



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/57/2014

Date: 8/12/2014

Read: Application dated 10/09/2014 received in this office on 12/09/2014 from Mrs. Bharti Shripad Karekar r/o. C/o Talak Constructions, Ashiana, Comba, Margao, 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) by **Mrs. Bharti Shripad Karekar**, being the occupant of the plot registered under **Pt. Sheet No. 107 & Chalta No. 25**, in the village of **Mapusa City, Bardez Taluka** (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of **Pt. Sheet No. 107 & Chalta No. 25, admeasuring 853.00 Square Metres**, be the same a little more or less, for the purpose of **Residential**.

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 buildings 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.

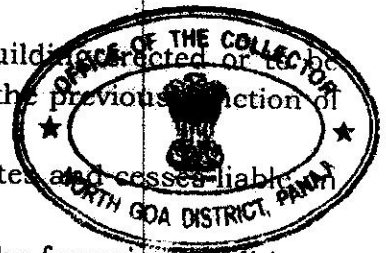
6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be 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

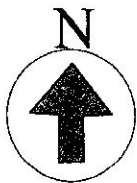
d) Traditional access passing through the plot, if any, shall be maintained.

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



Contd....2

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

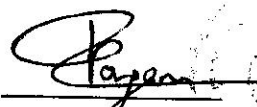


PLAN

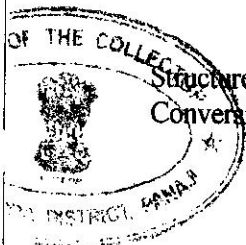
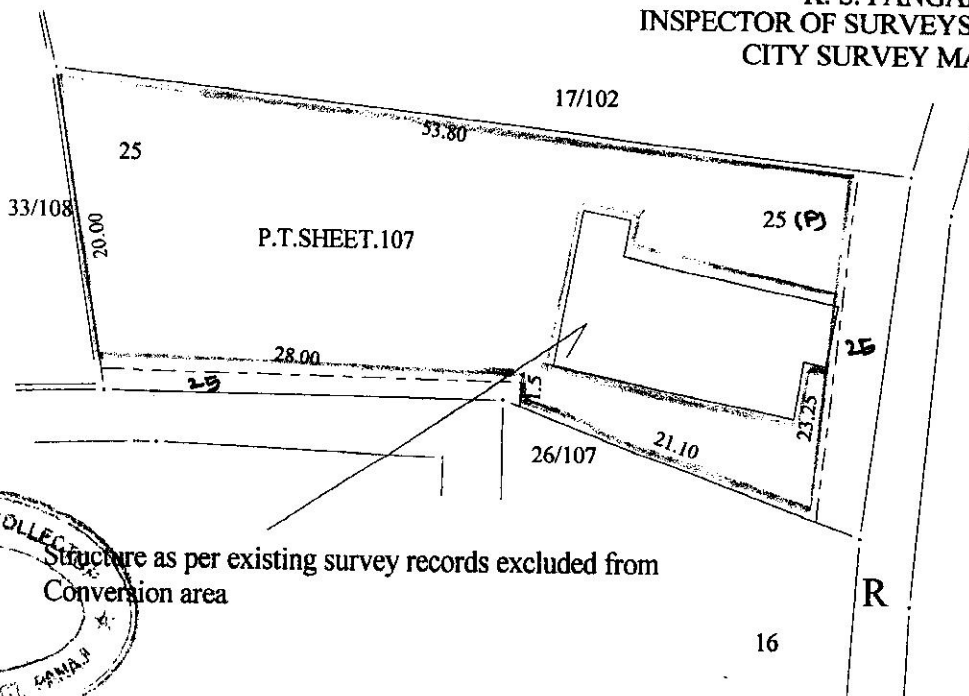
OF THE LAND BEARING CHALTA . No. 25 (PART) OF P.T.SHEET No. 107
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY MRS. BHARATI SHRIPAD KAREKAR
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO. RB/CNV/BAR/COLL/57/2014 DATED 31-10-2014
FROM THE OFFICE THE DY. COLLECTOR (REVENUE), OFFICE OF
COLLECTORATE, PANAJI-GOA.

SCALE : 1:500

 AREA APPLIED FOR CONVERSION. 853 Sq. Mts.



K. S. PANGAM
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



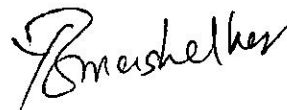
Structure as per existing survey records excluded from
Conversion area

PREPARED BY



CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY

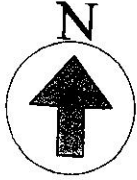


YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 05/11/2014

FILE No. 56/CNV/MAP/CITY/14

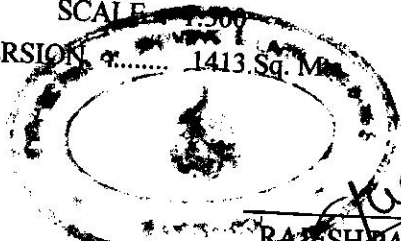
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of The Inspector of Survey and Land Records
 MAPUSA - GOA



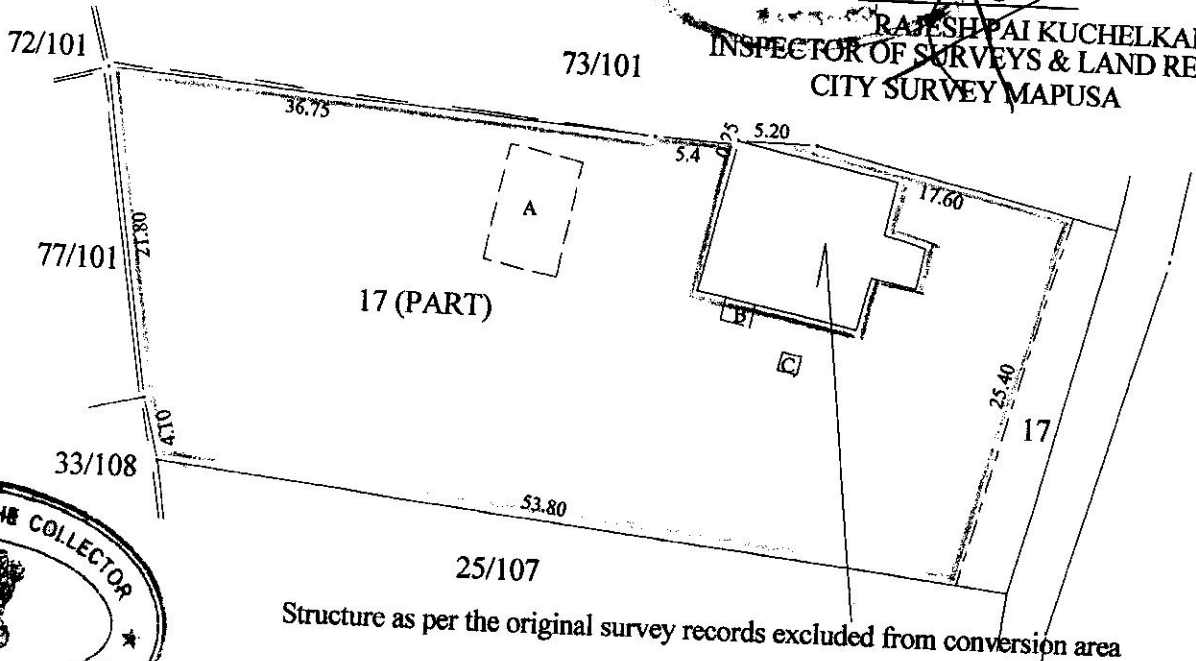
PLAN

OF THE LAND BEARING CHALTA . No. 17 (Part) OF P.T.SHEET No. 102
 SITUATED AT MAPUSA CITY OF BARDEZ TALUKA, APPLIED BY
 MR. JOSE FELICIO DE SOUZA CONVERSION OF USE OF LAND
 FROM AGRICULTURE INTO NON AGRICULTURE PURPOSE, VIDE
 CASE NO. RB/CNV/AC-I/45/2015 DATED 31-08-2015 FROM THE OFFICE OF
 THE ADDITIONAL COLLECTOR-I, NORTH GOA DISTRICT, PANAJI-GOA.

SCALE 1:500
 AREA APPLIED FOR CONVERSION 1413 Sq. M



RAJESH PAI KUCHELKAR
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



- LEGEND**
- A. Newly constructed structure up to plinth admeasuring an area = 38 sq. mts.
 - B. Newly constructed structure upto ground floor admeasuring an area = 3 Sq. mts.
 - C. Newly constructed structure ground floor admeasuring an area = 1.5 Sq. Mts.

PREPARED BY

J. G. Chari

CHANDRASHEKAR G. CHARI
 Field Surveyor

VERIFIED BY

Y. B. Mashelkar

YOGESH B. MASHELKAR
 Head Surveyor

DATE OF SURVEY: 03/09/2015

FILE No. 51/CNV/MAP/CITY/15

Dated : 2/07/2016

Read: Application dated 24/05/2016 from (1) Shri. Rasifo Victor Antonio De Souza (2) Shri. Alvito Rafael De Souza for self and Power of Attorney holder for (1) Smt. Ninfa Aladina De Souza, (2) Shri. Hillary Fernandes, (3) Smt. Maria Alveira De Souza, (4) Shri. Avelino Tomas De Souza and (5) Anneta Dacruz C/o. Talak Developers Pvt. Ltd., Ashiyana, Comba, Margao, Goa 403 601.

SANAD
SCHEDULE-II

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

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder) Shri. Rasifo Victor Antonio De Souza Smt. Ninfa Aladina De Souza, Shri. Hillary Fernandes, Shri. Alvito Rafael De Souza, Smt. Maria Alveira De Souza, Shri. Avelino Tomas De Souza and Anneta Dacruz being the occupant of the plot registered under P.T.Sheet No. 102, Chalta No.17 known as - Situated at Village Mapusa of Bardez Taluka (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part P.T.Sheet No. 102, Chalta No.17, admeasuring 1413.00 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 applicants shall pay all taxes, rates and cesses leviable on the said land.

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

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

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

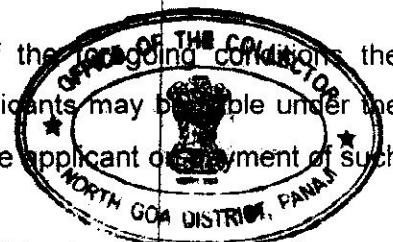
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

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

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

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

Contd.....



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			6				
1	2	3	4	5	North	South	East	West	
1	25.90 Mts.	64.95 Mts.	1413	P.T. Sheet No. 102 Chalta No. 17 (Part)	P.T. Sheet No. 101 Chalta No. 73	P.T. Sheet No. 107 Chalta No. 25	P.T. Sheet No. 102 Chalta No. 17	P.T. Sheet No. 101 Chalta No. 77 P.T. Sheet No. 108 Chalta No. 33	NIL
Village: Mapusa Taluka: Bardez									

Remarks:-

- The applicant has paid conversion fees & fine of Rs.2,92,590/- (Rupees Two Lakh Ninty Two Thouand Five Hundred Ninty Only) vide Challan No. 154/15-16 dated 03/11/2015 and Rs. 48,765 (Rupees Forty Eight Thousand Seven Hundred Sixty Five Only) vide Challan No. 55/16-17 dated 01/07/2016 total amounting of Rs. 3,41,355/- (Rupees Three Lakh Forty One Thousand Three Hundred Fifty Five Only) .
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1715/ MAP/TCP-15/2349 dated 23/07/2015.
- 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.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **(1) Shri. Rasifo Victor Antonio De Souza (2) Shri. Alvito Rafael De Souza for self and Power of Attorney holder for (1) Smt. Ninfa Aladina De Souza, (2) Shri. Hillary Fernandes, (3) Smt. Maria Alveira De Souza, (4) Shri. Avelino Tomas De Souza and (5) Annetta Dcruz** here also hereunto set their hands this 12th day of July, 2016.


Rasifo

(Rasifo Victor Antonio De Souza)

Alvito

(Alvito Rafael De Souza)
For self and P.O.A.
for others (5)

Naveen S.L.
(Naveen S.L., IAS)
Additional Collector-I



Signature and Designation of Witnesses

1. GURUDAS V. SAKHAKAR *[Signature]*

2. Arum V. Taluk *[Signature]*

Complete address of Witnesses
1. H. No. 35 - W. H. KAPUDIA
2. H. No 204 Concha Marada cor

We declare that **Rasifo Victor Antonio De Souza and Alvito Rafael De Souza** has signed this Sanad is, to our personal knowledge, the person who represents themself to be, and that they have affixed their signature hereto in our presence.

1. *[Signature]*
2. *[Signature]*

- To,
- The Town Planner, Town and Country Planning Department Mapusa.
 - The Mamlatdar of Bardez Taluka.
 - The Inspector of Survey and Land Records, Mapusa.
 - The Chief Officer, Mapusa Muncipal Council, Mapusa - Goa.