



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

No. CAD3BAR12-22-494 / 291

Date: -17/02/2023

Read:-Application dated 16/12/2022 received from Jyoti Rath, r/o A 304, Park Place DLF 5, Gurgaon, Haryana-122009, received 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 Jyoti Rath, r/o A 304, Park Place DLF 5, Gurgaon, Haryana-122009, being the occupant of the plot registered under Survey No. 1/15(Part) situated at Nachinola 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 Survey No. 1/15(Part) of village Nachinola admeasuring 750 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 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 **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, Bardez shall not be held responsible for the same and the applicant shall be solely 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.

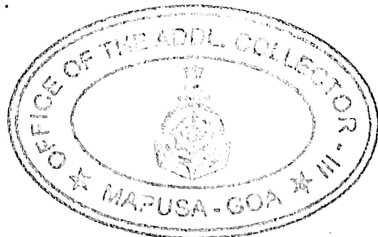
c) The necessary road widening set-back is to be maintained before any development in the land.

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 thereunder.



Cont..2/-

APPENDIX - I

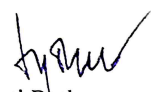
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
56.00 mts	12.60 Mts	750 Sq.mts	Sy No.1 Sub. Div No.15(Part)	Sy. No. 1/2, 1/4 & 1/15	Sy No.1/2 & 1/16	Sy. No. 1/16	Sy. No.1/2 & 1/15	NIL

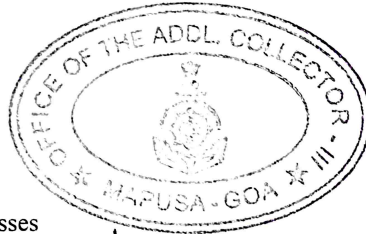
Village : Nachinola  
Taluka : Bardez

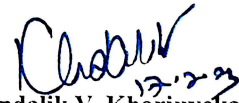
Remarks:-

1. The applicant has paid conversion fees of Rs. 84,750/- (Rupees Eighty Four Thousand Seven Hundred Fifty Only) vide e-challan No.202300104607 dated 07/02/2023.
2. As per TCP Certificate No. TPBZ/ZON/10094/NACH/TCP-2022/4546 dated 09/08/2022 the plot falls in Settlement Zone (VP-2) with permissible FAR 60.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1049/DCFN/TECH/2022-23/1323 dated 18/01/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023 dated 27/01/2023.
5. This Sanad is issued for conversion of an area for Residential 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.
8. The plot is abutting existing road which is proposed 10.00 mtrs wide.

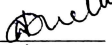
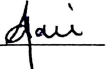
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA DISTRICT**, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and that **Jyoti Rath, r/o A 304, Park Place DLF 5, Gurgaon, Haryana-122009**, here also hereunto set his/her hand on this 17<sup>th</sup> day of February 2023.

  
Jyoti Rath  
Applicant



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

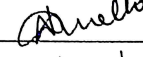
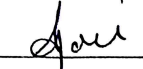
Name and Signature of Witnesses

1. NOLANA D'NELLO 
2. Antonio Nazare 

Complete address of Witness

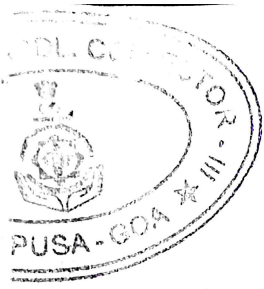
1. B6/112, GARDEN CENTRE, MAPUSA
2. HNO 386 NACHINOLA BOUVOM

We declare that **Jyoti Rath, r/o A 304, Park Place DLF 5, Gurgaon, Haryana-122009**, 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. NOLANA D'NELLO 
2. Antonio Nazare 

To,

1. The Town Planner, Town and Country Planning Department, Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch, Village Panchayat Nachinola Bardez -Goa.



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



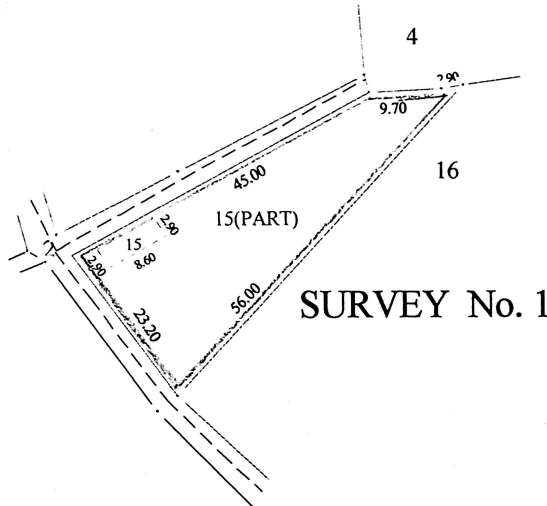
PLAN

Of the Land bearing Sub. Div.No. 15 (part) of Survey No. 1,  
 Situated at Nachinola village of Bardez Taluka, Applied by Jyoti Rath  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. CAD3BAR12-22-494/59 dated 13-01-2023,  
 from the Office of the Additional Collector - III, North Goa District, Mapusa-Goa.

SCALE 1:1000

 AREA TO BE CONVERTED ----- 750 Sq. Mts.

*Rajesh*  
 (RAJESH R. PAI KUCHELKAR)  
 INSPECTOR OF SURVEYS & LAND RECORDS  
 CITY SURVEY MAPUSA



SURVEY No. 1

PREPARED BY

*Patil*

SHRIKANT P. PATIL  
 Field Surveyor

*Patil*  
 13.1.23  
 ADDITIONAL COLLECTOR - III

North Goa District,  
 Mapusa - Goa

VERIFIED BY

*Rivankar*

PARESH RIVANKAR  
 Head Surveyor



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/113/CNV/AC-III/2019 /1999 Date:- 23/07/2019

Read: Application dated 25/03/2019 received in this office from Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa received 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 there under by Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa being the occupant of the plot registered under survey No. 1/16 Situated at Nachinola 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 survey No. 1/16 of Village Nachinola admeasuring 575 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 P.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 there under 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, 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.

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./ Sub. Div. No.	BOUNDARIES				Remarks
North to South	East to West			5		6		
1	2	3	4	North	South	East	West	
65.30 Mts	19.75 Mts	575 Sq. mts.	Sy. No. 1 Sub. Div. No. 16-part	S. No. 1 Sub. Div. No. 4	S. No. 1 Sub. Div. No. 2	S. No. 1 Sub. Div. No. 17	S. No. 1 Sub. Div. No. 15	Nil

Village : Nachinola  
Taluka : Bardez

**Remarks:-**

- The applicant has paid conversion fees of **Rs. 58, 650/-** (Rupees Fifty Eight Thousand Six Hundred Fifty Only) vide e-challan No. 201900793065 dated 05/07/2019 and conversion Fine of **Rs. 11,220/-** (Rupees Eleven Thousand Two Hundred Twenty Only) vide e-challan No. 201900793111 dated 05/07/2019.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5262/NACH/TCP/19/2443 dated 30/04/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-26/DCFN/TECH/2019-20/195 dated 16/05/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2019/1678 dated 09/04/2019.
- This Sanad is issued for conversion of an area for residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.

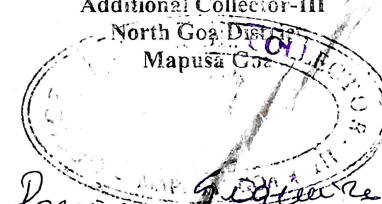
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa** here also hereunto set his hand on this 23<sup>rd</sup> day of July, 2019.

*Jyoti Rath*

**Jyoti Rath**  
(Through P.O.A. Antonio Francisco Nazare)  
Applicant

*Mahadev J. Araundekar*  
23.7.19

(Mahadev J. Araundekar)  
Additional Collector-III  
North Goa District  
Mapusa Goa



**Signature and Designation of Witnesses**

- Alleguia Antonio Nelson Remedios Pereira*
- Delip Rajaram Kerkar*

**Complete address of Witness**

- #/NO 57/1 Ladda Vaddo Nachinola
- H NO 251 Vargin Waddo Nachinola

We declare that **Shri Antonio Francisco Nazare, R/o. H. No. 286, B. P. Vaddo, Nachinola, Bardez Goa** who has 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.

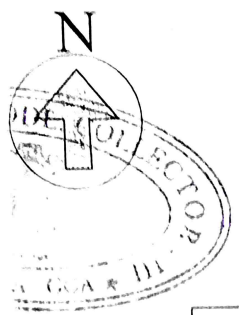
- Alleguia Antonio Nelson R. P. Soqurka*
- Delip Rajaram Kerkar*

- To,
- The Town Planner, Town and Country Planning Department Mapusa Goa
  - The Mamlatdar of Bardez Taluka Goa.
  - The Inspector of Survey and I and Records Mapusa - Goa
  - The Sarpanch, Village Panchayat Nachinola, Bardez Goa

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 Sub. Div. No.16-part of Survey No.1  
 Situated at Nachinola village of Bardez Taluka,  
 Applied by Jyoti Rath  
 Conversion of use of land from agricultural into non-agricultural  
 purpose, vide Case No. 4/113/CNV/AC-III/2019/732 dated 22-05-2019  
 From the Office of the Additional Collector-III, North Goa District, Mapusa-Goa.

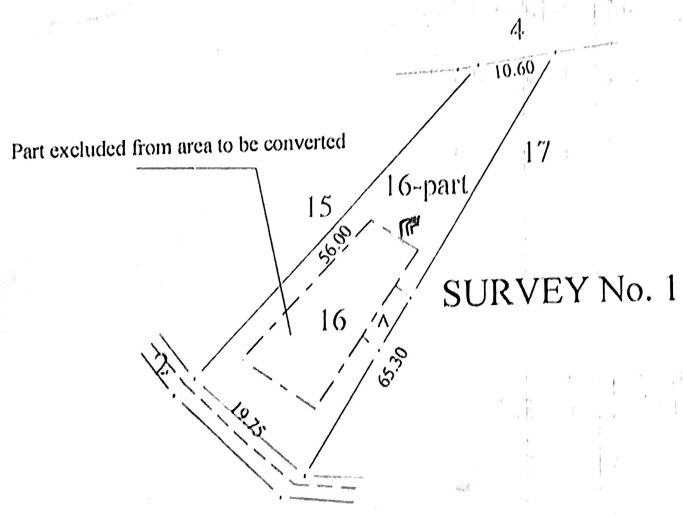


SCALE 1:1000

AREA APPLIED TO BE CONVERTED -----575 Sq. Mts.

*Rajesh R. Pai*  
 (RAJESH R. PAI KUCHELKAR)  
 INSPECTOR OF SURVEYS & LAND RECORDS  
 CITY SURVEY MAPUSA

A---Existing structure admeasuring plinth area 22sq.mts.



PREPARED BY

*Santosh Chodankar*  
 11/6/19

SANTOSH CHODANKAR  
 Field Surveyor

*Jyoti Rath*  
 23.7.19

Additional Collector - III  
 North, Mapusa - Goa

VERIFIED BY

*Yogesh B. Mashelkar*

YOGESH B. MASHELKAR  
 Head Surveyor

SURVEYED ON: 04/06/2019

FILE No. 8/CNV/MAP/175/19



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/112/CNV/AC-III/2019/1003 Date:- 23/07/2019

Read: Application dated 25/03/2019 received in this office from Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa received 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 there under by Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa being the occupant of the plot registered under survey No. 1/17 Situated at Nachinola 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 survey No. 1/17 of Village Nachinola admeasuring 675 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 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 there under 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, 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.

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



2

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No./ Sub. Div. No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
65.30 Mts	15.00 Mts	675 Sq. mts.	Sy. No. 1 Sub. Div. No. 17	S. No. 1 Sub. Div. No. 4	S. No. 1 Sub. Div. No. 2	S. No. 1 Sub. Div. No. 18	S. No. 1 Sub. Div. No. 16	Nil

Village : Nachinola  
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of **Rs. 68,850/-** (Rupees Sixty Eight Thousand Eight Hundred ~~Eighty~~ <sup>Fifty</sup> Only) vide e-challan No. 201900793474 dated 05/07/2019 and conversion Fine of **Rs. 10,200/-** (Rupees Ten Thousand Two Hundred Only) vide e-challan No. 201900793507 dated 05/07/2019.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5263/NACH/TCP/19/2444 dated 30/04/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/ BAR-28/DCFN/TECH/2019-20/194 dated 16/05/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/ BAR/CI-II/Conv 2019/1676 dated 09/04/2019.
- This Sanad is issued for conversion of an area for residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.

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 **Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa** here also hereunto set his hand on this 23<sup>rd</sup> day of July, 2019.

*Jyoti Rath*  
Jyoti Rath  
(Through P.O.A Antonio Francisco Nazare)  
Applicant

*Mahadev J. Araundekar*  
(Mahadev J. Araundekar)  
Additional Collector  
North Goa District  
Mapusa-Goa

Signature and Designation of Witnesses

- António Nelson Remedios Pereira Siqueira*
- Delip Rajaram Kerkar*

Complete address of Witness  
1. *H/No 57/1 Zovdar Vaddo Nachinola*  
2. *H/No 551 Vaigen waddo Nachinola*

We declare that **Shri Antonio Francisco Nazare, R/o. H. No. 286, Borvon Vaddo, Nachinola, Bardez Goa** who has 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.

- António Nelson R. P. Siqueira*
- Delip Rajaram Kerkar*

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

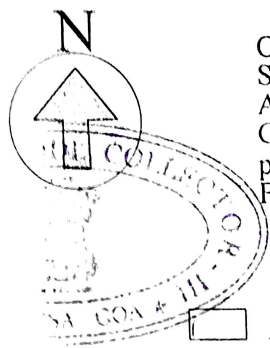
*Law*



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

**PLAN**



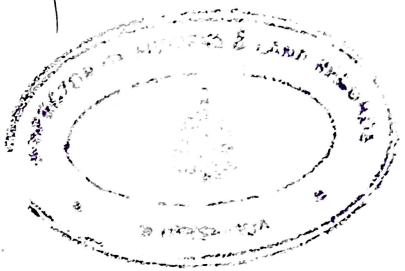
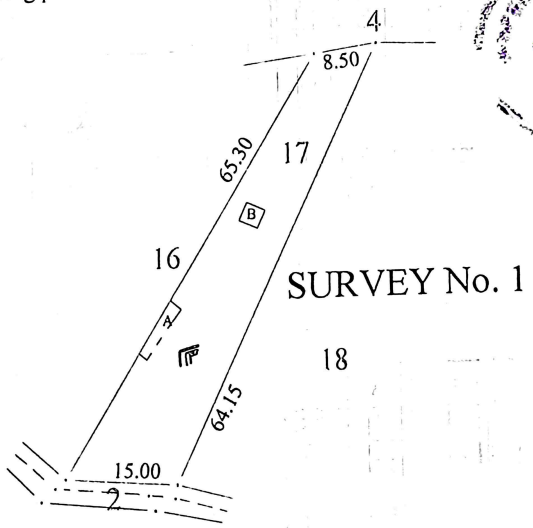
Of the Land bearing Sub. Div. No.17 of Survey No.1  
Situated at Nachinola village of Bardez Taluka,  
Applied by Jyoti Rath  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. 4/112/CNV/AC-III/2019/711 dated 24-05-2019  
From the Office of the Additional Collector-III, North Goa District, Mapusa-Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED -----675 Sq. Mts.

*(Signature)*  
**(RAJESH R. PAI KUCHELKAR)**  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA

A---Existing structure admeasuring plinth area 13sq.mts.  
B---Existing structure admeasuring plinth area 7 sq.mts.



PREPARED BY

*(Signature)*  
**SANTOSH CHODANKAR**  
Field Surveyor

*(Signature)*  
23.7.19  
**Additional Collector - III**  
**North, Mapusa - Goa**

VERIFIED BY

*(Signature)*  
**YOGESH B. MASHELKAR**  
Head Surveyor

SURVEYED ON: 04/06/2019

FILE No. 8/CNV/MAP/176/19



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

No.4/505/CNV/AC-III/2022 /70  
CAD3BAR22-181

Dated: -17/01/2023

Read: Application dated 27/07/2022 received from Mr. Antonio Francisco Nazare, R/o H. No. 286, Nachinola Bardez Goa received 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 there under by from Mr. Antonio Francisco Nazare, R/o H. No. 286, Nachinola Bardez Goa being the occupant of the plot registered under Survey No. 1/18 situated at Nachinola 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. 1/18 admeasuring 1525 Sq. Mts. be the same a little more or less for the purpose of Residential with 60 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.

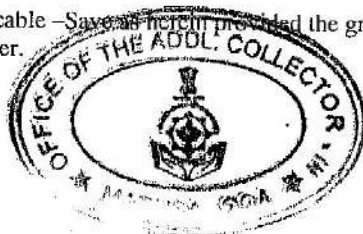
b) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further if any dispute arises with respect to the ownership of the land,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

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



...2...  
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
70.40 Mts.	26.40 Mts.	1525.00	Survey No. 1 Sub. Div. 18	Survey No. 1 Sub. Div. 4	Survey No. 1 Sub. Div. 2	Survey No. 1 Sub. Div. 19	Survey No. 1 Sub. Div. 17

Village : NACHINOLA  
Taluka : BARDEZ

**Remarks :-**

1. The applicant has paid conversion fees of Rs.1,72,325/- (Rupees One lakh Seventy Two Thousands TH Hundred Twenty Five Only) vide e-challan No.202300009017 dated 04/01/2023 and has paid conversion of Rs. 13,560/- (Rupees Thirteen Thousands Five Hundred Sixty Only) vide e-challan No. 202300009 dated 04/01/2023
2. As per TCP Zoning certificate No. TPBZ/ZON/9720/NACH/TCP-2022/1080 Dated 07/03/2022 the plot in Settlement Zone (VP-2) with FAR-60.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report S/CNV/BAR-564/DCFN/TECH/2022-23/822 dated 25/10/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report MAM/BAR/CI-II/Conv/2022/2922 of an area for Residential Purpose only. The development/construction 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 his hand and the seal of this Office on behalf of the Governor of Goa from **Mr. Antonio Francisco Nazare**, H. No. 286, Nachinola Bardez Goa, here also hereunto set his/ her hand on this 13<sup>th</sup> day of Jan, 2023.

*Antonio Francisco Nazare*  
Mr. Antonio Francisco Nazare  
Applicant



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

Name and Signature of Witnesses

1. NOLANA D'MELLO *Nolana D'Mello*
2. Nitesh Dabholkar *Nitesh Dabholkar*

Complete address of Witnesses

1. BG/112, GARDEN CENTRE, MAPUSA
2. H.No. 42/D2, Mushirwada Colvale Ba

We declare **Mr. Antonio Francisco Nazare**, R/o H. No. 286, Nachinola Bardez Goa, who has sign 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. NOLANA D'MELLO *Nolana D'Mello*
2. Nitesh Dabholkar *Nitesh Dabholkar*

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch Village Panchayat, Nachinola, Bardez Goa.



# Government of Goa

Directorate of Settlement and Land Records

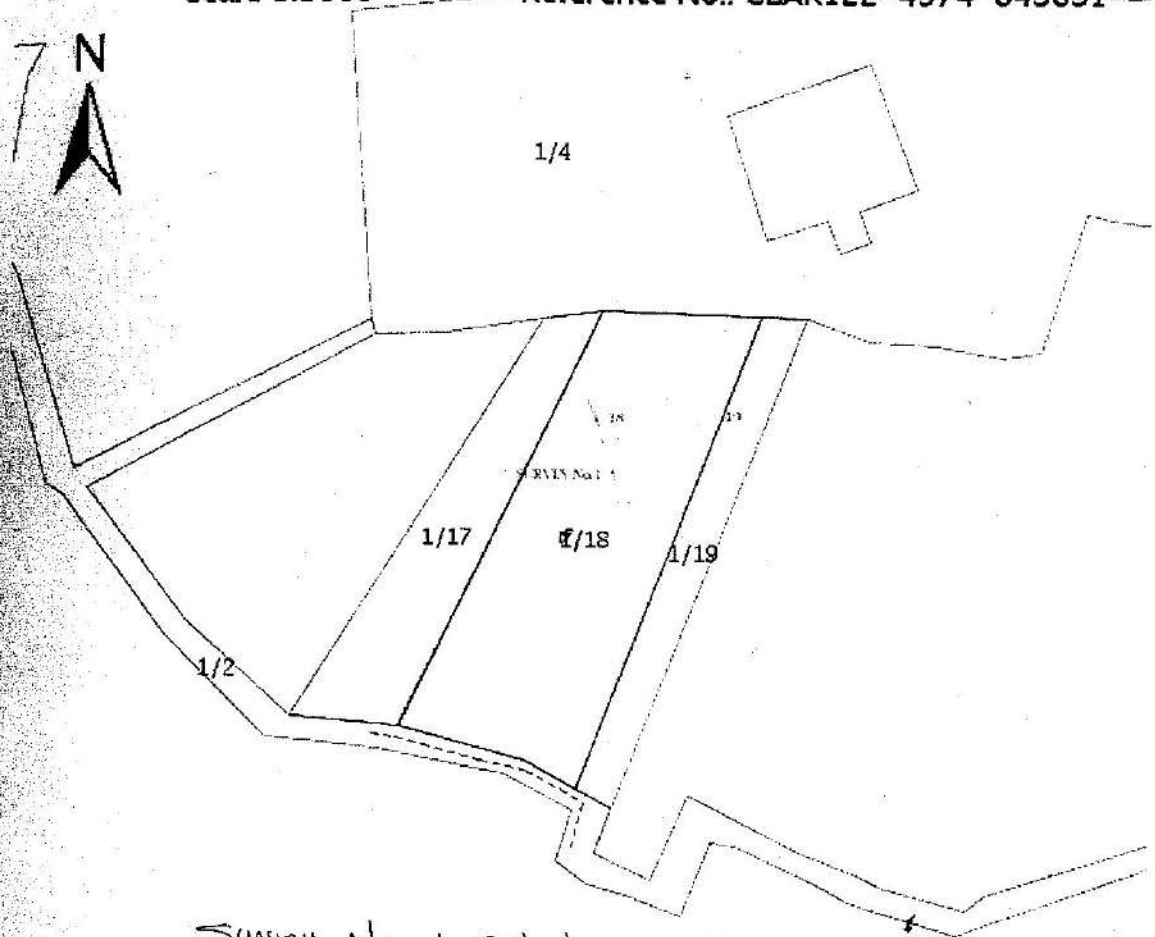
Survey Plan

Bardez Taluka, Nachinola Village

Survey No.: 1, Subdivision No.: 18

Scale 1:1000

Reference No.: CBAR122-4974-843691



Survey No. 1, Subdivision No. 18 admeasuring area 1525 Sq  
m<sup>2</sup> (area one five two five) of Village Nachinola, Bardez-Goa.  
59 m<sup>2</sup>

ADDITIONAL COLLECTOR - III

North Goa District,

Mapusa - Goa

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NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100016002459

Date : 01/12/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Nachinola  
गांव  
Name of the Field Madvalanche Bhat  
शेताचें नांव

Survey No. 1  
सर्वे नंबर  
Sub Div. No. 15  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.07.75

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jyoti Rath		84020	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



**FORM I & XIV**

100016002459

Date : 01/12/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Nachinola  
गांव  
Name of the Field Madvalanche Bhat  
शेताचें नांव

Survey No. 1  
सर्वे नंबर  
Sub Div. No. 15  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार



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**FORM I & XIV**

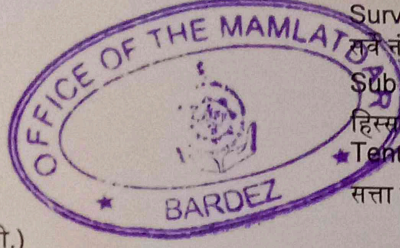
नमुना नं १ व १४

100008398532

Date: 19/02/2019

Page 1 of 1

Taluka BARDEZ  
तालुका  
Village Nachinola  
गांव  
Name of the Field Otnechen Bhat  
शेताचें नांव



Survey No. 1  
सुवे नंबर  
Sub Div. No. 16  
हिस्सा नंबर  
★ Tenure  
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.08.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.08.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jyoti Rath		68423	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

**Details of Cropped Area पिकाखालील क्षेत्राचा तापशील**

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation सिंचनाचा धारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

**End of Report**

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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Copying Fees Rs. 45/- Rupees

Paid vide TR 5 Receipt

dated 29/2/19

Mamlatdar of Bardez  
M.S.A.B. - 008

**FORM I & XIV**

नमुना नं १ व १४

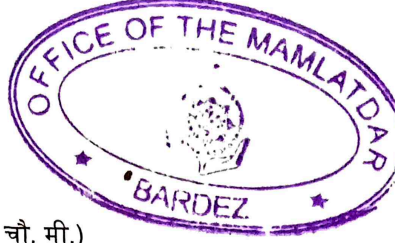
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Date : 19/02/2019

Page 1 of 1

Taluka BARDEZ  
तालुका  
Village Nachinola  
गांव  
Name of the Field Otnenche Bhat  
शेताचें नांव



Survey No. 1  
सर्वे नंबर  
Sub Div. No. 17  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.06.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.06.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.06.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jyoti Rath		68394	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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Paid vide TR 5 Receipt

Date 19/2/19

Mamlatdar of Bardez,  
Mapusa - Goa





100014450134

**FORM I & XIV**

नमुना नं १ व १४

Date : 25/02/2022

Page 1 of 1

Taluka	BARDEZ	Survey No.	1
तालुका		सर्वे नंबर	
Village	Nachinola	Sub Div. No.	18
गांव		हिस्सा नंबर	
Name of the Field	Gorbhat	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरद	एकूण लागण क्षेत्र
0000.15.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.25

Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेदियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Antonio Francisco Nazare		71833	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुट्याचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

Other Rights	Mutation No.	Remarks
इतर हक्क	फेरफार नं	शेरा
Name of Person holding rights and nature of rights:		
इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for Cultivation		Source of irrigation	Remarks
					बागायत	जिरायत	Nature	Area		
	लागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	प्रकार	क्षेत्र	सिंचनाचा प्राप्ति	शेरा
	नांव			पिकाचे नांव	हे. आर. चौ. मी.	हे. आर. चौ. मी.		हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

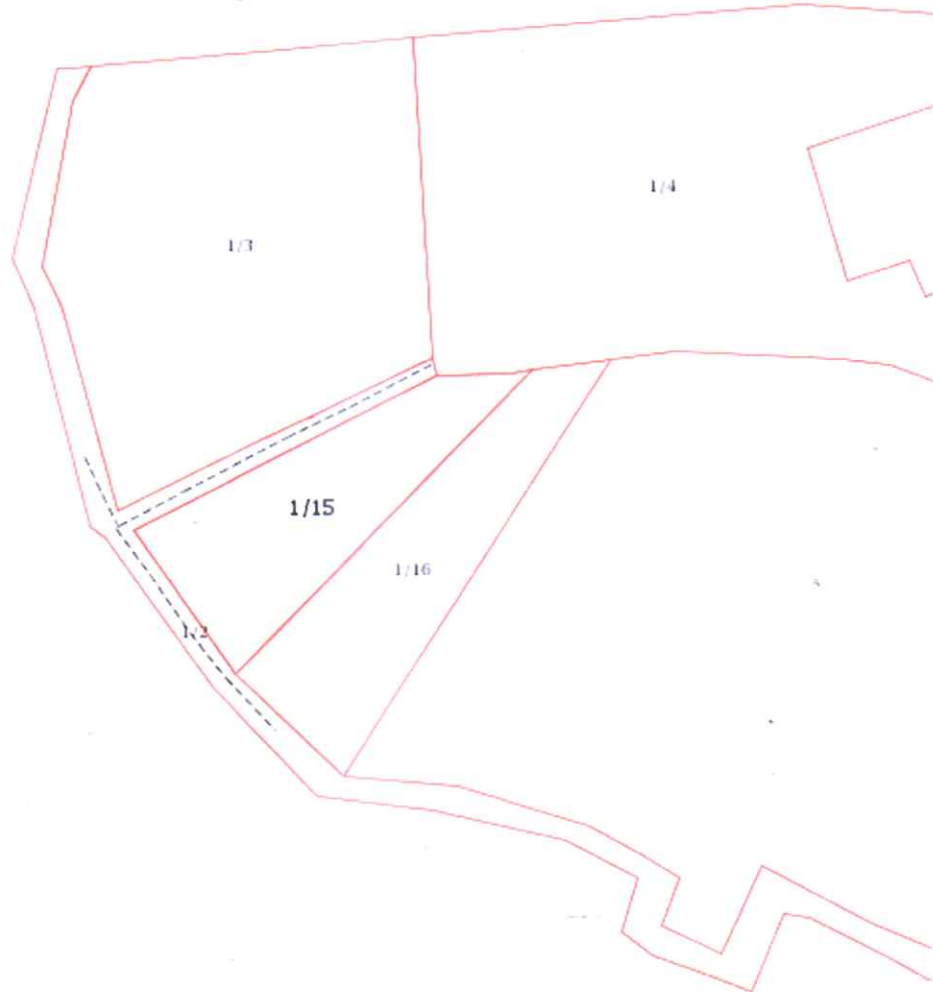


**Government of Goa**  
**Directorate of Settlement and Land Records**

**Survey Plan**  
**Bardez Taluka, Nachinola Village**  
**Survey No.: 1 , Subdivision No.: 15**

**Scale 1:1000**

**Reference No.: CBAR123-819-1061535**



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**NOTE: PLAN TO BE PRINTED ON A4 SIZE**

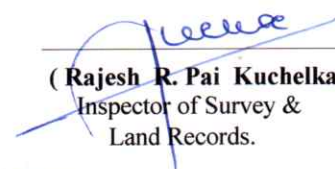


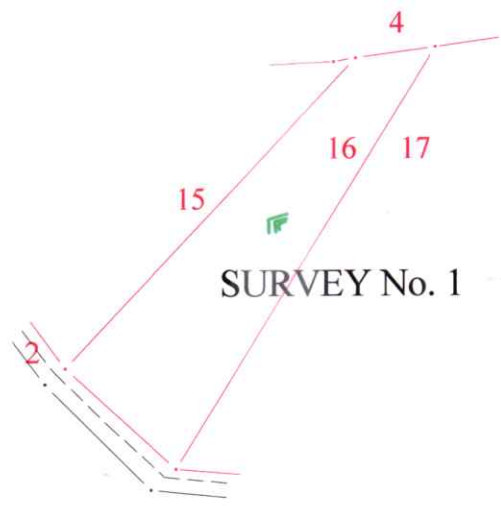
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Inward No: 8956




Plan Showing plots situated at  
Village : NACHINOLA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 1/ 16  
Scale : 1 :1000

  
**( Rajesh R. Pai Kuchelkar )**  
Inspector of Survey &  
Land Records.



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On : 26-11-2019

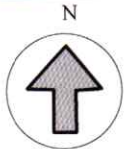
  
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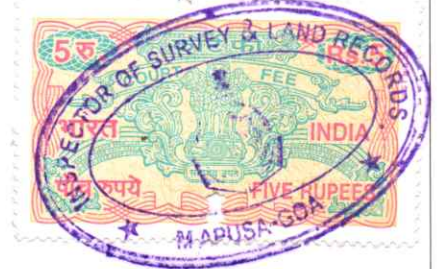
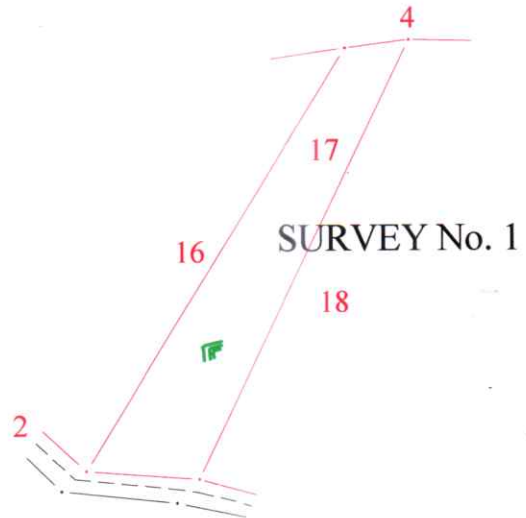
GOVERNMENT OF GOA  
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Inward No: 8956



Plan Showing plots situated at  
Village : NACHINOLA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 1/ 17  
Scale : 1 : 1000

*(Signature)*  
**(Rajesh R. Pai Kuchelkar)**  
Inspector of Survey &  
Land Records.



*(Handwritten mark)*

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On : 26-11-2019

*(Handwritten signature)*  
Compared By:

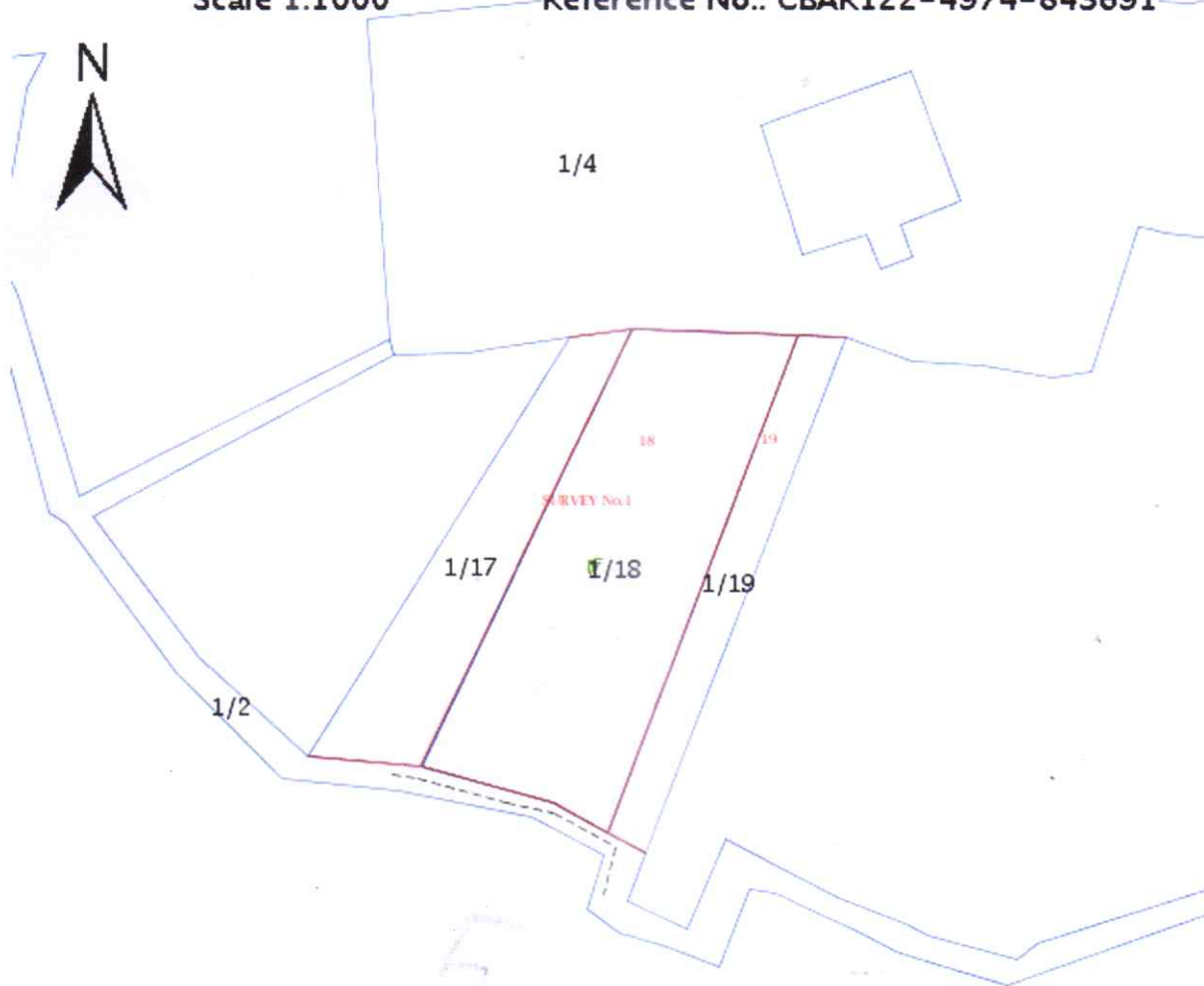


**Government of Goa**  
**Directorate of Settlement and Land Records**

**Survey Plan**  
**Bardez Taluka, Nachinola Village**  
**Survey No.: 1 , Subdivision No.: 18**

Scale 1:1000

Reference No.: CBAR122-4974-843691



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**NOTE: PLAN TO BE PRINTED ON A4 SIZE**