



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

No. CAD3BAR09-22-357/740

Date: - 23/05/2023

Read:- Application dated 06/10/2022 received from Joaquim Mathew Evaristus Fernandes, r/o Sangolda, 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 thereunder by Joaquim Mathew Evaristus Fernandes, r/o Sangolda, Bardez Goa, being the occupant of the plot registered under Survey No. 25/17(Part) situated at Socorro village 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. 25/17(Part) of village Socorro admeasuring 1280 Sq. mtrs (Commercial area 865 sq. mts and residential area 415 sq. mts) be the same a little more or less for the purpose of Residential -cum- Commercial 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-cum-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 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/-



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APPENDIX - I

APPENDIX - I

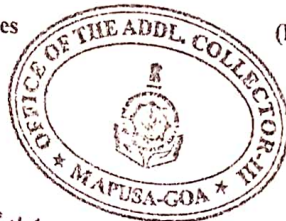
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
21.25 mts	79.85 Mts	1280 Sq.mts	Sy No.25 Sub. Div No.17(Part)	Sy No.25 Sub. Div No.16	Sy. No. 25 Sub.Div. No. 18	NALLAH	Sy. No.25 Sub. Div. No. 17	NIL
Village : Socorro Taluka : Bardez								
Remarks:- 1. The application...								

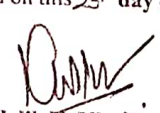
Remarks:-

1. The applicant has paid conversion fees of Rs.5,76,075/- (Rupees Five Lakh Seventy Six Thousand Seventy Five Only) vide e-challan No.202300383704 dated 15/05/2023 and fine of Rs. 3000/- (Rupees Three Thousand Only) vide e-challan No. 202300383721 dated 15/05/2023.
2. As per TCP Certificate No. TPBZ/ZON/10051/SOC/TCP-2022/4202 dated 20/07/2022 and No. TPBZ/ZON/10051/SOC/TCP-2022/7438 dated 28/11/2022 the plot falls partly in Settlement Zone and partly in Commercial 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-1098/DCFN/TECH/2022-23/1487 dated 14/02/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023/1006 dated 23/02/2023.
5. This Sanad is issued for conversion of an area for Residential-cum-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 that **Joaquim Mathew Evaristus Fernandes, r/o Sangolda, Bardez Goa**, here also hereunto set his/her hand on this 23rd day of May 2023


Joaquim Mathew Evaristus Fernandes
Applicant




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

Name and Signature of Witnesses

1. Pradnya Hasotikar
2. Yusuf Mulla

Complete address of Witness

1. H.No. 207, Ward II, Dulu Mapusa - 40
2. H.No. 87, Bhellem Mangem Goa

We declare that **Joaquim Mathew Evaristus Fernandes, r/o Sangolda, 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. Pradnya Hasotikar
2. Yusuf Mulla

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 Socorro 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. 17(PART) OF SURVEY No. 25 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY JOAQUIM FERNANDES THROUGH P.O.A MAKBUL A.S.KALSUR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. CAD3BAR09-22-357/467 DATED 23-03-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.

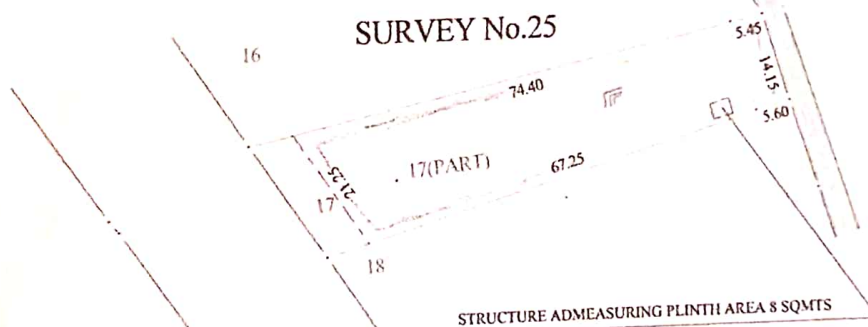
SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED 1280 Sq. Mts.



RAJESH R. PAI KUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

VIVEK BUDE
Field Surveyor

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

VERIFIED BY:

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 04/04/2023

FILE NO: 8/CNV/MAP/90/2023

No. 4/19-108-82

Government of Goa, Daman and Diu

OFFICE OF THE COLLECTOR

Dated: 12th July 1982

Read: 1. Application under Sub-Section (1) of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1963

SANAD SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1963)

Whereas an application has been made to the Collector of Goa (hereinafter referred to as the Collector) which expression shall include any Officer whom the Collector shall appoint to carry out and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1963 (hereinafter referred to as "the said Code" which expression shall, where the context so admits, include the rules and orders thereunder) by Shri/Sax. Raya Laxman and Hencry Pinto, Mapusa - Bardez-Goa.

being the occupant of the plot registered under Sy. 25/17 Number 25/17

situated at Socorro - Bardez

under Survey No. 25/17 (hereinafter referred to as the applicant's plot) which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the plots) described in the Appendix I hereto, forming a part of Survey No. 25, Sub-division of Socorro Village, Bardez Taluka, Mapusa-Goa.

measuring 350.00 sq.mts. square metres 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 to the provisions of the said Code, and rules thereunder, and on the following conditions:

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 for any purpose other than residential/Industrial/any other non-agricultural purpose without the previous sanction of the Collector.

4. *Building time limit* — The applicant shall commence construction of building of a substantial and permanent description falling within the said period is intended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates* — The applicant shall pay all taxes, rates and cesses leviable on the land.

6. *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 use contrary to the conditions of this grant within such time as specified in that behalf by the Collector and to recover the cost of carrying out the removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrear of land revenue.

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

APPENDIX — 1

Length and Breadth		Total Superficial Area	Farming tract of Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
27.00 mts.	25.00 mts.	350.00 sq. mts.	Survey No. 25, Sub-division No. 17 of Saccero Village, Bardez Taluka-Goa	N: Sy.No.25, Sub-Div.16 S: Sy.No.25, Sub-Div.18 E: Nala W: Road.	

In witness whereof the Collector of Goa, has hereto set his hand and the seal of his Office, in behalf of the Administrator of Goa, Daman and Diu and the applicant Raya Laxman Naik & Henry Pinto, Mapusa Bardez - Goa their here also hereto set his hand this 12 day of March, July, 1985

(Signature of the applicant)

Signature and designation of Witnesses



Additional Collector
Panaji-Goa.

Signature and designation of Witnesses

We declare that Shri. Raya Laxman Naik & Henry Pinto, Mapusa Goa who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature and hereto in our presence.

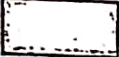
Collector of Goa, Daman and Diu - 1241/20000 - 11/1985

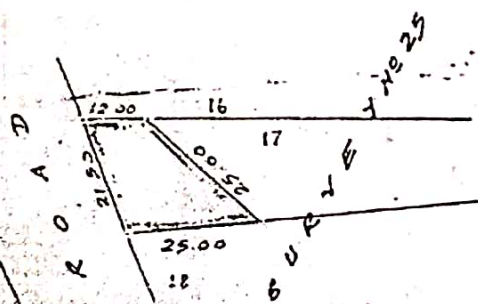
1. [Signature]
2. [Signature]
U.D.C.

GOVERNMENT OF GOA, DAMAN & DIU
DIRECTORATE OF LAND SURVEY.

PLAN
OF THE PLOT BEARING SUB-DIVISION NO 17(PART)
OF SURVEY NO 25 SITUATED AT SOCORRO VILLAGE
BARDEZ TALUKA APPLIED BY SHRI. RAYA L. NAIK FOR
HENRY PINTO
CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON-AGRICULTURAL PURPOSE.

SCALE 1:1000

 AREA TO BE CONVERTED 350.00 SQ.MS.



CHECKED BY

TRACED ON 11.2.85
BY J. P. DE SI

SURVEYED BY A. R. WALUNKAR F.S. ON 24.1.85.

FILE NO 8/34/85-17