



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

No. 4/281/CNV/AC-III/2019 /563

Dated: - 02 /07/2020

Read: Application dated 27/08/2019 received from Mr. Neal Lobo, Doreen Lobo , Roxana Lobo and Chivonne Lobo R/o Flat No. F-1, F-2, F-3, Block B, Palacio Santana Godhino , Gogal-Margao, 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 Mr. Neal Lobo, Ms. Doreen Lobo , Ms. Roxanna Lobo, Ms. Iria Lobo and Ms. Chivonne Lobo R/o Flat No. F-1, F-2, F-3, Block B, Palacio Santana Godhino , Gogal-Margao being the occupant of the plot registered under Survey No. 15 Sub Div No. 4 & 6 Situated at Tivim 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. 15/4 & 6 admeasuring 1425 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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, 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 .

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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
49.00 Mts	30.75 Mts	775 Sq. Mts	Survey No. 15 Sub Div No. 4(Part)	Survey No. 15 Sub Div No. 1	Road	Survey No. 15 Sub Div No. 6	Road	
51.00 Mts	34.50 Mts	650 Sq. Mts	Survey No. 15 Sub Div No. 6(Part)	Survey No. 15 Sub Div No.1,3	Road	Survey No. 15 Sub Div No. 3	Survey No. 15 Sub Div No. 4,1	
	<b>Total</b>	<b>1425 Sq. Mts</b>						

Village : Tivim  
Taluka : Bardez

**Remarks:-**

1. The applicant has paid conversion Fees of Rs. 178125/- (Rupees One Lakh Seventy Eight Thousand One Hundred and Twenty Five Only) vide e-challan No.202000543190 dated 24/06/2020.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5901/Tivim/TCP-20/434 dated 24/01/2020 with the following conditions:
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-536/DCFN/TECH/2019-20/227 dated 13/02/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv./2019/4821 dated 20/11/2019.
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 **Mr. Neal Lobo, Ms. Doreen Lobo, Ms. Roxanna Lobo, Ms. Iria Lobo and Ms. Chivonne Lobo** R/o Flat No. F-1, F-2, F-3, Block B, Palacio Santana Godhino, Gogal-Margao here also hereunto set his hand on this 2<sup>nd</sup> day of July, 2020.

**(Neal Lobo)**

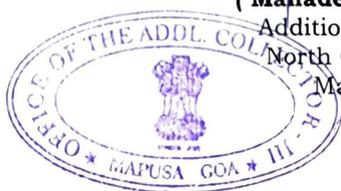
Represented through POA of

**(Ms. Doreen Lobo, Ms. Roxanna Lobo, Ms. Iria Lobo and Ms. Chivonne Lobo)**  
Applicants

**(Neal Lobo)**  
Applicant)

**( Mahadev J. Araundekar )**

Additional Collector III  
North Goa District  
Mapusa -Goa





Signature and Designation of Witnesses

1. Kevin Braganza Braganza
2. Snehanik Sadekar Badda

Complete address of Witness

1. Hno 220-A/2/6, Mapusa - Bardez Taluka  
403507
2. Hno 20, Casarvanem, Pernem - Goa  
403512

We declare that **Mr. Neal Lobo, Ms. Doreen Lobo, Ms. Roxanna Lobo, Ms. Iria Lobo and Ms. Chivonne Lobo** 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. Kevin Braganza Braganza
2. Snehanik Sadekar Badda

To,

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

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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**



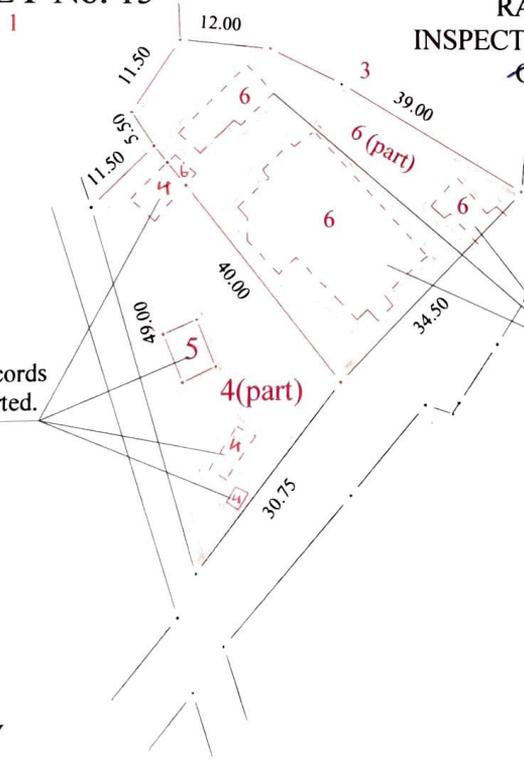
Of the Land bearing Sub. Div. No. 4(part),5,6(part) of Survey No.15,  
Situated at Tivim village of Bardez Taluka,  
Applied by Doreen Lobo, Neal Lobo, Roxanna Lobo, Iria Lobo & Chivonne Lobo,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No.4/281/CNV/AC-III/2019/335 dated 05-03-2020,  
from the Office of The Additional Collector -III ,Mapusa -G oa.

SCALE 1:1000

- AREA APPLIED TO BE CONVERTED OF SUB.DIV. NO. 4 (part) -----775 Sq. Mts.
  - AREA APPLIED TO BE CONVERTED OF SUB.DIV. NO. 6 (part) -----650 Sq. Mts.
  - AREA APPLIED TO BE CONVERTED OF SUB.DIV. NO. 5 -----50 Sq. Mts.
- (TOTAL AREA OF SUB DIV NO. 5 IS EXCLUDED DUE TO  
STRUCTURE AS SHOWN IN THE SITE-PLAN SUBMITTED).

TOTAL AREA APPLIED FOR CONVERSION -----1425 Sq. Mts.  
(EXCLUDING SUB-DIV NO. 5)

**SURVEY No. 15**



*release*

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

Structures as per existing survey records excluded from the area to be converted.

Structures as per existing survey records excluded from the area to be converted.

PREPARED BY

SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

MANGESH K. KHOLKAR  
SUPERVISOR

*release*  
02.07.20

Additional Collector - III  
North, Mapusa - Goa

SURVEYED ON: 18/03/2020

FILE No. 8/CNV/MAP/83/2020