



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT,
MAPUSA - GOA.

No.4/170/CNV/ACH/2023 /1770
CAD3BAR02-23-93

Dated: -24/ 11 /2023

Read: Application dated 01/02/2023 received from Dr. Fernando Jose Mascarenhas, R/o H. No. 176, Ground Floor, Felipe Nery Road, Fountainhas, Panaji Goa received u/s 32 of LRC1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders there under by from Dr. Fernando Jose Mascarenhas, R/o H. No. 176, Ground Floor, Felipe Nery Road, Fountainhas, Panaji Goa being the occupant of the plot registered under Survey No. 155/1-N situated at Arpora Village, Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part under Survey No. 155/1-N admeasuring 20700 Sq. Mts. be the same a little more or less for the purpose of Residential with 100 F.A.R.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with the permission of the competent authority.

f) The Competent Authorities / Local Bodies shall verify the ownership documents before issuing the Construction license

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.





GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of surveys & land records.
 MAPUSA - GOA

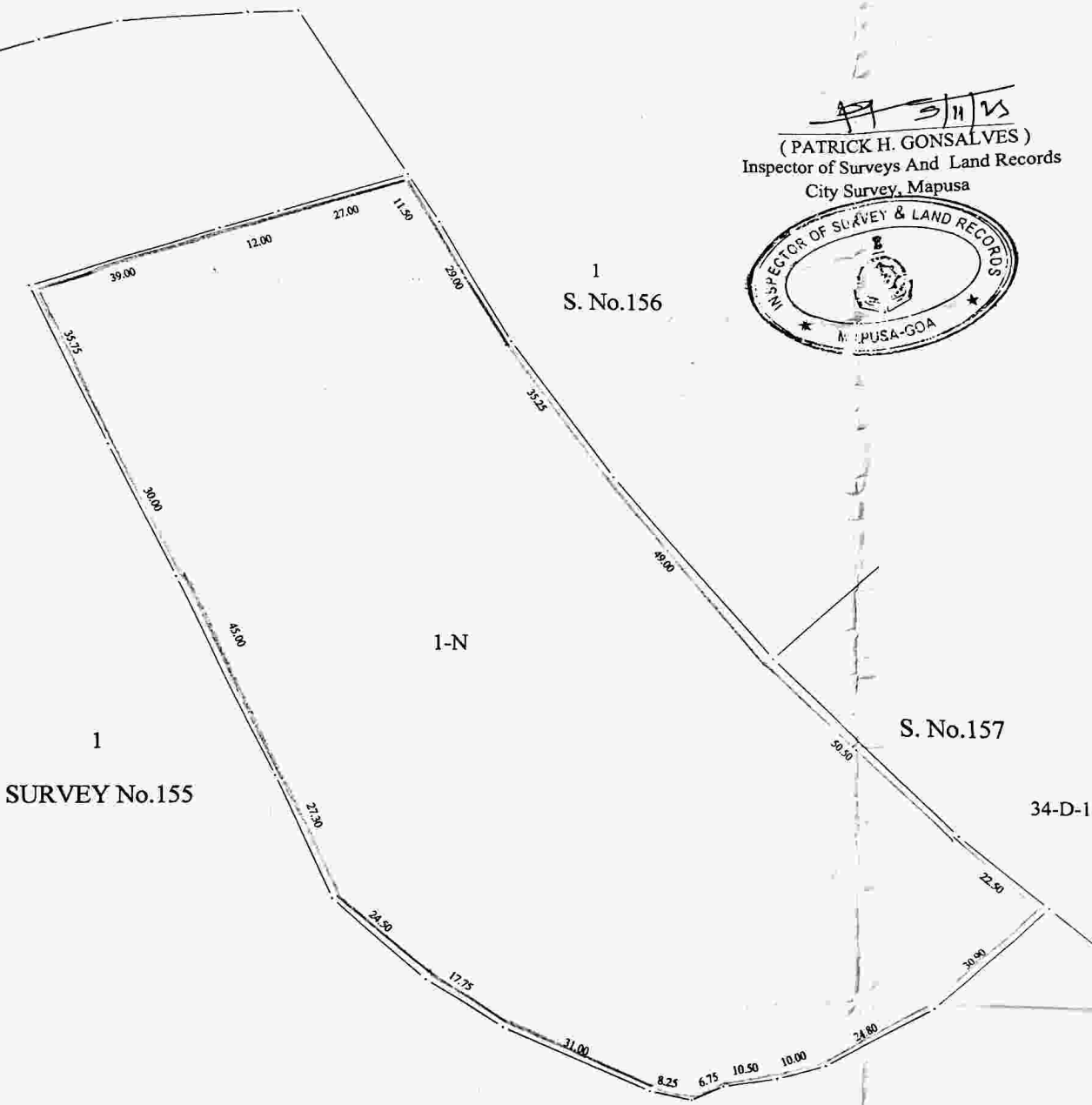
PLAN

OF THE LAND BEARING SUB-DIV. No. 1-N OF SURVEY No. 155 SITUATED AT ARPORA VILLAGE OF BARDEZ TALUKA APPLIED BY DR. FERNANDO JOSE MASCARENHAS CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON- AGRICULTURE PURPOSE VIDE CASE NO. 4/170/CNV/AC-III/2023/1627 DATED 31-10-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR - III, NORTH GOA DISTRICT, MAPUSA - GOA.



SCALE : 1:1000

AREA PROPOSED FOR CONVERSION. 20700 Sq. Mts.



P. H. V.
 (PATRICK H. GONSALVES)
 Inspector of Surveys And Land Records
 City Survey, Mapusa



PREPARED BY

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