D'Souza	
14)	Dem D'sou	
15)	Luis Souza	
16)	Ignacio Souza	
17)	John Son	
18)	GARY D'Souza	
19)	JOSE D'Souza	
20)	Terry J. Almeida	
21)	McWn. B. Almeida	
22)	MOREZ Souza	
23)	Wilton L. Souza	
24)	T. Pereira	
25)	Cyril Perera	
26)	Diago Lima	
27)	Nicholas Souza	
28)	Clayton Almeida	
29)	Lgarcia Souza	
30)	Anton. Souza	

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Public Information Officer
Section Officer (Revenue)
Revenue Department

DATE 25 02 2024

COMMUNIDADE OF TIVIM

Proceedings of the Extra ordinary Managing Committee meeting of the Comunidade of Tivim

On the Twenty Fifth day of the month of February of the year two thousand twenty four, in the village of Tivim in the meeting place of the Comunidade of Tivim, at the presence of the copy of the Comunidade of Tivim, at the time assembled the members of the Managing Committee

of the Comunidade of Tivim consisting of Mr. Miguel Caetano Sequeira, President; Mr. James Souza Attorney; and Mr. Josebin Pereira, Treasurer along with me, Brian M. Pavetkar, the Escrivao of the said Comunidade to finalize the files and other matters listed as per the Agenda of the Extra ordinary General Body Meeting held earlier in the morning session.

1) Budget for the year 2024-25:

The proposed budget for the financial year 2024-2025 was presented to the Gauncars in Agenda 1 of the Extraordinary General Body meeting held on 25.02.2024. The General Body empowered the Managing Committee to take decisions and appropriate measures to ensure that the proposed budget is met.

The committee resolved to adhere to the budget as far as possible and take necessary actions to help achieve the same.

2) Finalization of the Zonn amount to be distributed

in 2024:

The components gathered for the meeting held on 24.02.2024 were informed vide Agenda No. 2 that the Managing Committee had projected a Zonn pay-out of around Rs 10,000/- per Zonkar for this year if the 'Joro' from the allotment process of plots in various Survey numbers and particularly in Survey No. 281/1 would have materialized.

However, due to the filing of frivolous cases by one Gauncar - Douglas Sequeira, the Gauncars were informed that the forecasted increase in the coffers of the Communi-
dade of Twim could not materialize.

The Gauncars were made aware that the cases filed were purely for his personal reasons and are being used as delaying tactics to intentionally cause huge losses to the Comunidade of Twim.

The Gauncars were given an account of the current financial situation of the Comunidade of Twim and were asked for their suggestions on the Zonn amount to be fixed.

The Zonkars, after a lot of discussion and deliberation necessitated a payout of Rs 5,000 per Zonkar for the year 2024 and empowered the Managing Committee to execute the same.

The Managing Committee hereby resolved to fix Zonn payout at Rs. 5,000 for 2024 per Zonkar subject to the approval of The Administrator of Comunidades - North.

3) Deliberation on finalization of process for the development and construction of 'Comunidade Chor' for the Zonkar of the Comunidade of Twim:

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The Managing Committee placed before the meeting held on 24.02.2024, The Finalization of process for the development and construction of 'Comunidade Ghos' in the Zonkars of The Comunidade of Twin Vide Agenda No. 3.

After a lot of deliberation, the Gaunmars empowered the Managing Committee to complete the process and take all steps so as to complete the process and construction of the said 'Comunidade Ghos' keeping in mind the provision for parking during construction and development of the same.

The Managing Committee unanimously decided to continue the processing of the file and developmental work of the proposed Comunidade Ghos.

COMMUNIDADE
OF TWIN

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4) further processing under Article 334-A of the Code of Comunidades of File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune pertaining to Plot No. 'B' in Survey No. 88/1 in Twin village for educational purposes:

To deliberate further on processing the file bearing File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune in terms of the proviso to the Article 334-A of the Code of Comunidades as amended on 16/04/2001 pertaining to Plot No. 'B' in Survey No. 88/1 in Twin village having an area of 2,00,000 Square meters for setting up an Educational Institution engaged in the field of education and duly recognized by the Government.

The Managing Committee, after checking and verifying the file found that this Comunidade was duly conveyed

in a legal form. To discuss and deliberate as per Agenda No. 4 of the Extraordinary General Body meeting held on 25th February, 2024. The same was approved and the General Body empowered the Managing Committee to take necessary steps for furtherance of the process.

Based on the above, the Managing Committee have no objections of whatsoever nature and unanimously agree to grant the said plot to the said applicant as per the provisions laid in the Code of Comunidades and therefore approved the file bearing No. 1-21-2023/12/2023.

N.O.C. for road access admeasuring 25mts x 1.5 mts through Survey No. 557/17 in the land belonging to Comunidade of Tivim for Domingos Sequeira.

The Gauncars were informed vide Agenda No. 5 of the Extraordinary General Body meeting of 25/02/2024 that the site inspection was carried out by the applicant, the President, Mr. Miguel Sequeira representative of the Managing committee, the Escrivão Mr. Pranav Paraskar and as agreed in the previous Extraordinary General Body Meeting Mr. Thomas Sequeira, couldn't attend the inspection. The General body approved the inspection carried out without the gauncar Mr. Thomas Sequeira. As the General Body unanimously agreed to grant road access admeasuring 25 mts x 1.5 mts through Survey No. 557/17 in the land belonging to Comunidade of Tivim for Domingos Sequeira and empowered the Managing Committee to issue the N.O.C. after following all procedures as prescribed in the Code of Comunidades.

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pertaining to the same. The Managing Committee
~~its issue the N.O.C.~~ after unanimously resolved
 to grant the requested N.O.C. to Domingos
 Sequeira after following all procedures as
 prescribed in the code of Comunidades pertaining
 to the same.

After completion of all points on the agenda the
 discussion is closed and the present proceedings
 which is read out and found to be correct and
 confirmed and signed here below committee members
 and myself Pranav Parisekar the Escrivão of the
 said comunidade who recorded this as per
 the instruction of the Managing committee of
 the comunidade of Tvm as above.

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Pranav

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COMMUNITARIAN
 OF TVM

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Miguel caetano Sequeira, President;
 James Souza, Attorney;
 Toselan Pereira, Treasurer;
 Pranav M. Parisekar, Escrivão;

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Public Information Officer
 Section Officer (Revenue)
 Revenue Department
 Bangalore, Karnataka

Put the above before the extraordinary General Body Meeting for their opinion by going through each point as per agenda no 1 to 3 ----- and as per agenda 4. Further processing under Article 334 – A of the Code of Comunidades of File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim village for educational purposes: To deliberate further on processing the file bearing no. File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune interms of the proviso to Article 334 – A of the Code of Comunidade as amended on 16/04/2001, pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim Village for setting up of an Educational Institution engaged in the field of Education duly recognised by the Government.

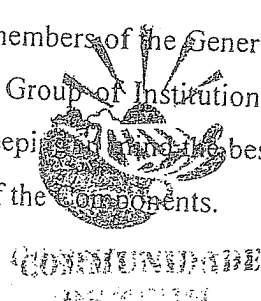
The President placed before the General Body of the Comunidade of Tivim that MAEER's MIT Group of Institutions, Pune, had applied for grant of an area of 2,00,000 sq. mts. for setting up of an Educational Institution duly recognised by the Government in plot no. 'B' forming part of Survey No. 88/1 in Tivim Bardez - Goa, and further, appraised the General Body that presently, it is a vacant land and yields no returns to the Comunidade and that frequent squatters and encroachers on the Comunidade Land only leads to conflicts and erosion of the resources of the Comunidade in fighting litigations, which is contrary to the very purpose for which the Comunidade were constituted and regulated by rules and regulations by Regimento of 1735 and further, by Regulamento des Comunidades 1882, which thereafter came to be modified in 1905, 1933 and finally, 1961

The President invited the attention of the Members of the General Body that during the Ordinary General Body Meeting held on 10/12/2017, the components of the Comunidade Of Tivim had unanimously resolved while discussing the Item at Agenda No. 3 in the said meeting and vide the said resolution, the Managing Committee was empowered to take steps to ensure that the properties of the Comunidade and more specifically, property bearing Survey No. 88/1 in Village Tivim, Bardez Taluka which is a barren, fallow and wasteland to be used for the purpose of mobilizing Revenue for the Comunidade so that the Gauncars/Joneiros/Zonnkars and components of the Comunidade are paid sufficient jonas and the financial position of the Comunidade is further strengthened and the very objective of constituting the Comunidade for the greater good of its components is achieved.

The President further invited the attention of the General Body that in a General Body Meeting held on 26/08/2018 vide Agenda No. 4, the General Body, after deliberating on Agenda No. 4, besides accepting the factual position that the property bearing survey no. 88/1 of the Village of Tivim Bardez – Goa was not conducive for any agricultural activities also confirm that for the benefit of the Comunidade, a portion of the said property should be leased to the trust for the purpose of setting up a Multi-Purpose Educational Institute on payment of annual foro.

The President, after having placed before the General Body, the above, invited the members of the General Body to express their views and deliberate upon the said file by MAEER's MIT Group of Institutions, Pune, without being influenced by any personal prejudice or any personal agenda keeping in mind the best interest of the Comunidade and the returns on the Comunidade land for the benefit of the components.





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The members of the General Body accordingly deliberated upon the Application filed by the said Educational Institution and discussed the merits and demerits of grant of an area of 2,00,000 sq. mts., bounded on or towards the North: By Survey Nos. 82/0, 83/35, 84/0 and 85/12 of Village Tivim belonging to Comunidade of Tivim; On or towards the South: By part of the same Survey No.88/1; On or towards the East: By 10 mtrs. Village Road and On or towards the West: By Survey Nos.73/1, 89/2, 89/4, 91/1, 91/9, 91/10, 91/12 and 91/14 of Village Tivim belonging to Comunidade of Tivim with identification in a Map/Plan prepared by the Comunidade for the purpose of setting up a Multi-Purpose Educational Institution on Comunidade Land which is in the nature of an in-built Scheme in the Goa Private universities (Amendment) Act, 2023.

Some of the Components of the Comunidade questioned the President as to whether the credentials of the said Educational Institution was checked and verified by the Managing Committee, to which the president informed the General Body that Maharashtra Academy of Engineering and Educational Research, MIT Group of Institutions, Pune possessed vast experience, spanning over four decades in the field of education and have a Pan India Presence of four universities and 68 Educational Institutions catering to over 65,000 students and that it is on account of the said fact that on the receipt of their application prior to placing before the General Body, the Managing Committee in terms of the Resolutions dated 10/12/2017 and 31/10/2021 passed by the General Body, had forwarded the Application to the Administrator of Comunidade North Zone with Statutory Provisions made in the Official Gazette, Series III, No.37 dated 14th December 2023 and Official Gazette, Series III, No.38 dated 21st December 2023, in terms of the procedure prescribed in the Code of Comunidade 1961.

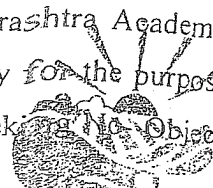
Some of the members of the General Body were of the view that as the land in question belongs exclusively to the Comunidade, the question of the Government granting on lease the said area of 2,00,000 sq. mts. forming part of survey no. 88/1 would not arise as the Government is not the owner of the said property.

The President however, assured the members that the Comunidade and the Government would be the Joint Lessors of the said Land and that the Land in question would be granted on Lease upon payment of deposit of Rs. 5 Crore and regular payment of annual lease rent (foro) only to the Comunidade of Tivim subject to the other commitments made in favour of the Comunidade by the Lessee.

After being assured by the President of all the safeguards that the Managing Committee has taken prior to forwarding the File to the Administrator of Comunidade, the General Body passed the following Resolution.

UNANIMOUSLY RESOLVED that an area of 2,00,000 sq. mts. forming part of the property surveyed under Survey No. 88/1 of the village of Tivim, Bardez, Goa be Leased to Maharashtra Academy of Engineering and Educational Research, MIT Group of Institutions, Pune in perpetuity for the purpose of setting up of a multipurpose educational institution and sports facility, pursuant to seeking No Objection from the Government and the Scheme being recognised by the Government.

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FURTHER RESOLVED that the Property be Leased for payment of Rentals at ₹ 12.50 per sq. mt. per annum, i.e. Rs. 25,00,000/- per annum + taxes and other charges (as and when applicable) and the payment of deposit of Rs.5 crore in favour of the Comunidade in addition to the Lease Rentals referred herein.

FURTHER RESOLVED that the aforesaid Lease rental amount of ₹ 25,00,000/- shall be paid as yearly rental during the subsistence of the lease deed on or before the 31st January of every calendar year. There shall be increase of 5% in the rent after every 3 years.

FURTHER RESOLVED that all costs and expenses towards setting up of the multipurpose educational and technical institution and sports infrastructure would be borne by the Trust.

FURTHER RESOLVED that the said Institution be directed to provide a Built – up space of providing amenities having an area of 320 sq. mts. for exclusive use of the Comunidade on the land identified by the Comunidade with no further cost to the Comunidade of Tivim, by the Maharashtra Academy of Engineering and Educational Research, MIT Group of Institutions, Pune with no costs to the Comunidade of Tivim.

FURTHER RESOLVED that the said Institution be direct to setup a Gymnasium for exclusive use of the Gauncars/Joneiros/Zonnkars and their immediate family on the land identified by the Comunidade will be constructed by the Maharashtra Academy of Engineering and Educational Research, MIT Group of Institutions, Pune with no costs to the Comunidade of Tivim. The necessary equipment for Gym for the first time shall also be provided by the institution.

FURTHER RESOLVED that a fee concession to the extent of 50% of tuition fees shall be given to the students belonging to Gauncars/Joneiros/Zonnkars, purely on merit basis in the institutions under MAEER'S MIT, Goa Campus and WPU, Kothrud, Pune, subject to the condition that the concerned Gauncars/Joneiros/Zonnkars are residents of in and around Pune.

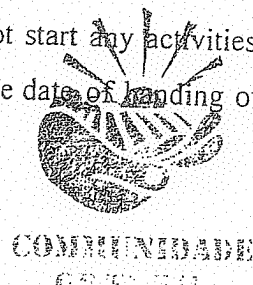
FURTHER RESOLVED that all girl students scoring more than 95% marks in Class 12th examinations shall be given financial scholarship of ₹20,000/- per year for pursuing further education until their Masters.

FURTHER RESOLVED that all girl students scoring more than 90% marks in Class 12th examinations shall be given financial scholarship of ₹10,000/- per year for pursuing further education until Masters.

FURTHER RESOLVED that the MAEER's MIT Group of Institutions will give preference to the components of the Comunidade and the Villagers of Tivim in employment subject to availability of vacancies and suitability on merits.

FURTHER RESOLVED that 10% of the total workforce in Class III and Class IV employment shall be reserved for the components of the Comunidade, subject to suitability on merits.

FURTHER RESOLVED that in case MAEER's MIT Group of Institutions do not start any activities in connection with the setting up of the Project, within a period of four years from the date of handing over of the possession, the plot shall revert back to the Comunidade of Tivim.



2. TALUKA - BARDEZ

URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
1	2	3	4	5	6	7	8	9	10	11	12
Mapusa - I (Ward Nos. 2, 5, 6, 7, 8, 9, 10, 11, 12 & 13)	4000.00	4800.00	Village Guirim	4000.00	4800.00	Sangolda	3000.00	3600.00	Anjuna	4500.00	5400.00
			Penha-de-Franca	3000.00	3600.00	Moirá	3000.00	3600.00	Candolim	5000.00	6000.00
			Salvador-do-Mundo	3000.00	3600.00	Assagao	3000.00	3600.00	Calangute	5000.00	6000.00
			Pilerne	5000.00	6000.00	Siolim	4000.00	4800.00	Nerul	5000.00	6000.00
			Colvale	3000.00	3600.00	Aldona	4000.00	4800.00			
			Tivim	3000.00	3600.00	Arpora	4500.00	5400.00			
			Bastora	4000.00	4800.00	Socorro	4000.00	4800.00			
			Reis Magos	4000.00	4800.00	Camurlim	3000.00	3600.00			
			Verla	5000.00	6000.00	Sircaim	2500.00	3000.00			
			Parra	2000.00	2400.00	Nagoa	3000.00	3600.00			
			Canca	3500.00	4200.00	Nachinola	2000.00	2400.00			
						Ucassaim	3000.00	3600.00			
						Marra	5000.00	6000.00			
						Nadora	1800.00	2160.00			
						Moitem	2000.00	2400.00			
						Assonora	2000.00	2400.00			
						Oxel	4000.00	4800.00			
						Pirna	1800.00	2160.00			
						Revora	2500.00	3000.00			
						Palem	2500.00	3000.00			
						Saligao	4000.00	4800.00			
						Marna	6000.00	7200.00			
						Calvim	2000.00	2400.00			
						Corjuvem	2500.00	3000.00			
						Punpla	2500.00	3000.00			
						Pomburpa	2500.00	3000.00			
						Olaulim	2500.00	3000.00			
						Pinolem	2000.00	2400.00			

TIV/COM/23-24/108

03rd March, 2024

To,

The Registrar,

Maharashtra Academy of Engineering and Educational Research,

MIT Group of Institutions, Pune

S. No. 124, Paud Road, Kothrud,

Pune 411 038.

Maharashtra.

Sub: Further processing of your File No. 1-21-2023-ACNZ/2023 after approval of the Extraordinary General Body Meeting held on 25/02/2024

Dear Sir,

This is to inform you that your File No. 1-21-2023-ACNZ/2023 was placed and approved vide Agenda 4 of the Extraordinary General Body Meeting held on 25/02/2024 in terms of Article 30 (4) (j) of the Code of Comunidades.

Please find enclosed extracts of the said Agenda 4 of the Extraordinary General Body Meeting and of the Managing Committee meeting held on 25/02/2024 which will be forwarded to the Administrator in compliance with provisions of Article 31 of the Code of Comunidades for further processing.

The same can be forwarded to the concerned authorities

Regards,

(Escrivo/Clerk)

Encl: 1. Letter No.TIV/COM/23-24/071 dated 16/11/2023

■ Tivim Parish Centre | Near St. Christopher's Church | P.O. Tivim, Bardez, Goa 403502 | India

Under RTI Act
GOA INVESTMENT PROMOTION & FACILITATION BOARD
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EDC Patto Plaza
COMMUNIDADE
OF TIVIM
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Annexure B Call 11/1 202
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M.A.E.E.R.
Reg. No.
F-2555
Pune 38

COMUNIDADE OF TIVIM

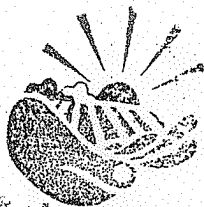
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Proceedings of the Extra Ordinary General Body Meeting of the Comunidade of Tivim from pages 71- 79

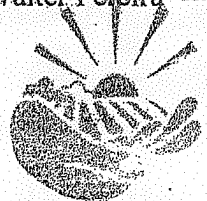
On the Twenty Fifth day of the month of February of the year two thousand and twenty four, in this Village of Tivim and in the meeting place of the Comunidade of Tivim i.e. at St Christopher's Club at 10.30 am assembled the members of the Managing Committee Meeting of the Comunidade of Tivim consisting of Mr. Miguel Caetano Sequeira, President; Mr. James Dsouza, Attorney, and Mr. Joselan Pereira, Treasurer along with me, Pranav M. Parsekar, the Escrivão of the said Comunidade, to preside over the Extraordinary General Body Meeting of the Comunidade conveyed today, as per the notices published in the official gazette series III, No. 45 dated 08.02.2024 and local newspaper Herald on page 7, dated 09.02.2024; other notices pasted at usual places and announced in the St. Christopher's Church of Tivim and Our Lady Lourdes Chapel, Cansa-Tivim, so that the Comunidade to meet and give its opinion on the following files and other matters as per the provisions of the Code of Comunidades Agenda 1. Budget for the year 2024-25. Agenda 2. Finalization of the Zonn amount to be distributed in. Agenda 3. Further processing, of finalization of the process for the development and construction of 'Comunidade Ghor' for the Comunidade of Tivim. Agenda 4. Further processing, under Article 334-A of the Code of Comunidades, of File No. 1-21-2023-ACNZ/2023 of MAEER'S MIT Group of Institutions, Pune pertaining to Plot No. 'B', in Survey No. 88/1. in Tivim village, for use for Educational Purposes. Agenda 5. N.O.C. for road access admeasuring 25mtrs x 1.5mtrs through Survey.No. 557/17 in the land belonging to the Comunidade of Tivim for Domingos Sequeira.

and the following Gaunkars/joneiros present alongwith contact nos and duly signed; 1) Wilson Pereira, 2) Paul Fernandes, 3) Philip S. Pereira, 4) Robert Pereira, 5) Philip J. Pereira, 6) Wilson Souza, 7) Karu Lima, 8) Elvis Souza, 9) Stephen Souz, 10) Cyprian Pereira, 11) Glen Dsouza, 12) Jose Assis Dsouza, 13) A. A, 14) Samson Souz, 15) Kevin Souz, 16) Santan Souza, 17) Jose Motes Pereira, 18) Nicholas Pereira, 19) Adrian Dsouza, 20) D. Sequeira, 21) Domnic Dsouza, 22) Mathew Pereira, 23) Agostinho Pereira, 24) Leo Pereira, 25) Caetano Dsouza, 26) Leo Pereira, 27) Christopher Dsouza, 28) Jerry Almeida, 29) Anton Souz, 30) Lazarus Souza, 31) Diago Lima, 32) Mores Souz, 33) Clayton Almeida, 34) Melvin Almeida, 35) Manvel Souza, 36) Francisco Pereira, 37) Simao Souz, 38) Juje Souza, 39) Alex Souza, 40) Anton santan Pereira, 41) Domingos Souza, 42) Joy Souz, 43) Thomson Souz, 44) Nicholas Souza, 45) Mingel Pereira, 46) Gary S'Souza, 47) Gregorio D'Souza, 48) Lawrence D'Souza, 49) Hilario Pereira, 50) Anthony Pereira, 51) Edward Pereira, 52) Ignatius, Souz, 53) John Souz, 54) Shervin Ferrao, 55) Leslie D'Souza, 56) Michael Sequeira, 57) James D'Souza, 58) Joselan, Pereira, 59) Thomas Sequeira, J. Pereira, 60) Savio D'Souza, 61) Juje, Agnel Souz, 62) A.M.D. Pereira, 63) William Pereira, 64) Effie D'Souza, 65) Walter Pereira

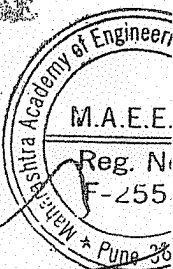
----- The session started with a welcome by the President and a short prayer



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COMUNIDADE
OF TIVIM



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COMUNIDADE OF TIVIM

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Proceedings of the Managing Committee Meeting of the Comunidade of Tivim pages 79V-80V of the minutes book

On the Twenty Fifth day of the month of February of the year two thousand and twenty four, in this Village of Tivim and in the meeting place of the Comunidade of Tivim, at the office of the Comunidade of Tivim at 3.30 pm assembled the members of the Managing Committee Meeting of the Comunidade of Tivim consisting of Mr. Miguel Caetano Sequeira, President; Mr. James D'souza, Attorney and Mr. Joselan Pereira, Treasurer along with me, Pranav M. Parsekar, the Escrivão of the said Comunidade, to discuss about the following agenda no 4. Further processing under Article 334 - A of the Code of Comunidades of File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim village for educational purposes: To deliberate further on processing the file bearing no. File No. 1-21-2023-ACNZ/2023 of MAEER's MIT Group of Institutions, Pune in terms of the proviso to Article 334 - A of the Code of Comunidade as amended on 16/04/2001, pertaining to Plot No. 'B' in Survey No. 88/1 in Tivim Village having an area of 200,000 sq mts for setting up of an Educational Institution engaged in the field of Education duly recognised by the Government. The managing committee after checking and verifying the file found that this Comunidade was duly conveyed in a legal form, and in the extraordinary General Body meeting held on 25th February, 2024, wherein the above file was passed, therefore this committee has no objection to grant the said plot to the said applicant as per the provisions of the Code of Comunidades in force, hence the file is approved after completion of all points on the agenda the discussion if closed and the present proceedings which is read out and found to be correct, and confirmed and signed here below committee members and myself Pranav Parsekar the Escrivão of the said Comunidade who recorded this as per the instruction of the Managing Committee of the Comunidade of Tivim as above

Signed - Miguel Caetano Sequeira, President; James D'souza, Attorney and Joselan Pereira, Treasurer; ----- Pranav M. Parsekar

Tivim, 25th February, 2024

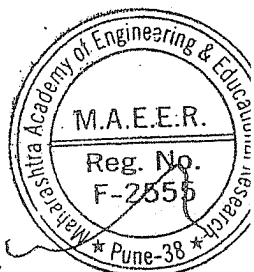
Pranav M. Parsekar
Escrivão of Comunidade of Tivim

COMUNIDADE
OF TIVIM

Model RTI Act
GOA INVESTMENT PROMOTION BOARD
FACILITY FOR GOVERNMENT
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COMUNIDADE
OF TIVIM

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R/K