



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

No. 4/184/CNV/AC-III/2025 / 1020
CAD3BAR06-25-221

Dated: - 20/08/2025

Read: Application dated 01/07/2025 received from 1.) Mr. Mario Beraldo Fernandes, R/o. H.No. 242-A/1, St. Jerome Vaddo, Duler, Mapusa-Bardez, Goa, 2.) Mr. Peter Donald De Souza alias Peter Donald D'Souza alias Pedro Donald De Souza and 3.) Mrs. Ishita Sharad Sukhadwala, both R/o. h.No. 95, Angod, Mapusa-Bardez, Goa u/s 32 of LRC 1968.

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 thereunder by 1.) Mr. Mario Beraldo Fernandes, R/o. H.No. 242-A/1, St. Jerome Vaddo, Duler, Mapusa-Bardez, Goa, 2.) Mr. Peter Donald De Souza alias Peter Donald D'Souza alias Pedro Donald De Souza and 3.) Mrs. Ishita Sharad Sukhadwala, both R/o. h.No. 95, Angod, Mapusa-Bardez, Goa being the occupant of the plot registered, under P.T. Sheet No. 155 Chalta No. 18 Situated at 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 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. 155 Chalta No.18 admeasuring 687.98 Sq. Mtrs be the same a little more or less for the purpose of Commercial with 200 FAR.

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 Commercial 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, Bardez 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.

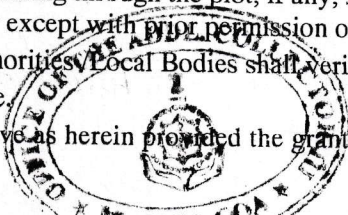
c) The necessary road widening set-back is to be maintained before any development in the land

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

e) No trees shall be cut except with prior 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.



APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
23.42 Mts.	32.66 Mts	687.98 Sq. Mts.	P.T. Sheet No. 155 Chalta No. 18	P.T. Sheet No. 155 Chalta No. 19	P.T. Sheet No. 155 Chalta No. 16 & 17	NALLAH	ROAD	
Village : Mapusa City Taluka : Bardez								

Village : Mapusa City
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 1265920/- (Rupees Twelve Lakhs Sixty Five Thousand Nine Hundred and Twenty Only) vide e-challan No. 202500541792 dated 12/08/2025.
2. As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.I/2907/2024 dated 09/01/2024 the property bearing Chalta No. 18 of P.T. Sheet No. 155 of Mapusa, Taluka Bardez Goa admeasuring an area 688 is enmarked as Commercial "C-1" Zone as per Outline Development Plan of Mapusa 2021 Bardez Taluka. Permissible FAR 200.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-540/DCFN/TECH/2025-26/748 dated 06/08/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2025/5878 dated 30/07/2025.
5. This Sanad is issued for conversion of an area for Commercial purpose only. The development /Construction in the plot shall be governed as per laws/rules in force.
6. Traditional access, passing through the plot, if any shall be maintained.
7. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and 1.) Mr. Mario Beraldo Fernandes, R/o. H.No. 242-A/1, St. Jerome Vaddo, Duler, Mapusa-Bardez, Goa, 2.) Mr. Peter Donald De Souza alias Peter Donald D'Souza alias Pedro Donald De Souza and 3.) Mrs. Ishita Sharad Sukhadwala, both R/o. h.No. 95, Angod, Mapusa-Bardez, Goa here also hereunto set his hand on this 14th day of August, 2025.

[Signature]
14/8/25

Mr. Mario Beraldo Fernandes
For self and POA holder for
Mrs. Ishita Sharad Sukhadwala
Mr. Peter Donald De Souza alias
Mr. Peter Donald D'Souza alias
Mr. Pedro Donald De Souza
Applicants



[Signature]

(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa-Goa

Name and Signature of Witnesses

1. Prashant C Mayekar Pdayetol Address Card No. 5056 9986 8499
2. Malcolm de Souza Pdayetol Address 5436 3300 8207

Complete address of Witnesses

H.No. 167/A, Vozzi Kaskimblet, Pannom Goa

2. A-108 Sai Green Conchelim Mapusa Goa

Contd...3/-

We declare that Mr. Mario Beraldo Fernandes, R/o. H.No. 242-A/1, St. Jerome Vaddo, Duler, Mapusa-Bardez, Goa POA holder for self and POA holder for Mr. Peter Donald De Souza alias Peter Donald De Souza alias Pedro Donald De Souza and Mrs. Ishita Sharad Sukhadwala, both R/o. h.No. 95, Angod, Mapusa-Bardez, Goa who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. Prasant C Mayekar Mayekar

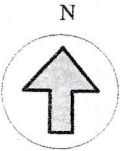
2. Malcolm de Souza

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa – Goa.
4. The Chief Officer, Mapusa Municipal Council, Mapusa-Goa.



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



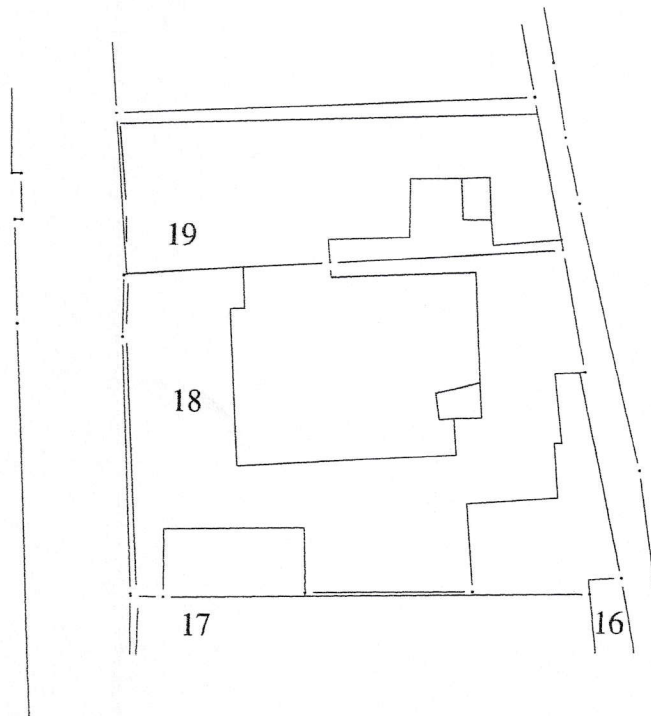
Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
P.T. SHEET No. 155/ Chalta No. 18,19
Scale : 1 :500

REV. No. 9639

PATRICK
HENDERSON
GONSALVES

Digitally signed by PATRICK
HENDERSON GONSALVES
Date: 2024.01.23 15:36:08
+05'30'

Inspector of Survey &
Land Records.



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NOTE : Plan to be printed on A4 size paper