

OFFICE OF THE ADDITIONAL COLLECTOR-II, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/85/CNV/AC-III/2018 / 1006

Date:- 31/08/2018

Read: Application dated 23/03/2018 received in this office from M/s. Cosme Costa and Associates through its partner Carl Costa, R/o. Alinho, Mapusa, 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 there under by M/s. Cosme Costa and Associates, through its Partner Carl Costa, R/o. Alinho, Mapusa, Bardez Goa being the occupant of the plot registered under survey No 417/4-B Situated at Pernem Village Pernem 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 417/4-B of Pernem Village admeasuring 3760 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 there under 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.

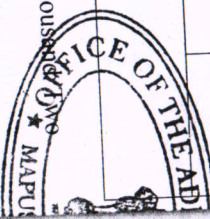
7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



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					6
1	2	3	4	North	South	East	West		
67.75 Mts	73.25 Mts	3760 Sq.mts	Sy. No. 417/4-B (PART)	Sy. No. 417/2-C, 3, & 4	Sy. No. 417/4-B (PART) & ROAD	Sy. No. 417/4 & 4-B (PART)	S.No. 417/4 & 4-A	Nil	

Village : Pernem
Taluka : Pernem



Remarks:-

- The applicant has paid conversion fees of **Rs. 8,27,200/-** (Rupees Eight Lakh Twenty Seven Thousand Two Hundred only) vide e-challan No. 201800745267 dated 28/08/2018.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. DA/2149/TCP/PER/2018/261 dated 17/04/2018 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/PER-14/DCFN/TECH/2017-18/393 dated 23/07/2018.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/PER/CI/CNV/2018/828 dated 13/04/2018.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- In case it is revealed that the applicant does not hold good title to the property the conversion Sanad will be withdrawn/cancelled.
- No development activity can take place without obtaining prior approval/NOC from the Electricity Department, as the case may be.

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 **M/s. Cosme Costa and Associates**, through his partner, **Carl Costa, R/o. Alinho, Mapusa Bardez Goa** here also hereunto set his hand on this 31st day of August, 2018.

Carl Costa

M/s. Cosme Costa and Associates
Applicant
Through its Partner
Carl Costa

(Dasharath M Redkar)
Additional Collector III



Signature and Designation of Witnesses

1. *Shrik Jagvelene Naik*
2. *Agreshw Copel moroskar*

Complete address of Witness
1. *Near the Spring Candelina, Mapusa -*
2. *H.No-66, Conchelim, MAPUSA -*

We declare that **M/s. Cosme Costa and associates** through its partner, Carl Costa, R/o. Alinho, Mapusa, Bardez Goa who has 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. *Shrik Jagvelene Naik*
2. *Agreshw Copel moroskar*

To,
1. The Town Planner, Town and Country Planning Department Pernem.

2. The Mamlatdar of Pernem Taluka.



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

PLAN

OF THE LAND BEARING SURVEY No. 417/4-B(PART), SITUATED AT PERNEM VILLAGE OF PERNEM TALUKA, APPLIED BY M/S COSME COSTA AND ASSOCIATES FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL PURPOSE, VIDE ORDER NO.4/85/CNV/A-C-III/2018/868 DATED 30/07/2018 FROM THE ADDITIONAL COLLECTOR III, MAPUSA-GOA.

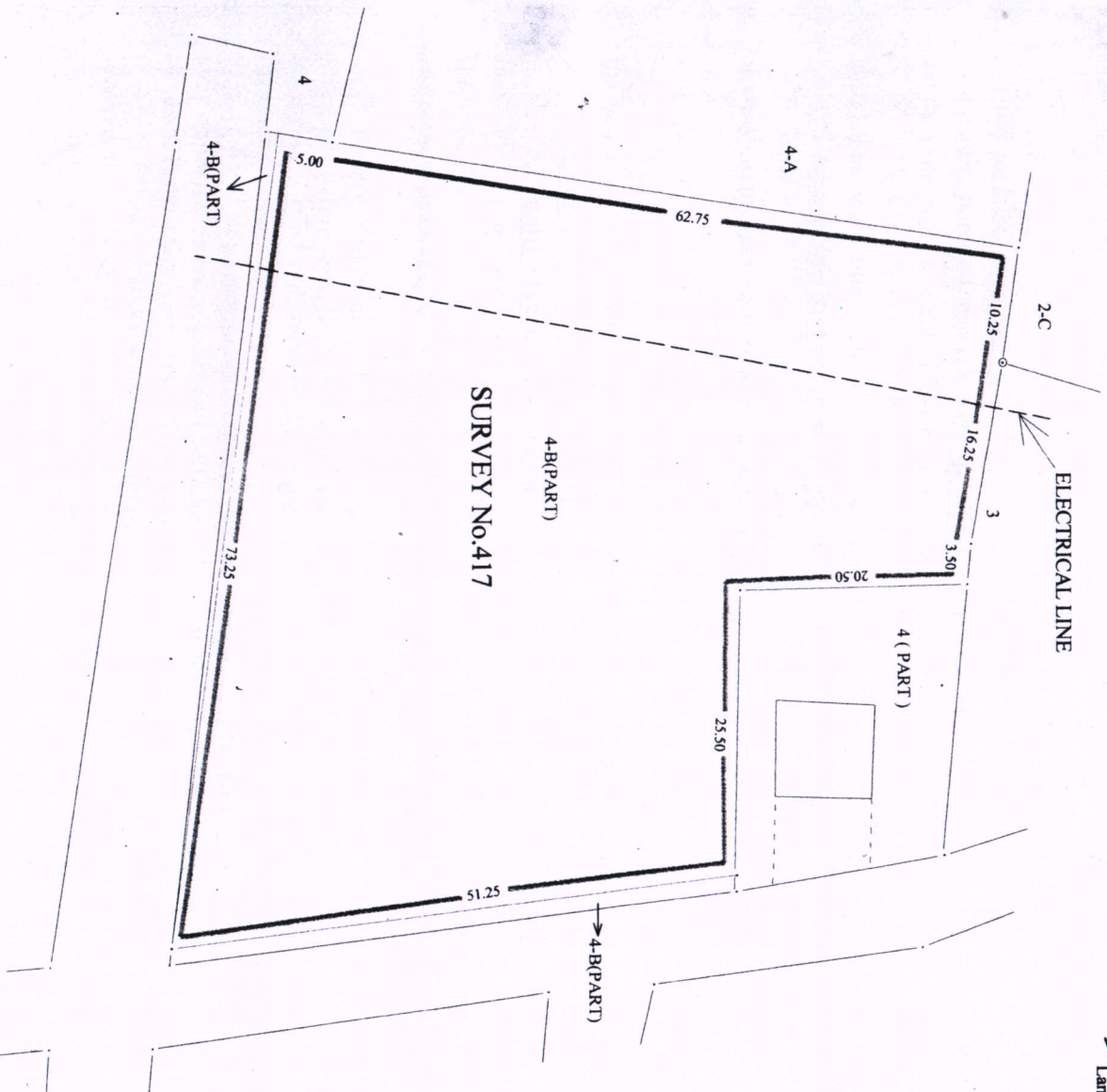


SCALE : 1:500



PROPOSED AREA FOR CONVERSION = 3760 Sq. Mts.

(RAJESH R. PATIKCHELKAR)
 Inspector of Survey &
 Land Records.



PREPARED BY

Raju A. Shetty

RAJU A. SHETTY (F.S)
 Field Surveyor

M.P.

Additional Collector- III
 North, Mapusa-Goa

VERIFIED BY

Prakash B. Naik

PRAKASH B. NAIK
 Head Surveyor