

Dated :- 14/03/2017

Read: Application dated 30/05/2015 received in this office dated 21/05/2015, from Shri. Francisco Xavier Antonio Aleixo De Saldanha represented by its power of attorney holder Shri. Oswald Francisco De Melo, r/o Fortune Square, 5th flr, Morod, Mapusa, Bardez – Goa.

SANAD
SCHEDULE-II

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

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder) Francisco Xavier Antonio Aleixo De Saldanha being the occupants of the plot registered under Survey No.116/2 known as Gharseeche Bhatle Situated at Village Assagao of 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 Survey No.116/2, admeasuring 5635.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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

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

2.Assessment – The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

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

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

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

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

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

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

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

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

Contd...



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

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			North	South	East	West	
1	2	3	4	5	6				7
1	128.95 Mts.	53.30 Mts.	5635 sq. mts.	Survey No. 116 Sub. Div. No. 2	Survey No. 115 Sub Div. No. 1	ROAD	Survey No. 115 Sub Div. No. 3	Survey No. 115 Sub Div. No. 1	NIL
				Village: Assagao Taluka: Bardez					

Remarks:-

- The applicant has paid conversion fees & fine of Rs. 7,88,900 /- (Rupees Seven Lakh Eighty Eight Thousand Nine Hundred Only) vide Challan No. 116/16-17 dated 12/12/2016.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1830/TCP-15/2992 dated 09/09/2015.
- The development/construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- This Conversion is recommended for single family dwelling unit only.
- This Conversion report is issued based on the No Objection Certificate issued by the Attorney of Communiade of Assagao vide No. ASS/COM/2014-15/424 dtd. 30/08/2015 to use the Sy. No. 115/1 (Part) as a 6.00 mtrs wide access.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Mr. Oswald Francisco De Melo Power of Attorney holder of Mr. Francisco Xavier Antonio Aleixo De Saldanha** here also hereunto set his hands this 14th day of March, 2017.


(Oswald Francisco De Melo)
P.O.A

Signature and Designation of Witnesses

1. Danzil Dsouza
2. Pedro Disilva

Complete address of Witnesses

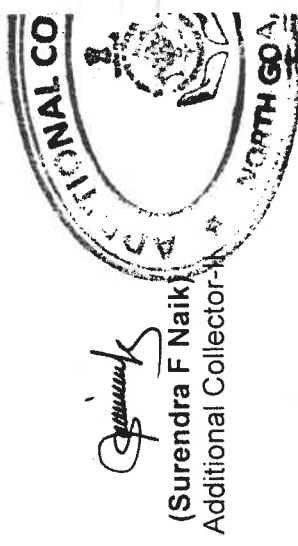
1. H.No. 12, Povan waddo, Kerl Pennem Go.
2. H. NO 104 Margim modlo wall Perem Goa

We declare that **Oswald Francisco De Melo** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

To,

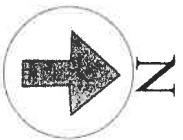
- The Town Planner, Town and Country Planning Department Mapusa.
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa.
- ☒ The Sarpanch, Village Panchayat Pilerne, Bardez - Goa.



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

PLAN

OF THE LAND BEARING SUB-DIV. No. 2 OF SURVEY No. 116 SITUATED
AT ASSAGAO VILLAGE OF BARDEZ TALUKA
APPLIED BY FRANCISCO XAVIER ANTONIO ALEIXO De SILDANHA
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. RB/CNV/BAR-II/45/2015 DATED 16-03-2016
FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.



SCALE : 1:1000



AREA APPLIED FOR CONVERSION. 5635 Sq. Mts.

S. No.115

SURVEY No.116

ANAND V. VAIGANKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

VIVIAN BUDE
Field Surveyor

VERIFIED BY:

YOGESH B. MASHIELKAR.
Head Surveyor

SURVEYED ON: 28/03/2016

FILE NO: 8/CNV/MAP/82/16



