

Dated :- 07/10/2016

Read: Application dated 6/5/2016 from M/s. Providence Construction, through its Partners Mrs. Joan D'Souza and Mr. Salvador Blaize Peter Fernandes r/o 501, Edcon Towers, Menezes Braganza 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, Daman and Diu 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) **M/s. Providence Construction** being the occupant of the plot registered under **survey No. 251/4** known as **Siqueri Wado** Situated at **Village Candolim of 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. 251/4**, admeasuring **1500.00 sq. mts.** be the same a little more or less for the purpose of **Residential use.**

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 use**, 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 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 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 applicants

c) The necessary road widening set-back 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...

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

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remarks
	North to	East to			North	South	East	West	
1	2	3	4	5	6				7
1.	94.50 mts.	19.50 mts.	1500	Survey No. 251 Sub. Div. No. 4	NALLA	Survey No. 252 Sub. Div. No. 2	S.No. 251 Sub. Div. No. 5, 7, 13	S.No. 251 Sub. Div. No. 3, 10, 11	NIL
Village: Candolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees & fine of Rs 845625/- (Rupees Eight Lakh Forty Five Thousand Six Hundred Twenty Five Only) vide Challan No. 105/16-17 dated 7/10/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2547/ TCP-16/2334 dated 9/8/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Mrs. Joan D'Souza and Mr. Salvador Blaize Peter Fernandes Partners of M/s Providence Construction** here also hereunto set their hands this 07th day of October, 2016.

J. D'Souza
(Joan D'Souza)
Partner

Salvador Blaize Peter Fernandes
(Salvador Blaize Peter Fernandes)
Partner

Naveen S.L.
(Naveen S.L., IAS)
Additional Collector-I



Signature and Designation of Witnesses

1. *Laxmikant*
2. *Nataraj*

Complete address of Witnesses

1. *H.No 264/2 Green Valley Porvur*
2. *House No. 837/4 Porvur*

We declare that **Joan D'Souza and Salvador Blaize Peter Fernandes** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that they has affixed their signature hereto in our presence.

1. *[Signature]*
2. *[Signature]*

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.
4. The Sarpanch, Village Panchayat Candolim, Bardez - Goa.

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



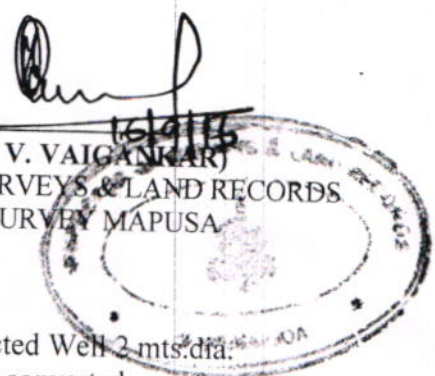
PLAN

Of the Land bearing Sub. Div. No.4 of Survey No.251
 Situated at Candolim village of Bardez Taluka,
 Applied by M/s Providence Construction,
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. RB/CNV/BAR/AC-1/40/2016 dated 16-08-2016,
 from the Office of the Collector, North Goa District, Panaji-Goa.

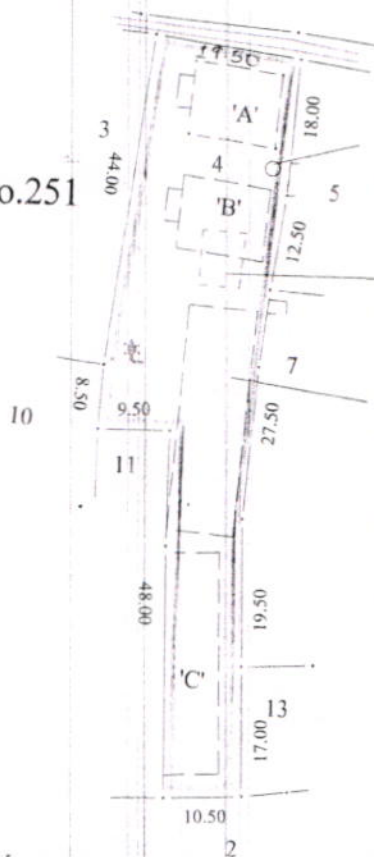
SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----1500 Sq. Mts.

(ANAND V. VAIGANKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



SURVEY No.251



- Newly Constructed Well 2 mts.dia. in the area to be converted.
- Structure as per existing survey records included in the area to be converted.
- Excavation of an area of 269 sq.mts. in the area to be converted.

- Newly Constructed Structures
- 1) Structure 'A' (G + 1) admeasuring plinth area = 122 Sq.Mts.
 - 2) Structure 'B' (G + 1) admeasuring plinth area = 122 Sq.Mts.
 - 3) Structure 'C' (G + 2) admeasuring plinth area = 210 Sq.Mts.

PREPARED BY

Handwritten signature of Samir A. Naik

SAMIR A. NAIK
 Field Surveyor

SURVEY No.252

VERIFIED BY

Handwritten signature of Reshma Dhargalkar
 16/9/16

RESHMA DHARGALKAR
 Head Surveyor

SURVEYED ON: 08/09/2016

FILE No. 8/CNV/MAP/202/16







OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383(EPBX)
(Ext. No.210 & 212) Fax No:- 2426492
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/COLL/32/2016/746

Date: 27/3/2017

Read: Application dated 20/04/2016 from M/s Providence Construction, C/o Joan D'souza and Blaize Fernandes, r/o 501, Edcon Towers, Menezes Braganza 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, Daman and Diu 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 **M/s Providence Construction**, being the occupant of the plot registered under **Survey No. 251/11 known as Siqueri Wado** Situated at **Candolim 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. 251/11 total admeasuring an area 550 Square Metres** 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 contravene 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.

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

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
48.00 mts	13.50 mts	550 Sq. mts	Sy. No./ Sub Div No. 251/11	Sy. No./ Sub Div No. 251/4	Sy. No. /Sub Div No. 252/2	Sy. No./ Sub Div No. 251/4	Sy. No. / Sub Div No. 251/10	NIL

Village: Candolim
Taluka : Bardez

Remarks:-

1. The applicant has paid on 04/01/2017 conversion fees of Rs. 90,750/- and a fine of Rs. 1,31,175/- total amounting to Rs. 2,21,925/- (Rupees Two Lakhs Twenty One Thousand Nine Hundred Twenty Five Only) vide e-challan No. 201700006400 dated 03/01/2017.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2548/TCP-16/2333 dated 09/08/2016.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-126/DCFN/TECH/2016-17/265 dated 29/06/2016.
4. The development/construction in the plot shall be governed by laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **Joan D'souza and Blaize Fernandes Partners for M/s Providence Construction**, here also hereunto set their hands on this 27th day of March, 2017.

J. D' Souza
(Joan D'souza)
Applicant

Blaize Fernandes
(Blaize Fernandes)
Applicant

Nil Mohanan
(NILA MOHANAN, IAS)
COLLECTOR NORTH



Signature and Designature of Witnesses

1. *Hyratali Matanki* *Hyratali*
2. *Laxmikant Nalin* *Laxmikant*

Complete address of Witness

1. *Khadpawado, Curchelim Mapusa - Goa*
2. *Green valley Porcamin*

We declare **Joan D'souza and Blaize Fernandes**, 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. *Hyratali*
2. *Laxmikant*

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 Candolim, Bardez -Goa.

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

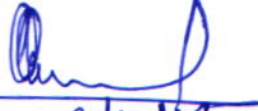


PLAN

Of the Land bearing Sub. Div. No.11 of Survey No.251
Situated at Candolim village of Bardez Taluka,
Applied by M/s Providence Construction,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/COLL/32/2016 dated 03-10-2016,
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----550 Sq. Mts.


6/12/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No.251



Newly Constructed Structures

- 1) Structure 'A' admeasuring plinth area = 50 Sq.Mts.
- 2) Structure 'B' admeasuring plinth area = 109 Sq.Mts.



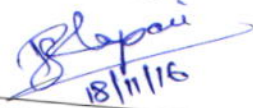
SURVEY No.252

PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


18/11/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 25/10/2016

FILE No. 8/CNV/MAP/242/16

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