

No. RB/CNV/BAR/AC-I/58/2013
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 5/12/2013

Read: Application dated 09/07/2013, from Mr. Karu John Fernandes, r/o. r/o. Mayalay Banglow, Nr. St. Joseph College, Nandakhal, Virar (W), Taluka Vasai, Thane

**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) **1. Mr. Constancy Fernandes alias Karu John Fernandes 2. Mrs. Silvia Fernandes** being the occupants of the plot registered under Chalta No. 17 & 17-A P.T. Sheet No. 9 known as ≡ Situated at Cunchelim (Mapusa) City, 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 Chalta No. 17& 17-A P.T. Sheet No. 9 admeasuring 3577 Sq. mts be the same a little more or less for the purpose of Residential Purpose.

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 thereunder with effect from the date of this sanad.

3. Use - The applicants shall not use the said land and building erected thereon to be erected thereon for any purpose other than Residential Purpose, without the 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 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 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...2

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

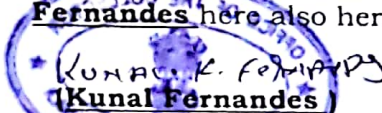
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
133.25 mts	23.00 mts	2572 Sq.mt	P.T.Sheet No. 9 Ch. No. 17	Nalla P.T.Sheet No. 9 Ch. No. 72/3	P.T.Sheet No. 9 Ch. No. 17-A	P.T.Sheet No. 9 Ch. No. 72/3	Nalla	NIL
38.50 mts	34.25 mts	1005 Sq.mt	P.T.Sheet No. 9 Ch. No. 17-A	Nalla P.T.Sheet No. 9 Ch. No. 17	ROAD	P.T.Sheet No. 9 Ch. No. 17	Nalla	
		3577 Sq.mts						

City : Cunchelim (Mapusa)
Taluka : Bardez

Remarks:


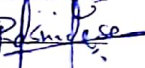
- The applicant has paid conversion fees of Rs. 6,43,860/- and conversion fine of Rs. 1,03,680/- both amounting to Rs. 7,47,540/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Forty Only) vide receipt No.CN0212201311373 dated 02/12/2013
- The Conversion has been approved by Dy.Town Planner, Town and Country Planning Department, Mapusa vide No.TPB/176/TCP/13/3502 dated 16/09/2013.
- The development/construction in the plot shall be governed as per rules in force.
- The Dy.Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2013-14/476 dated 30/08/2013.
- The Conversion Sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **ADDITIONAL COLLECTOR-I** district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and **Mr. Kunal Constancy alias Karu Fernandes Power of Attorney holder for 1. Mr. Constancy Fernandes alias Karu John Fernandes & 2. Mrs. Silvia Fernandes** here also hereunto set his hands this 5th day of December, 2013.


(Kunal Fernandes)
P.O.A for Applicants


(N. S. NAVTI)
ADDITIONAL COLLECTOR - 


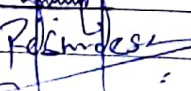
Signature and Designature of Witnesses

- Walter B. Fernandes 
- RAKESH SUNDOSA 

Complete address of Witness

- Cunchelim Marna Rd. Mapusa Bardez Go
- Vitor (V.) Dist. Thane. po. Agachj

We declare that **Mr. Kunal Constancy alias Karu Fernandes**, who have signed this Sanad is, to our personal knowledge, the person he/She represents himself/herself to be, and that he/She has affixed his/her signature hereto in our presence.

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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 Municipal Council. Bardez - Goa

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

PLAN

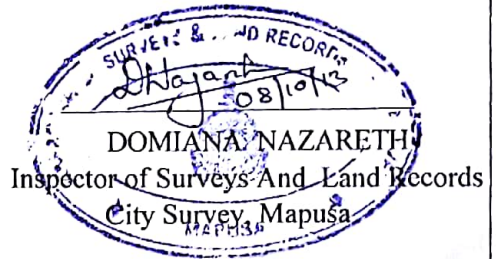


OF THE LAND BEARING P.T. SHEET NO. 9, CHALTA NO. 17, 17-A
SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA
APPLIED BY SHRI. KARU JOHN FERNANDES alias CONSTANCY FERNANDES
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO.RB/CNV/BAR/AC-1/58/2013 DATED 23-09-2013
FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT, PANAJI - GOA.

SCALE : 1:1000

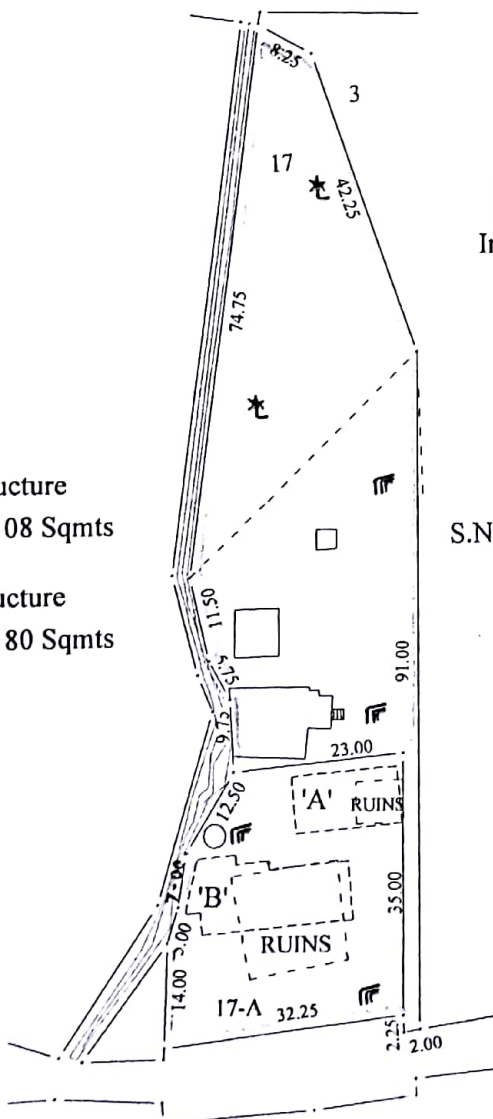


AREA APPLIED FOR CONVERSION. 3577 Sq. Mts.



A... Newly constructed structure
admeasuring plinth area.. 108 Sqmts

B... Newly constructed structure
admeasuring plinth area.. 180 Sqmts



S.NO. 72



VIVEK BUDE
Field Surveyor

VERIFIED BY:

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 27/09/2013

FILE NO: 67/CNV/CITY/MAP/13