

For information Purpose only



FORM I & XIV

नमुना नं १ व १४

100004676295

Date : 24/07/2015

Page 1 of 1

Taluka BARDEZ

तालुका

Village PILERNE

गांव

Name of the Field Gharbhatt Malcavaddo

शेताचे नांव

Survey No. 146

सर्वे नंबर

Sub Div. No. 13

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिराफत	Garden बागावट	Rice चरी	Khajan खाजव	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.16.75	0000.00.00	0000.16.75	0000.16.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कळोदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nicolan Jose Andre Francisco Minguel Martins			
2	Maria Antonieta Da Piedade Costa		1233	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
House owned by Yeshwant Babahi Bandodkar	1063	
House Owned By Owner		
House owned by Martinho D'Cruz		

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीज	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागावट Ha.Ars.Sq.Mtrs हे. आर. चौ. मी.	Unirrigated जिराफत Ha.Ars.Sq.Mtrs हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mtrs हे. आर. चौ. मी.	Source of irrigation सिंचनाचा सारि	Remarks शेरा
	Nil									

End of Report

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

For information Purpose only



FORM I & XIV

नमुना नं १ व १४

100004676310

Date: 24/07/2015

Page 1 of 2

Taluka BARDEZ

तालुका

Village PILERNE

गांव

Name of the Field Bhallem

शेताचे नांव

Survey No. 148

सर्वे नंबर

Sub Div. No. 14

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop बिराबट	Garden बागबाग	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागवण क्षेत्र
0000.00.00	0000.00.00	0000.57.75	0000.00.00	0000.00.00	0000.00.00	0000.57.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागीर	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.57.75

Assessment : जाकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
-----------------------	----------	-------------	----------	---------------------	----------	--------------	----------

S.No.	Name of the Occupant कच्चेदाराने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Beethoven Juvenal Rabindranath Piedade Costa Martins		50247	
2	Fernando Andre Gonzaga Piedade Costa Martins		50247	
3	Maria Teresinha Sheila De Vieira Velho		50247	
4	Acaria Irene Shilla Piedade Costa Martins		50247	
5	Jose Francisco Borges Archie Almeida		50247	
6	Carmen Liza Carvalho		50247	
7	Miguel Antonio Bento Piedade Costa Martins		50247	
8	Maria Linete Ravina Genoveva Fortes Gomes		50247	

S.No.	Name of the Tenant कुळाने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाराचे नांव व हक्क प्रकार		
Nil		

For information Purpose only



#00004676310

FORM I & XIV

नमुना नं १ व १४

Date : 24/07/2015

Page 2 of 2

Taluka BARDEZ

तालुका

Village PILERNE

गांव

Name of the Field Bhattem

शेताचे नांव

Survey No. 146

सर्वे नंबर

Sub Div. No. 14

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सागण करणाराचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha./Acre/Sq. Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha./Acre/Sq. Mts हे. आर. चौ. मी.	Land not Available for Cultivation वापिर जमीन		Source of Irrigation विपनाचा पारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha./Acre/Sq. Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka,



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/AG-I/80/2014

Date: 27/06/2015

Read: Application dated 10/10/2014 from Shri. Beethoven Juvenal Rabindranath Piedade Costa Martins and others, r/o Off 5-6, 5th floor, L & I Correia's Pride, Near South Goa, Collectorate, Margao-Goa.

**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) Shri. Beethoven Juvenal Rabindranath Piedade Costa Martins and others, being the occupants of the plot registered under Survey No. 146/14 known as Bhatlem Situated at Pilerne village in Bardes 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. 146/14 admeasuring 5775.00 Square Metres 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 applicants 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 applicants 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 applicants 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 applicants shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicants contravene any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicants 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 applicants 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 applicants.

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 applicants.

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.

Contd....2

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

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	
99.40 mts	78.85 mts	5775 Sq. mts	Survey No. 146 Sub Div No. 14	Survey No. 146 Sub Div No. 12,9,11	Road	Road	S.No. 146Sub Div No. 13	NIL

Village : Pilerne
Taluka : Bardoz

Village : Pilerne
Taluka : Bardes

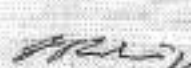
Remarks:-

1. The applicant has paid conversion fees of Rs. 6,06,375/- and fine of Rs. 1,82,700/- both amounting to Rs. 7,89,075/- (Rupees Seven Lakh Eighty Nine Thousand Seventy Five only) vide E-challan No. 201500300895 dated 22/06/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1215/TCP/15/1782 dated 8/6/2015.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2014-15/867/2723 dated 16/12/2014.
4. Proposed construction in the above property shall be 12.50 mts + 3.00 = 15.00 mtrs from the center line of the existing road towards Southern side 5.00 mts + 3.00 = 8.00 mtrs from the center line of the existing road towards eastern side of the property.
5. The development/construction in the plot shall be governed as per laws/rules in force.
6. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the ADDITIONAL COLLECTOR- I OF NORTH GOA district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Beethoven Juvenal Rabindranath Piedade Costa Martins, Carmen Liza Carvalho and Mr. Jose Rodrigues P.O.A for Fernando A G Piedade Costa Martins, Maria T S De Viela Velho, Acaria I S Piedade Costa Martins, Jose F B A Almeida, Miguel A B P Costa Martins and Maria L R G Fortes Gomes, here also hereunto set his hand on this 24th day of June, 2015.


(Beethoven J R P C Martins)
Applicant


(Carmen L Carvalho)
Applicant


(Jose Rodrigues)
P.O.A




(SWAPNIL M. NAIK)
Additional Collector - I



Signature and Designation of Witnesses

1. Gurkath L. P. N. - C.M.
2. Nagesh Saravankar - C.M.

Complete address of Witness

1. 193, Gwanda chunp Peom
2. 18/10/100/A-1 Vencro wado Guirim Bardes Goa

We declare Beethoven Juvenal Rabindranath Piedade Costa Martins and Carmen Liza Carvalho and Jose Rodrigues, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

1. 
2. 

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 Pilerne, Bardez - Goa.





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



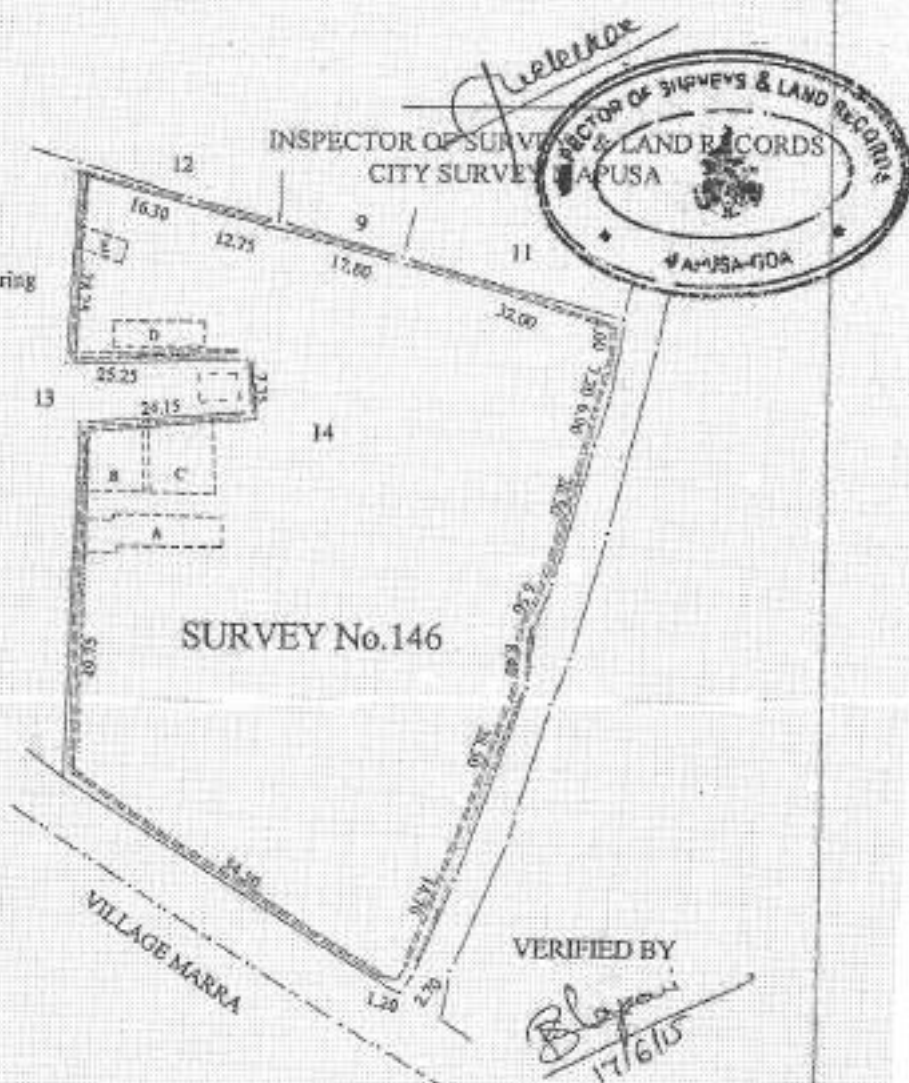
PLAN

Of the Land bearing Sub. Div. No.14 of Survey No.146
Situated at Pilerne village of Bardez Taluka,
Applied by Beethoven Juvenal Rabindranath Piedade Costa Martins and others
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/80/2014 dated 10-06-2015
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

☐ AREA APPLIED TO BE CONVERTED ——— 5775 Sq. Mts.

A=Newly constructed structure (G+1) admeasuring
plinth area 89sq.mts.
B=Newly constructed structure admeasuring
plinth area 90sq.mts.
C=Newly constructed structure admeasuring
plinth area 99sq.mts.
D=Newly constructed structure admeasuring
plinth area 46sq.mts.
E=Newly constructed structure admeasuring
plinth area 24sq.mts.



PREPARED BY

SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 15/06/2015

FILE No. 8/CNV/MAP/155/15



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



Plan Showing plots situated at
Village : PILERNE
Taluka : BARDEZ
Survey No./Subdivision No. : 146/ 13 & 14
Scale : 1:1000

Inward No. 1475

Conhe
Inspector of Survey &
Land Records



Disha Bandekar
Generated By : Disha Bandekar
On : 21-01-2014

Dishankar
21/1/14
Primary Engr. I
Compared By.

CERTIFICATE OF TITLE

I.- Description of the Property

All that plot admeasuring 503m² being a part of Sy.no.146/14 of Pilerne comprising of two adjoining plots: being Plot "X" admeasuring 1200m² and Plot "Z" admeasuring 3537m², Plot "Y" being 291m² bearing sy.no.146/13 being a part of the whole property identified as "BHATULEM" situated at Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa being a part of the whole property which property is described under no.10064 at folio 168 (R) of Book B-26(New).

The PLOT "X" is bounded as under:-

Towards the North:-By Sy.no.146/9 and 146/11 of Village Pilerne.

Towards the South:-By Sy.no.146/4 of Village Pilerne.

Towards the East :-Part of Sy.no.146/14 and road.

Towards the West :-Part of Sy.no.146/4 of Pilerne.

The PLOT "Z" is bounded as under:-

Towards the North:-Part of Sy.no.146/14 of Village Pilerne.

Towards the South:-Road.

Towards the East :-Part of Sy.no.146/14 and road.

Towards the West :-Part of Sy.no.146/14 of Pilerne.

End

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.-Certificate of Description and Inscription from Land Registrar Ilhas.

2.-Form I and XIV concerning sy.no.146/14 of Village Pilerne.

3.-Deed of Gift and Acceptance dated 29-09-1954 drawn at folio 33 (R) of Book 934 in the office of Notary Xencora Babuso Camotim.

4.-Deed of Ante-nuptial Convention with Gift, Sale with Mortgage, Ratification and Addition of Clause dated 28-7-1956 drawn at folio 20 (R) of book 982 in the office of Notary Xencora Babuso Camotim.

5.-Deed of Sale dated 21-7-1989 registered under no.____ of book I Vol.____ in the office of Sub-Registrar Bardez.

6.-Agreement dated 11-4-1996 between Nicholau Joao Andre Minguet Martins with his wife and Jose Rodrigues.

7.-Deed of Succession dated 30-7-2008 drawn at folio 85 of book 821 in the Office of Notary-Ex-Officio-Sub-Registrar Bardez.

8.-Sanad dated 24-6-2015 under no.RB/CNV/BAR/AC-I/80/2014 from the Add. Collector I.

Smt. ✓

9.-Two Separate Deeds of Sale both dated 29-6-2017 registered under book I Doc.Reg. no.BRZ-BKI-02731-2017A and the other book I Doc. Reg. No. BRZ-BKI-02730-2017 all of CD no.BRZD788 in the Office of sub-Registrar Bardez.

III.- OFFICES SEARCHES

I have given searches in the offices of Land Registrar/Sub-Registrar Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that in December 1929 the said property stands inscribed in favour of Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza, wife of Antonio Andre Seniao de Piedade e Costa as the only heir of her parents as confirmed by the Deed of Declaration dated 7-12-1929 in the Office of Notary Carlos Pegado.

By a Deed dated 29-9-1924 the said property was gifted by Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza as a widow gifted the said property to her daughter Maria Antonette Piedade de Costa with reservation of usufruct by the Donor.

By a Deed dated 28-7-1956 one Nicolau Joao Andre Francisco Minguel Martine stipulated his marriage with Maria Antoniete Piedade de Costa Piedade de

Smt

-4-

Costa on the terms and conditions stipulated therein which was consented to by Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza as a widow.

Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza died on 22-6-1985 and her right of usufruct came to be extinct.

By a Deed dated 21-6-1989 Shri Minguell Martins with his wife Maria Antoniete sold a portion admeasuring 1070m² being 310m² of Sy.no.146/13 and 760m² out of Sy.no.146/14 to Yeshwant Babani Bhandodkar (who had his dwelling house in the said Plot and claims Mundkarship of the same); which Deed is duly registered in the Office of Sub-Registrar Ilhas.

On 11-4-1996 Nicholau Joao Andre Francisco Minguell Martins with Maria Antonette Piedade de Costa e Martins entered into an agreement with one Jose Rodrigues for sale of an area of 5325m² out of sy.no.146/3 and 4 of Pilerne.

On the said Maria Antonette Piedade de Costa e Martins died on 19-12-2004 and on 7-11-2005 died her widower Nicholau Joao Andre Francisco Minguell Martins; both being survived by their following children:-

- Shubh*
- (i) _Fernand Andre Gonzaga Piedade Costa Martins
 - (ii) -Acaria Irene Shilla Piedade Costa Martins

-5-

(iii) Beethoven Juvenal Rabindranath Piedade Costa
Martins

(iv) -Minguel Antonio Bento Piedade Costa Martins as
confirmed by the Deed of succession dated 30-7-2006
duly registered in the Office of Notary-Ex-Officio-
Sub-Registrar Bardez.

On 24-6-2015 the Add. Collector North Goa issued
Sanad under no.RB/CNV/BAR/AC-I/80/2014 for
conversion of 5775m2 of Sy.no.146/14 of Pilerne.

By a Deed of Sale dated 29-6-2017 (i) Shri
Fernando Andre Gonzaga Piedade Costa Martins with
his wife Maria Terezinha Sharla deviera Velho e
Martins; (ii) -Acaria Irene Shilla Piedade Costa
Martins e Almeida with her husband Jose Francisco
Borges Arches Almeida; (iii) -Minguel Antonio Bento
Piedade Costa Martins with his wife Maria Linette
Ravina Geneveva Fortes Gomes e Martin along with
Jose Rodrigues and his wife Ana Luiza Rodrigues all
sold their rights in the said property being Plot
"X" admeasuring 1200m2 in Sy.no.146/14 and plot "Y"
admeasuring 297m2 of Sy.no.146/13 of Pilerne to
Beethoven Juvenal Rabindranath Piedade Costa
Martins and his wife Carmen Liza; which Deed is duly
registered in the Office of Sub-Registrar Bardez.

By another Deed of the same date the same
Sellers sold all their rights in the Plot "Z"
admeasuring 3537m2 out of Sy.no.146/14 to Beethoven

Smt.

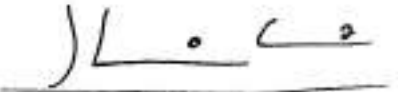
-6-

Juvenal Rabindranath Piedade Costa Martins and his wife Carmen Liza; which Deed is duly registered in the Office of Sub-Registrar Bardez.

V.- OPINION

In the above circumstances I confirm that Beethoven Juvenal Rabindranath Piedade Costa Martins and his wife Carmen Liza have absolute, valid and marketable title to the said Plot.

Panaji-Goa, 20-07-2017


Adv. S. S. Naik