

No. RB/CNV/20/73/984
Office of the Collector of Goa,
Panaji, P.O.C.No.403001.

Dated : 18 August, 1975.
27 Srvn., 1897 (Saka).

- Read : 1. Application of Shri Joaquim Santana Jose Almeida, Margao, Salcete, Goa, dated 10.9.73, under Section 32(1) of the Goa, Daman and Diu Land Revenue Code, 1968;
2. Government letter No. RD/LRC/REV/112/75 dated 25.7.75 conveying the Order dated 14.7.75 of the Administrator of Goa, Daman and Diu, on the revision application under Section 192 of the Land Revenue Code.
3. Letter No. DJ/1717/2032/73-74 dated 29.11.73 of Town Planning Department and No. ENGG/888/75 dated 8.8.75 from Margao Municipal Council.

O R D E R



Whereas Shri Joaquim Santana Jose Almeida of Margao had made an application dated 10.9.73 under Section 32(1) of the Goa, Daman and Diu Land Revenue Code, 1968, for conversion of use of land from agricultural to non-agricultural purpose i.e. residential, of the land known as "UNHAM-CHEN MOLLA or UNHA MOLA" situated at Fatorda, Margao, registered under No. 165 of Book "B" - 3 of Old Series No. 952 and 959, more particularly described in Appendix I and indicated on the site plan annexed hereto;

Whereas on enquiry it has been found that there is no objection over the proposed conversion of said land for residential purpose.

Now, therefore, I, P.S. Bhatnagar, Collector of Goa, Panaji, in exercise of the powers conferred on me by virtue of Section 32(2)(c) of the Goa, Daman and Diu Land Revenue Code, 1968, hereby allow the said conversion of use of agricultural land for residential purpose, 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 permission is granted and to prevent insanitary conditions.
2. Assessment. The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code with effect from the date of this Order.
3. Use. The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential construction without the previous sanction of the Collector.
4. Building time limit. The applicant shall within one year from the date thereof, commence on the said plot construction of a building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. Liability for rates. The applicant shall pay all taxes, rates and cesses leviable on the said land.
6. 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 subclause (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 is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrear of land revenue.

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

The applicant should sign the sanad of conversion as required under rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.

APPENDIX I

Length and Breadth.		Total Superficial area.	Forming (Part of) Survey No. and Hissa No.	BOUNDARIES	
North to South	East to West.			North, South, East and West.	R E M A R K S
1	2	3	4	5	6

327 mts. 202 Ha. R. m2
and 30 mts. 6.96.08 1/PTS/30
cms. and 36 cms.

North: Plot believed to be held by Shri Alfred Fernandes, Comandade, Sada nand Ladu Borkar, Y. Satardekar, Joaquim Fernandes, Joaquim Dias and Burmashali and Co.

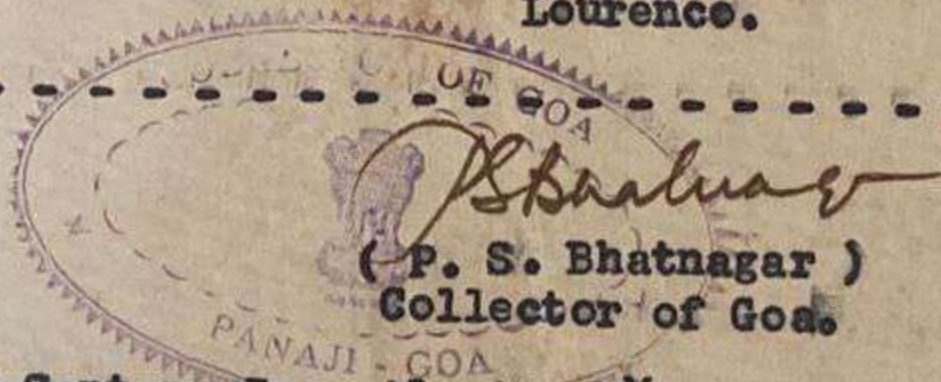
cont 00004

 1 2 3 4 5 6

South: Road and plot believed to be held by Antonio Gomes, Joao Camilo, Joaquim Vaz, Manuel Dias and Jose Marian Fernandes.

East : Plot believed to be held by Shri Joaquim Santana Jose Almeida.

West : Road and plots believed to be held by Nono Lourenco, Piedadade Braganza and heirs of Francis Xavier Lourenco.


 (P. S. Bhatnagar)
 Collector of Goa.

1. Shri Joaquim Santana Jose Almeida, Marchon Building, 1st Floor, Margao, Goa. (Through the Mamlatdar of Salcete, Margao, Goa.)
2. The Senior Town Planner, Town and Country Planning Department, Panaji.
3. The Director of Agriculture, Panaji, Goa.
4. The Director of Land Survey, Panaji, Goa.
5. The Mamlatdar of Salcete, Margao, Goa.
6. The President, Margao Municipal Council, Salcete, Margao, Goa.

7. O/c

vj/.

5- Mrs. Allas, Realtors chatla nos 34, 38, 39, 41, 43, 44, 46, 50, 51, 53, 55
 all now demarcated of P.T. sheet no 47
 chatla nos 12, 17, 29, 30, 35, 37, 38, 44, 45, 47, 48
 all now demarcated of P.T. sheet no 30
 chatla no 59 (now demarcated) of P.T. sheet no 46
 chatla no 22 (now demarcated) of P.T. sheet no 27

- 6- Mr. Anthony Almeida chatla no 55 (now demarcated) of P.T. sheet no 47
- Mr. Gox Almeida chatla no 56 (now demarcated) of P.T. sheet no 47
- Mr. Francisco Almeida chatla no 1 (now demarcated) of P.T. sheet no 47
- Mr. Manuel Almeida chatla no 54 (N.D.) of P.T. sheet no 47
- 7- Mrs. Maria S. Gomes chatla no 47 (N.D.) of P.T. sheet no 47
- 8- Mr. Guido E. Rosario chatla no 48 (N.D.) of P.T. sheet no 47
- 9- Mr. Delip Borka Amoukar chatla no 52 (N.D.) of P.T. sheet no 47
- 10- Dr. Sudhir R. Raikar chatla no 35 (N.D.) of P.T. sheet no 47
- 11- Mr. Ana M. Colaco chatla no 49 (N.D.) of P.T. sheet no 47
- 12- Mr. Sindhu D. Sadhkar chatla no 36 (N.D.) of P.T. sheet no 47
- 13- Mr. Subash K. V. Borkar chatla no 31 (N.D.) of P.T. sheet no 47 and
- Mr. Ramesh D. P. Foudkar chatla no 41 (N.D.) of P.T. sheet no 30
- 14- Mrs. Linda Dourado chatla no 32 (N.D.) of P.T. sheet no 30
- 15- Mrs. Euphrazia M. Aguiar chatla no 24 (N.D.) of P.T. sheet no 30
- 16- Mrs. Martha Aguiar chatla no 65 (N.D.) of P.T. sheet no 31
- 17- Mr. Anthony J. Araiz chatla no 67 (N.D.) of P.T. sheet no 31
- 18- Mrs. Maria J. Vaz chatla no 32 (N.D.) of P.T. sheet no 47
- 19- Mr. Domingos S. A. A. Pereira chatla no 37 (N.D.) of P.T. sheet no 47
- 20- Mr. ... chatla no 42 (N.D.) of P.T. sheet no 47
- 21- Mr. Remy M. Rodrigues chatla no 43 (N.D.) of P.T. sheet no 30
- 22- Mrs. Maria Menig chatla no 40 (N.D.) of P.T. sheet no 47
- 23- Mr. Sydney A. Crauston chatla no 42 (N.D.) of P.T. sheet no 47
- 24- Mr. Venkatesh Govind Pal chatla no 46 (N.D.) of P.T. sheet no 30
- 25- Mr. Usha Mahandas chatla no 45 (N.D.) of P.T. sheet no 47
- 26- Mr. Niclaus F. Fernandes chatla no 39 (N.D.) of P.T. sheet no 30
- 27- Mrs. Roxanne R. P. Laforte chatla no 31 (N.D.) of P.T. sheet no 30
- 28- Mr. Santosh R. Bhalhar chatla no 28 (N.D.) of P.T. sheet no 30 and
- 29- Mrs. Isanchan D. Mafrener chatla no 36 (N.D.) of P.T. sheet no 30
- 30- Mrs. Maria Almeida Miranda chatla no 27 (N.D.) of P.T. sheet no 30
- 31- Mrs. Mukta G. Parvayya chatla no 26 (N.D.) of P.T. sheet no 30 and
- 32- Mr. Jayaram Padmanabhaiah chatla no 34 (N.D.) of P.T. sheet no 30
- 33- Mr. Caetano Manuel Craeto chatla no 25 (N.D.) of P.T. sheet no 30
- 34- Mr. Joaquin S. T. Almeida chatla nos 60, 62, 63, 64 (N.D.) of P.T. sheet no 31
- 35- Mr. Carlos Luis Pereira chatla no 2 (N.D.) of P.T. sheet no 30
- 36- Mr. Gox Rodrigues chatla no 20 (N.D.) of P.T. sheet no 30
- 37- Mr. Quelberto Gomes chatla no 19 & 21 (both N.D.) of P.T. sheet no 30
- 38- Mr. Diago Dias chatla no 18 (N.D.) of P.T. sheet no 30
- 39- Mr. Sebastiao Dias chatla no 16 (N.D.) of P.T. sheet no 30
- 40- Mr. Luzera Lelina Fernandes chatla no 14 (N.D.) of P.T. sheet no 30
- 41- Mr. Agapito F. X. John chatla no 13 (N.D.) of P.T. sheet no 30
- 42- Mr. ... chatla no 11 (N.D.) of P.T. sheet no 30

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- 43 - Mr. Joaquim D'alva chatta no 16 (N.D.) 8 P.T. sheet no 30
 44 - Dr. Gaspar Monteiro chatta nos 9 (N.D.) 8 P.T. sheet no 30, and
 chatta no 19 (N.D.) 8 P.T. sheet no 27
 45 - Mr. Antonio Antao chatta no 18 (N.D.) 8 P.T. sheet no 27
 46 - Mr. Adeline R. Rodrigues chatta no 17 (N.D.) 8 P.T. sheet no 27
 47 - Mr. Manuel Dias chatta no 16 (N.D.) 8 P.T. sheet no 27
 48 - Mrs. Liberata D'souza chatta no 20 (N.D.) 8 P.T. sheet no 27
 49 - Mr. Rogho Shankar Shetty chatta no 21 (N.D.) 8 P.T. sheet no 27
 50 - Mrs. Sophia Rodrigues chatta no 60 (N.D.) 8 P.T. sheet no 31
 51 - Mrs. Maria Prakash Kurkar chatta no 58 (N.D.) 8 P.T. sheet no 31
 52 - Mrs. Lilia Carvalho chatta no 56 (N.D.) 8 P.T. sheet no 31
 53 - Dr. Sudhir Rammak Kurkar chatta no 33 (N.D.) 8 P.T. sheet no 26
 54 - Mrs. Maria Ana L. D'alva chatta no 57 (N.D.) 8 P.T. sheet no 31
 55 - Mr. Tejpal Motiram Bandekar chatta no 59 (N.D.) 8 P.T. sheet no 31
 56 - Mr. Gaspar C. Dias chatta no 31 (N.D.) 8 P.T. sheet no 27
 57 - Mrs. Clara Fernandes chatta no 36 (N.D.) 8 P.T. sheet no 26
 58 - Mr. Dinanath Sadikar chatta no 34 (N.D.) 8 P.T. sheet no 26
 59 - Mr. Thomas Coutinho chatta no 35 (N.D.) 8 P.T. sheet no 26
 60 - Mrs. Rosada Fernandes chatta no 26 (N.D.) 8 P.T. sheet no 27
 61 - Mrs. Maria J. Fernandes chatta no 25 (N.D.) 8 P.T. sheet no 27
 62 - Mr. Precious Almeida chatta nos 24 & 22 (B.N.D.) 8 P.T. sheet no 27
 63 - Mr. Robert D'souza chatta no 29 (N.D.) 8 P.T. sheet no 27
 64 - Mr. Tezga Dias chatta no 30 (N.D.) 8 P.T. sheet no 27
 65 - Mr. James D'Costa chatta no 28 (N.D.) 8 P.T. sheet no 27
 66 - Mr. Raghuvir Naik chatta no 23 (N.D.) 8 P.T. sheet no 27
 67 - Mr. Mousa Latif Kasu chatta nos 14 & 15 (both N.D.) 8 P.T. sheet no 27
 68 - Mrs. Maria Rodrigues chatta nos 12 & 13 (B.N.D.) 8 P.T. sheet no 27
 69 -

Corrections a) chatta nos 2 to 63 (all now demarcated) 8 P.T. sheet no 30;
 chatta nos 1 to 4 (all now demarcated) 8 P.T. sheet no 29;
 chatta nos 5 to 9 (all now demarcated) 8 P.T. sheet no 48;
 chatta nos 31 to 55 (all now demarcated) 8 P.T. sheet no 47;
 chatta nos 55 to 67 (all now demarcated) 8 P.T. sheet no 31;
 chatta nos 35 to 36 (all now demarcated) 8 P.T. sheet no 26;
 chatta nos 5 to 31 (all now demarcated) 8 P.T. sheet no 27 (N.D.)
 chatta no 59 (N.D.) 8 P.T. sheet no 46 and chatta no 11 8 P.T. sheet
 no 28 which are part & parcel of chatta no 1 8 P.T. sheet
 no 30 should be correctly plotted as per the plan produced
 on record by the parties concerned.
 b) chatta no 1 8 P.T. sheet no 30 should be plotted with amended
 boundary as per the above referred plan and should be taken
 up for confirmation separately
 c) chatta no 52 to 63 (all now demarcated) 8 P.T. sheet no 30 should
 be taken up for confirmation - separately.

Before shri E. P. Nair, Enquiry Officer
city survey Marg
under section 179 of the Goa, Daman & Diu Land Revenue Code 1968

Judgement



The matter regarding confirmation of possession in respect of property known as "vnhachent mela" or "vunka mela" and "Aparamento" or "oitavo sauco de capagali" situated at Fatorda of Marg city Taluka & sub district of Sulete, District of South Goa, described in the land registration office of Sulete under no 165 and no 17379 and enrolled in the Taluka revenue office under Matin no 952, and 959 and 949 respectively and merged under chalta no 17 P.T. sheet no 30 city survey Map Marg, was taken up by me.

The enquiry into the claims of shri Anthony Almeida, shri Jose Almeida, shri Francisco Almeida and shri Manuel Almeida was held by me under section 179 of the Goa, Daman & Diu Land Revenue Code 1968, read with the Goa, Daman & Diu Land Revenue (city survey) Rules 1969, after issuing the required notices to the parties concerned.

Shri Anthony Almeida & the others in support of their claims produced before me a subdivided plan duly approved by the Town & Country Planning department vide their letter no dated and by the Marg Municipal Council vide their letter no Engg/1113/76 dated 15th September 1976. The demarcation of the property was done by shri V. H. Bhat Field Surveyor as per the plan produced on record by shri A. Almeida & others and in conformity to the plans prepared by his office. Most of the plots have been sold to the persons whose names have been produced on record by shri Anthony Almeida & others and requested for confirmation of possession of their own and sold to purchasers.

I rely on the evidence produced before me by the respondents Almeida as well as on their statement under oath recorded before me and pass the following order:

Possession: The possession of the following person to the properties bearing chalta nos & P.T. sheet nos shown against each name have been confirmed:

1 - shri Anthony Almeida

chalta nos 7 & 9 (both N.D.) & P.T. sheet no 27
chalta nos 15, 40 & 50 (all N.D.) & P.T. sheet no 30
chalta no 2 (Now demarcated) & P.T. sheet no 29
chalta no 7 (Now demarcated) & P.T. sheet no 48

2 - shri Jose Almeida

chalta nos 5, 7 & 23 (all N.D.) & P.T. sheet no 30
chalta no 6 (Now demarcated) & P.T. sheet no 27
chalta no 4 (Now demarcated) & P.T. sheet no 29
chalta no 8 (Now demarcated) & P.T. sheet no 48

3 - shri Francisco Almeida

chalta nos 8 & 10 (both N.D.) & P.T. sheet no 27
chalta nos 6 & 49 (both N.D.) & P.T. sheet no 30
chalta no 3 (Now demarcated) & P.T. sheet no 29
chalta no 6 (Now demarcated) & P.T. sheet no 48

4 - shri Manuel Almeida

chalta nos 5 & 11 (both N.D.) & P.T. sheet no 27
chalta nos 22 & 51 (both N.D.) & P.T. sheet no 30
chalta no 2 (Now demarcated) & P.T. sheet no 29
chalta no 9 (Now demarcated) & P.T. sheet no 48

boundaries as laid down in the map in my office is already been inspected by the parties concerned and which is open for inspection are compared the complete map made by the local committees shall also be open for inspection. The parties should pay the amount of survey fees before collecting the order and plan. Given under my hand and seal of this office and dated this 24th day of September 1987.

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(G. P. NAIK)
ENQUIRY OFFICER,
CITY SURVEY MARGAO
MARGAO - GOA

*correction done on 1st
Card proposal and placed
in the file. 21.9.87*

CERTIFIED COPY
OF THE ENQUIRY OFFICER.

*Margao
or Mue*

20/2/09

2/2/09

Shree

80/-

11/2

2/2/09

Shree
20/2/09

INSPECTOR OF SURVEY
LAND RECORDS
(CITY SURVEY)
MARGAO - GOA



[Faint, mostly illegible handwritten notes and signatures in the bottom left section of the document.]