

No.RB/CNV/TIS/AC-II/14/2010
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated:26/08/2011.

Read:Application dated 24/02/2010 from Shri. Benedito Fernandes,
r/o Excelsior chambers, 2nd floor, M.G. Road, Panaji- Goa.

SANAD

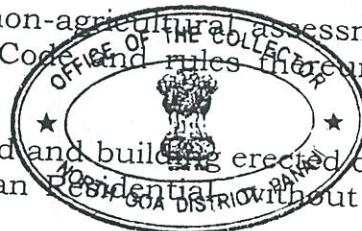
SCHEDULE-II

(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, 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 **Shri. Benedito Fernandes, r/o Excelsior chambers, 2nd floor, M.G. Road, Panaji- Goa** being the occupant of the plot surveyed under **Survey No. 22/23** situated in the **Corlim Village of Tiswadi Taluka**, (hereinafter referred to as "the applicants, which expression shall, where the context so admits include their heirs, executors, administrators and assigns) for the permission to use the plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto), forming a part of **Survey No. 22/23 of Corlim Village of Tiswadi taluka admeasuring an area of 665.00 sq.mts** for **Residential** purpose.

Now, this is to certify that the permission to use the said plot, as depicted in the plan annexed hereto, for residential purpose is hereby granted, subject to the provisions of the said code, and rules made 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 it 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 buildings 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 leviable 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 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 applicant.
- c) The necessary road widening set-back shall be maintained before carrying out 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. Prior N.O.C. under section 17-A shall be obtained from Chief Town Planner, if any cutting of land is involved before the development of land.
8. The occupants or their representatives or agents shall not disturb the rights and interests if any, in respect of any third parties in the subject property except with the due process of the law.
9. 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			5				
1	2	3	4	North	South	East	West	6
35.00 Mts	19.00 Mts	665.00 sq.mts.	S. No./ 22/23 (Part)	S. No./ 22/23 (Part)	S. No./ 22/23 (Part)	S. No./ 22/23 (Part)	S. No./ 22/23 (Part)	1) The Land in question is a garden as per the survey records. 2) It consists of 6 nos teakwood trees and 1 nos cashew tree.
Village: Corlim Taluka : Tiswadi								



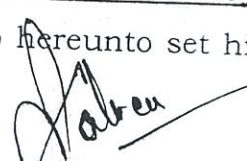
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26/08/2011

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Remarks:-

1. The applicant has paid Rs. 42,000/- (Rupees Forty Two Thousand Only) towards conversion fees vide receipt G.A. R. 5 No. 2245/78 dated 24/06/2011. The Conversion fees have been charged against the total area of 1050.00 Sq.mts. of the Land holding under Survey No. 22/23 of Corlim Village of Tiswadi Taluka.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Tiswadi vide his report No.Tis/6777/COR/TCP/10/1564 dated 15/11/2010 with FAR 80.
3. The development/construction in the plot shall be governed as per rules in force.
4. Traditional access, passing through the plot, if any shall be maintained.


In witness whereof the undersigned Additional Collector of North Goa District, has hereunto set his hands and the seal of this office and **Shri. Xavier Socorro Gonsalves Patricio, r/o H.No 397/A, Cabeça, St. Cruz, Tiswadi- Goa, constituted Power of Attorney Holder of Shri. Benedito Ambrosio Fernandes**, has also hereunto set his hand on this 26th day of August, 2011.


Xavier Socorro Gonsalves Patricio

Signature, Name, Designation and addressess of the Witnesses


1. AJAY R. SAWANT RIBANDAR
RAHBHUVAN WADA, H.No 164/1 


2. Gyuntth. L. Palau

Dharyad - porem - Goanin 193 

We hereby declare that **Xavier Socorro Gonsalves Patricio, P.O.A. holder** who has signed on this Sanad is, to our personal knowledge, the person represents himself to be, and that he has affixed his signature hereto in our presence.

1. 

2. 


26/08/2011

(**Amarsen Wamanrao Rane**)
Additional Collector-II

To,

1. The Town Planner, Town and Country Planning Department , Tiswadi
2. The Mamlatdar of Tiswadi
3. The Inspector of Survey and Land Records, Panaji
4. The Sarpanch, Village Panchayat, Corlim, Tiswadi - Goa
5. The Deputy Conservator of Forest, North Goa Division, Ponda Goa

21/2011



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

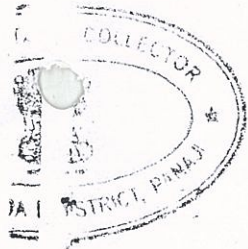
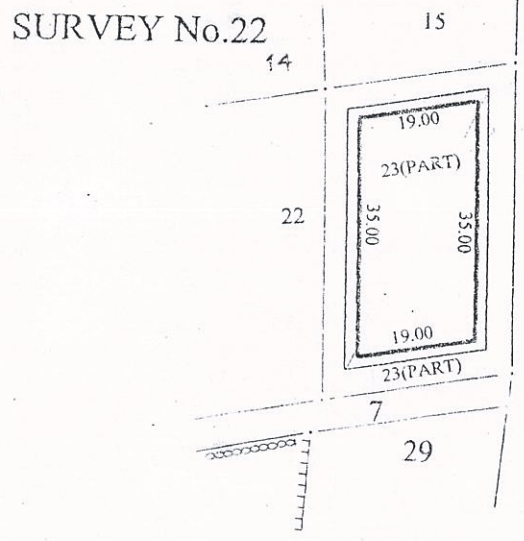
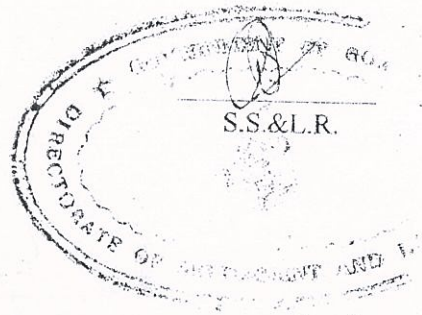
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PLAN
OF THE LAND BEARING SURVEY No. 22 / 23(PART) SITUATED AT CORLIM VILLAGE
OF TISWADI TALUKA APPLIED BY SHRI BENEDITO FERNANDES
FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO
NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE No. RB/CNV/TIS/AC-II/14/2011
DATED 15-04-2011 ISSUED BY THE ADDITIONAL COLLECTOR-II,
NORTH - GOA DISTRICT, PANAJI.

SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 665 Sq. Mts.



Sawant
02/05/2011
GUNAKAR N. SAWANT (F.S.)
PREPARED BY

Rajesh R. Pai
03/05/2011
RAJESH R. PAI KUCHELKAR (SUPERVISOR)
VERIFIED BY

SURVEYED ON: 25-04-2011

File No.: 8-54-DSLRL-2011