



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

No. 4/116/CNV/AC-III/2019/1463

Date:- 22/11/2019

Read: Application dated 25/03/2019 received in this office from Mr. Jyoti Rath, R/o. Nachinola, 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 **Mr. Jyoti Rath, R/o. Nachinola, Bardez Goa** being the occupant of the plot registered under **survey No. 66/2** Situated at **Nachinola 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. 66/2 of Village Nachinola admeasuring 4650 Sq. Mtrs.** be the same a little more or less for the purpose of **Residential with 60 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./ Sub. Div. No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
151.80 Mts	42.60 Mts	4650 Sq. mts.	Sy. No. 66 Sub. Div. No. 2	Nalla	Pathway	S. No. 66 Sub. Div. No. 3	S. No. 66 Sub. Div. No. 1	Nil

Village : Nachinola
Taluka : Bardez

Remarks:-

- The applicants have paid conversion fees of **Rs. 6,32,400/-** (Rupees Six Lakhs Thirty Two Thousand Four Hundred Only) vide e-challan No. 201900963714 dated 19/08/2019 and conversion Fine of **Rs. 10,200/-** (Rupees Ten Thousand Two Hundred Only) vide e-challan No. 201901002850 dated 29/08/2019.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5249/NACH/TCP/19/4015 dated 02/07/2019 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/BAR-27/DCFN/TECH/2019-20/196 dated 16/05/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2019/1679 dated 09/04/2019.
- 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.

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. Jyoti Rath, R/o. Nachinola, Bardez Goa** here also hereunto set his hand on this 22nd day of November, 2019.

Jyoti Rath

Jyoti Rath
(Through P.O.A. Antonio Francisco Nazare)
Applicant

Mahadev J. Araundekar
22-11-19

(Mahadev J. Araundekar)
Additional Collector-III
North Goa District
Mapusa Goa



Signature and Designation of Witnesses

- Sandeep P. Karlekar* *Karlekar*
- Dilip R. Karlekar* *Karlekar*

Complete address of Witness

- Jf. No 188, Boa-Vista, Basloria.*
- H. No 251, Virgin Waddo, Nach*

We declare that **Mr. Antonio Francisco Nazare, R/o. H. No. 286, Borvon Vaddo, Nachinola, 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.

- Sandeep p. Karlekar.* *Karlekar*
- Dilip R. Karlekar.* *Karlekar*

To,

- The Town Planner, Town and Country Planning Department Mapusa Goa
- The Mamlatdar of Bardez Taluka Goa.
- The Inspector of Survey and Land Records Mapusa - Goa
- The Sarpanch, Village Panchayat Nachinola, Bardez-Goa

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.2 of Survey No.66
Situated at Nachinola village of Bardez Taluka,
Applied by Jyoti Rath
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/116/CNV/AC-III/2019/950 dated 05-07-2019
From the Office of the Additional Collector-III, North Goa District, Mapusa-Goa.

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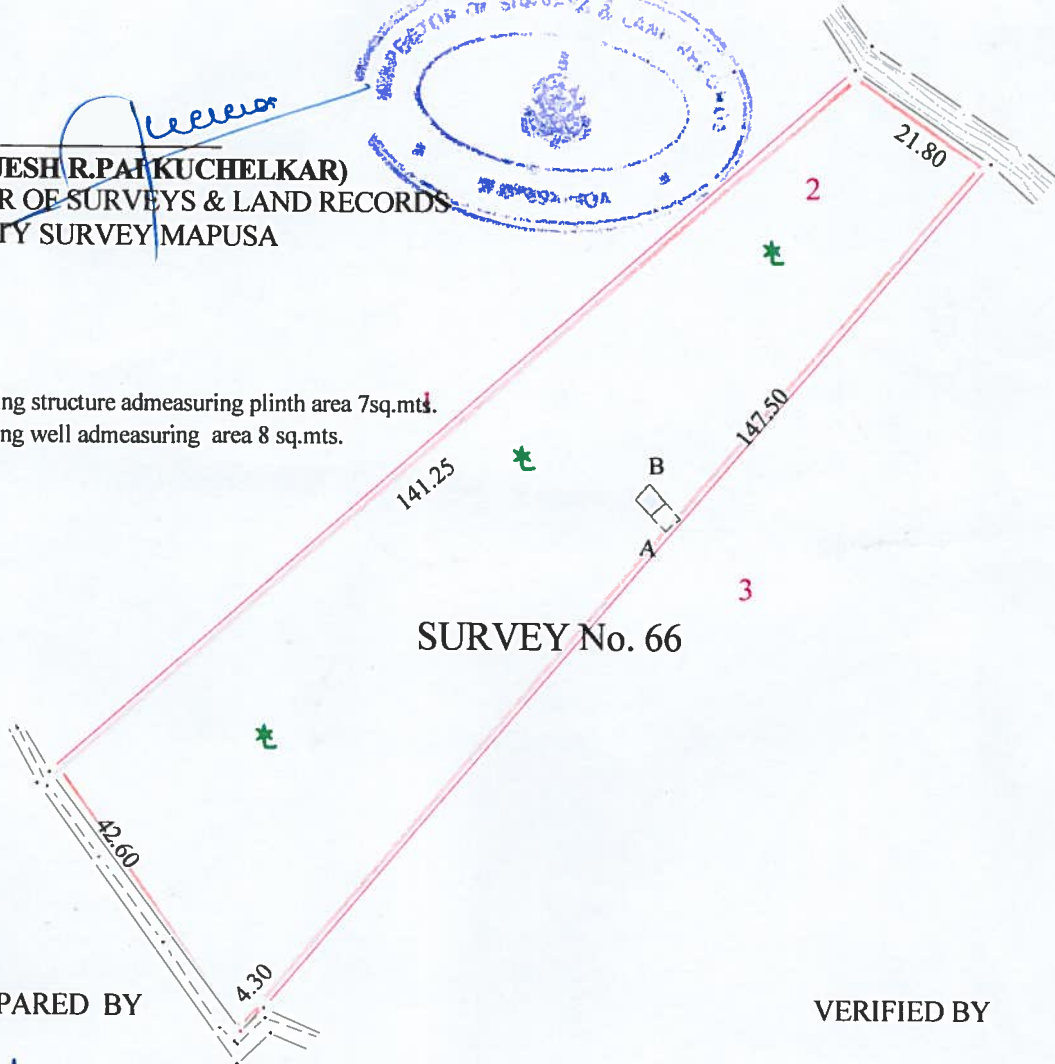


 AREA APPLIED TO BE CONVERTED -----4650 Sq. Mts.

(Signature)
(RAJESH R.PAT KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



A---Existing structure admeasuring plinth area 7sq.mts.
B---Existing well admeasuring area 8 sq.mts.



SURVEY No. 66

PREPARED BY

(Signature)
26/11/19

SANTOSH CHODANKAR
Field Surveyor

(Signature)
22-11-19
Additional Collector - III
North, Mapusa - Goa

VERIFIED BY

(Signature)

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 24/07/2019

FILE No. 8/CNV/MAP/233/19



FORM I & XIV
नमुना नं १ व १४

Date : 19/02/2019

Page 1 of 1

Taluka **BARDEZ**
तालुका
Village **Nachinola**
गांव
Name of the Field **Ontiche Bhat**
शेताने नांव

Survey No. **66**
सर्वे नंबर
Sub Div. No. **2**
हिस्ता नंबर
Tenure
सत्ता प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice सरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.46.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.46.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.46.50

Remarks शेर

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant कब्जेधार्याचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Jyoti Rath		68393	

S.No. क्र.सं.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाबाबतील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation उपलब्ध जमीन		Source of Irrigation सिंचनाचा सारि	Remarks शेर
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

CERTIFIED COPY
Copy applied for on 19/2/19
Copy ready for delivery on 19/2/19
Copy delivered on 19/2/19
Copying Fees Rs. 45 Rupees
Paid vide TR 5 Recd
Date 19/2/19

[Signature]
Mamlatdar of Bardez
Maspusa - Goa



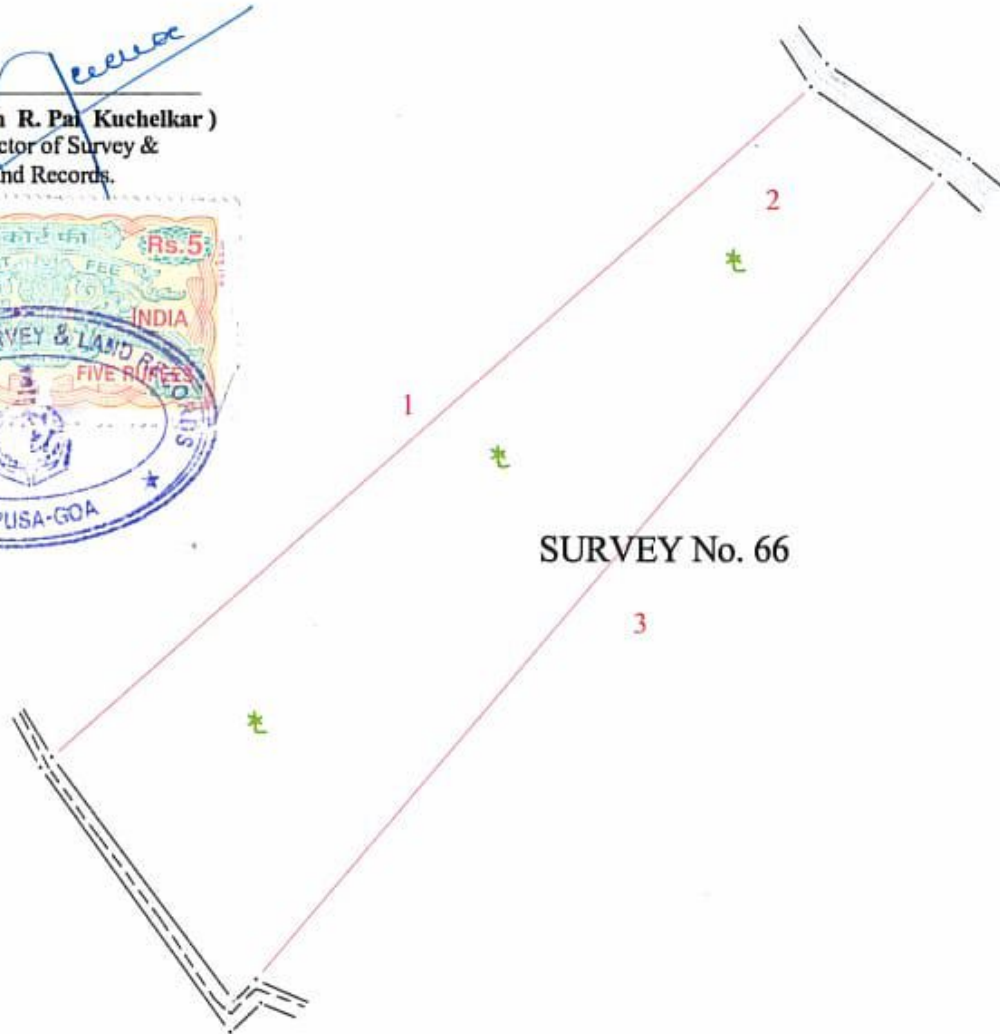
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 5442



Plan Showing plots situated at
Village : NACHINOLA
Taluka : BARDEZ
Survey No./Subdivision No. : 66/ 2
Scale : 1 :1000

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



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On : 14-09-2020

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