



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.  
No. 4/282/CNV/AC-III/2019 /103

Dated:- 20/1/2020

Read: Application dated 1/10/2019 received from M/s Rainforest Estate, through POA holder Nitin George r/o 530/8, Anjuna Bardez Goa 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 thereunder by M/s Rainforest Estate, through POA holder Nitin George r/o 530/8, Anjuna Bardez Goa being the occupant of the plot registered under Survey No.99/15 Situated at Assagao 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. 99/15 admeasuring 2100 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 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 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 thereunder.



-2-  
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
50.30 mts	49.20 mts	2100 Sq.mts	Survey No. 99 Sub Div No.15	Sy.No.99 Sub Div No.6,11,12	ROAD Sy.No.99 Sub Div No.16	Sy.No.99 Sub Div No.6,16	Sy.no.99 Sub Div No.11,14	


Village : Assagao  
Taluka : Bardez




**Remarks:-**

1. The applicant has paid conversion fees of Rs. 378000/- ( Rupees Three Lakh Seventy Eight thousand only vide e-challan No. 202000029829 dated 08/1/2020.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5556/ASSG/TCP-19/5145 dated 14/11/2019 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-506/DCFN/TECH/2019-20/885 dated 18/11/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-1/Conv/2019/4428 dated 31/10/2019
5. 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.
5. Traditional access, passing through the plot, if any shall be maintained..
6. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has herunto set his hand and the seal of this Office on behalf of the Governor of Goa M/s Rainforest Estate, through POA holder Nitin George r/o 530/8, Anjuna Bardez Goa here also herunto set his hand on this 20<sup>th</sup> day of January, 2020.

  
M/s Rainforest Estate  
( Through POA holder )  
Nitin George

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



Signature and Designation of Witnesses  
1. LIAMIN LELLIS CAJETHEN D'SOUZA  
2. Nikesh keshav Palekar

Complete address of Witness

1. 759/19/6, 2<sup>nd</sup> FLOOR, SHANTINAGAR OFF THUGHT ST, MUSICAL SCHOOL, FARVORIM
2. 266/203, Sautem, Pilerne, Bardez, Goa.

We declare, M/s Rainforest Estate, through POA holder Nitin George r/o 530/8, Anjuna Bardez Goa and 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. LELLIS CAJETHEN D'SOUZA LIAMIN
2. Nikesh keshav Palekar

- 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 Assagao, Bardez -Goa.

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

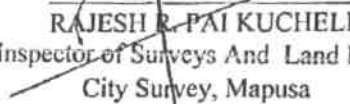
OF THE LAND BEARING SUB-DIV. No. 15 OF SURVEY No. 99 SITUATED  
AT ASSAGAO VILLAGE OF BARDEZ TALUKA  
APPLIED BY M/S. RAINFOREST ESTATES  
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL  
PURPOSE, VIDE CASE NO. 4/282/CNV/AC-III/2019/1495 DATED 26-11-2019  
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.



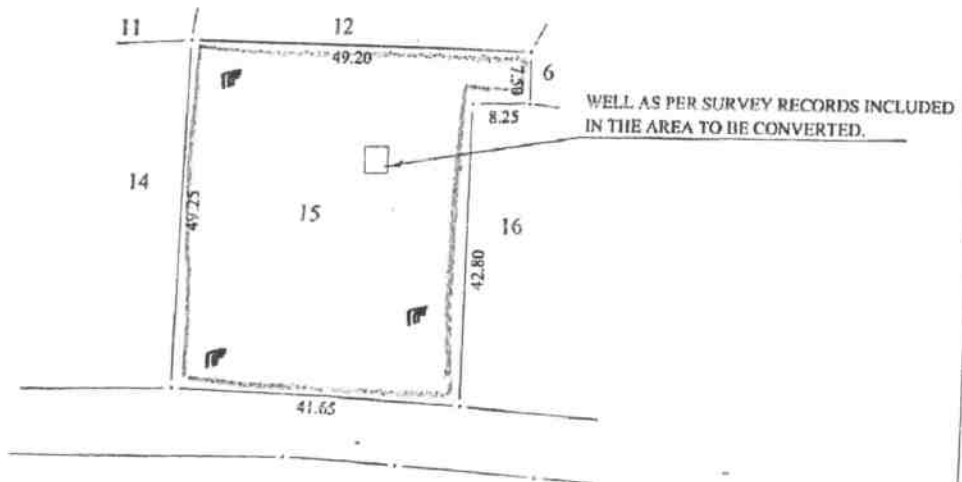
SCALE : 1:1000

 AREA PROPOSED TO BE CONVERTED. .... 2100 Sq. Mts.

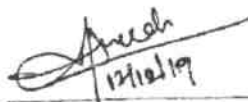


  
RAJESH R. PAI KUCHELKAR  
Inspector of Surveys And Land Records  
City Survey, Mapusa

SURVEY No.99



PREPARED BY



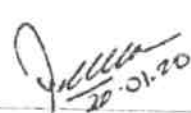
VIVEK BUDE  
Field Surveyor

VERIFIED BY:



YOGESH B. MASHEKAR.  
Head Surveyor

SURVEYED ON: 09/12/2019

  
Additional Collector - III  
North, Mapusa - Goa

FILE NO: 8/CNV/MAP/396/19

Office of the Dy. Collector (S.D.O.)  
Mapusa - Goa  
Received on: 5/8/2003  
Initial & Stamp: [Signature]

From: Susanna D'Silva  
R/o B2, 'Alice Apts.'  
(Next to hotel Solmar),  
Miramar, Panaji,  
Goa 403 001.

Date: 5/Aug/2003.

To,  
The Deputy Collector &  
Sub Divisional Officer,  
Mapusa.

Sub: Renewal of sanad for plot bearing survey No. 99/15 at Assagao.

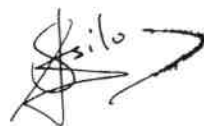
Dear Sir,

With reference to Sanad No. CNV / BAR / 18 / 89 dated 27<sup>th</sup> October, 1989 regarding conversion of 393 sq. mts on plot bearing survey No. 99/15 at Assagao, Bardez, Goa.

Due unforeseen circumstances beyond my control, I had to defer building at the said plot and would be obliged if the said Sanad is renewed for another year.

Thanking you,

Yours truly,



(Mrs. Susanna D'Silva)

From: Susanna D'Silva  
r/o 19, Amara Apts,  
Comba,  
Margao, Goa.

Date: 24th Oct, 91.

To,  
Deputy Collector &  
Sub Divisional Officer,  
Mapusa.

Sub: Renewal of Sanad for Plot bearing survey  
No. 99/15/ at Assago.

Dear Sir,

With reference to Sanad No. CHU/DAO/15/89 dated  
27th October, 1989 regarding conversion of 393 sq. mts  
on plot bearing survey No. 99/15 at Assago, Bardez, Goa.

Due to unforeseen circumstances I have deferred  
building at said plot and would be obliged if the said  
Sanad is renewed for another year.

Thanking you,

Yours faithfully,  
*Susanna D'Silva*  
(Smt. Susanna D'Silva)

*Received*  
*24/10/91*  
*[Signature]*  
Office of the  
Deputy Collector &  
Sub Divisional Officer,  
Mapusa.

T. R. 5  
(Treasury Rule 83)

Original

Receipt No: 24/89

Dated 25/10/89

Received from P. Anisly Maria Viegas, cc.

with <sup>file</sup> letter no. CMV/BDK/18/89

dated 19

the sum of Rupees seven hundred eighty only  
in cash on account of

for the Commission of land area 295 m<sup>2</sup> at  
in Assago payment of

Rs. 780/-

Signature

Designation

Govt. Ptg. Press, Panaji-Goa. 306/500 Bks. - 1/1989. Collector

No. CNV/BAR/15/89-  
Government of Goa, Daman and Diu  
OFFICE OF THE DEPUTY COLLECTOR AND  
SUB DIVISIONAL OFFICER, MAPUSA.  
Dated: 27TH OCTOBER, 1989

Read: Appl. dt. 12/1/89 U/3 32 (1) Govt.,  
of Goa, Daman and Diu,  
Land Revenue Code No. 1968.

SANAD  
SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1968]

Whereas an application has been made to the Collector of 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 Shri/Smt. **Erasto Maria**

**Viegas, Attorney for Mr. Francisco S. D'Silva, R/O. Arpera, Bardez, Goa.** being the occupant of the plot registered under **Survey No. 99/15.** known as

"....." situated at **Assaga, Bardez.** registered under No. **Survey No. 99/15.** (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 of ..... admeasuring **393. Sq.mts.** square metres be the same a little more or less for the purpose of **Residential**

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. *Assesment*—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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector
4. *Building time limit*—The applicant shall within one year from the date hereof, commence on the said plot construction of 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 ~~custody~~ **custody** 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.

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

APPENDIX - 1

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 and West	
1	2	3	4	5	6
17.10 mts.	32.00 mts.	393.Sq. mts.	Survey No.99 Sub.Div. no.15 (part) Situated at Village Assagao of Bardez Taluka.	North:- Sy.No.99/15 part. South:- Sy.No.99/15 part. East :- Sy.No.99/15 part. West :- Sy.No.99/15 part.	The land in question is the bharad. The Survey work has been carried out as per the site plan.
<p>The conversion fees of Rs.706/- have been paid under T.R.no.24/89 dated 25/10/89</p>					

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant

here also hereunto set his hand this 27th day of October, 19 89.

*Erasia*  
(Signature of the applicant)

*Armando Mascarenhas*  
(Armando Mascarenhas)  
Deputy Collector and  
Sub Divisional Officer, Mapusa.

Signature and designation of Witnesses

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

Signature and designation of Witnesses

1.  
2.

We declare that Shri/Smt. Erasia Maria Viegas, R/O. Assagao, Bardez.G who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

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



GOVERNMENT OF GOA  
DEPARTMENT OF LAND SURVEY

PLAN

OF THE LAND PLANNING SURVEY NO 99, SUB-DIVISION NO 15, SITUATED AT VILLAGE ASSAGAO OF BARCELONA APPLICANT MRS PRATO MARIA VIEGAS, FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, OF ORDER NO 141/BAR/13'83/15'90 DATED 13.5.1983 FROM THE OFFICE OF THE DEPUTY COLLECTOR, SUB-DIV. MAPUSA

SCALE 1:1000

AREA TO BE CONVERTED --- 395 SQMETRES



*[Signature]*  
Deputy Collector  
(Sub-Divisional Officer)  
Mapusa-Sub-Division  
Mapusa-Goa

CHECKED BY

*[Signature]*  
SURVEYED BY M. J. KERRAL  
FS  
ON: 12-9-1983

FILE NO. 8-338-89/LS

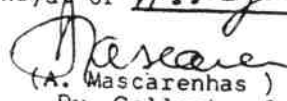
No. CNV/BAR/CITY/ 18 / 89.

Office of the Dy. Collector and  
Sub Divisional Officer, Mapusa.

Dated 17/12/89

Forwarded alongwith a copy of Sanad for information:-

1. The Chief Town Planner, Town & Country Planning Dept.,  
Panaji. Goa reference to his letter DB/8136/3241/89  
Dt 8/5/85
2. The Director of Land Survey, Panaji.
3. The Mamlatdar of Bardez/Bicholim/Sattari/Pernem.
4. The President of Mapusa ..... Municipal Council.
5. The Sarpanch of Village, Panchayat of Assagao

  
(A. Mascarenhas )  
Dy. Collector &  
Sub Divisional Officer, Mapusa.

No. **CHV/MR/18/59-**  
Government of Goa, Daman and Diu  
OFFICE OF THE **DEPUTY COLLECTOR AND**  
**SUB-DIVISIONAL OFFICER, BAFURAN**  
Dated: **27TH OCTOBER, 1959**

Read: **Appl. dt: 12/1/59 U/S 32 (1) Govt.,**  
**of Goa, Daman and Diu,**  
**Land Revenue Code No. 1968**

**SANAD**  
**SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1968).

Whereas an application has been made to the Collector of 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 **Shri/Smt. Ernesto Maria Viçosa, Attorney for Mr. Francisco S. D'Silva, B/O, Arpora, Bardem, Goa** being the occupant of the plot registered under **Survey No. 99/15** known as **Assaga, Bardem** situated at **Assaga, Bardem** registered under No. **Survey No. 99/15** (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 of **Residencia 2** admeasuring **393 Sq. mts.** square metres be the same a little more or less for the purpose of **Residencia 2**

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. *Assesment* — The Applicant shall pay the non-agricultural assesment 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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.
4. *Building time limit* — The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, falling 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 status** 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.

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 and West	
1	2	3	4	5	6
17.10 mts.	32.00 mts.	393.44 mts.	Survey No. 99 Sub. Div. no. 15 (part) Situated at Village Assagne of Bardex Taluka.	Norths- Sy.No.99/15 part. Souths- Sy.No.99/15 part. East :- Sy.No.99/15 part. West :- Sy.No.99/15 part.	The land in question is the shared. The survey work has been carried out as per the site plan.

The conversion fees of Rs.765/- have been paid under T.R.no.24/89 dated 25/10/89

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant

here also hereunto set his hand this **27th** day of **October**, 19 **89**.

*[Signature]*  
(Signature of the applicant)

*[Signature]*  
(Armando Mascarenhas)  
Deputy Collector and  
Sub Divisional Officer, Mapusa.



Signature and designation of Witnesses

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

Signature and designation of Witnesses

1. ....  
2. ....

We declare that Shri/Smt. **Erasmia Maria Viegas, R/O. Assagne, Bardex** who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

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

Form No. 4

# RECEIPT

Receipt Book No. 701

Receipt No. 77

The Village Panchayat Aceapora

Received with thanks from Shri/Smt. Francisco D'Silva

Rs. 96=00 Six only

on account of [Signature]

Date 20/4/1990

Reference to cash entry \_\_\_\_\_

Book No. \_\_\_\_\_

Page No. \_\_\_\_\_



The seal of the fund shall be affixed to each Receipt before it is issued  
The carbon copy shall be retained and the original issued

16/04/1990  
MAGBIM VILLAGE PANCHAYAT