



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

No. CAD3BAR06-22-218/1329

Date: -21/12/2022

Read:-Application dated 30/08/2021 received from Mario Antonio Jose De Souza and Rita D'Souza , r/o Vaddem, Socorro, 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 **Mario Antonio Jose De Souza and Rita D'Souza , r/o Vaddem, Socorro, Bardez Goa**, being the occupant of the plot registered under **Survey No. 218/4** situated at **Socorro 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. 218/4 of village Socorro admeasuring 1550 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.

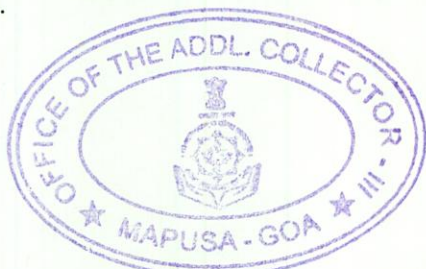
d) Traditional access passing through the plot, if any, shall be maintained.

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							
1	2	3	4	5				6
				North	South	East	West	
57.70 mts	35.80 Mts	1550 Sq.mts	Sy No.218 Sub. Div No.4	ROAD	Sy No.218 Sub. Div No.8 & 9	Sy No.218 Sub. Div No.3	Sy No.218 Sub. Div No.5 & 7	NIL
Village :Socorro Taluka : Bardez								

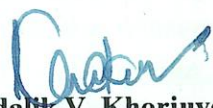
Remarks:-

1. The applicant has paid conversion fees of Rs.1,75,150/- (Rupees One Lakh Seventy Five Thousand One Hundred Fifty Only) vide e-challan No.202200981579 dated 14/12/2022.
2. As per TCP Certificate No. TPBZ/ZON/9448/SOC/TCP-2021/6191 dated 30/12/2021 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-397/DCFN/TECH/2022-23/527 dated 22/08/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022 dated 22/08/2022.
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.

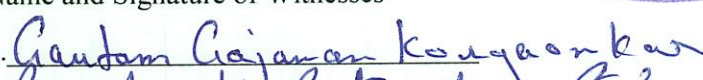
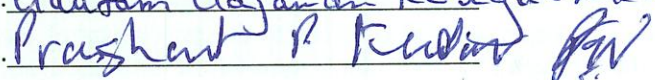
In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA DISTRICT, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and that Mario Antonio Jose De Souza and Rita D'Souza , r/o Vaddem, Socorro, Bardez Goa, here also hereunto set his/her hand on this 21st day of December 2022.


M/S Town Square Constructions
As P.O.A through
Partner Abhijit Anant Dhargalkar for
Mario Antonio Jose De Souza &
Rita D'Souza
Applicants




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

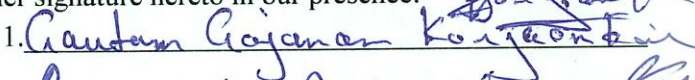
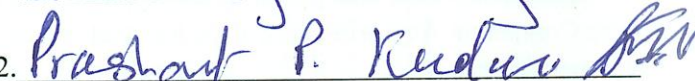
Name and Signature of Witnesses

1. 
2. 

Complete address of Witness

1. H.No.1272 Samman Waddo, Sionim
2. H.No 44/21 Parra j ectorin waddo

We declare that M/S Town Square Constructions, P.O.A , at Office 116-A-1, Near Don Bosco School, Naika Waddo, Green Forest Villa No. 2, Verla, Canca, Bardez Goa, through partner Abhijit Anant Dhargalkar, r/o 116-A-1, Near Don Bosco School, Naika Waddo, Green Forest Villa No. 2, Verla, Canca, 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. 
2. 

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.



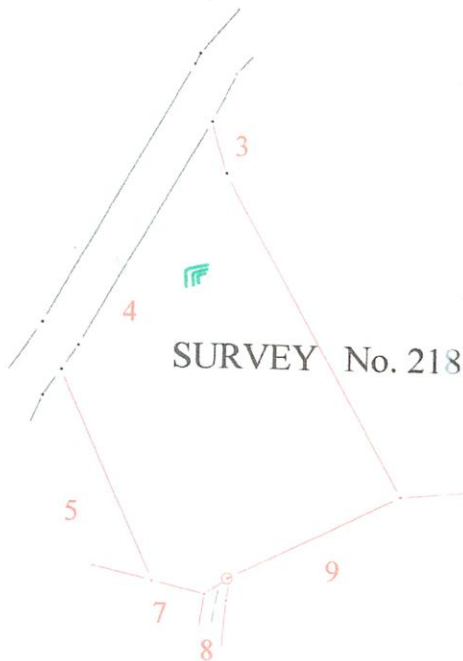
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : SOCORRO
Taluka : BARDEZ
Survey No./Subdivision No. : 218/4
Scale : 1:1000

Inward No: 6587

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 20-10-2020

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

Compared By:

20/10/2020
(RHS)

