



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

No.4/213/CNV/ACIII/2023
CAD3BAR05-23-296

Dated: - / /2023

Read: Application dated 19/05/2023 received from (1) Mr. Elvis Francis Braganza, (2) Mrs. Jennifer Margaret Braganza, (3) Mr. Ashlyn Bosco Braganza, (4) Mrs. Premilla Ashlyn Braganza, (5) Mr. Theodore Anthony Braganza, (6) Mr. Judith Philomena Braganza, (7) Mr. Melville Gerald Anthony Braganza and (8) Mrs. Yvonne Rose Andrea Braganza, All are R/o "Vulgo Modo", Gaunsavaddo, Mapusa 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 from (1) Mr. Elvis Francis Braganza, (2) Mrs. Jennifer Margaret Braganza, (3) Mr. Ashlyn Bosco Braganza, (4) Mrs. Premilla Ashlyn Braganza, (5) Mr. Theodore Anthony Braganza, (6) Mr. Judith Philomena Braganza, (7) Mr. Melville Gerald Anthony Braganza and (8) Mrs. Yvonne Rose Andrea Braganza, All are R/o "Vulgo Modo", Gaunsavaddo, Mapusa Bardez Goa being the occupant of the plot registered under P. T. Sheet No. 109 of Chalta No. 13-A situated at Mapusa City, 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 under P. T. Sheet No. 109 of Chalta No. 13-A admeasuring 793 Sq. Mts. 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 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, than the office of the Additional Collector –III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further 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 which 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. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
14.50 Mts.	71.00 Mts.	793.00	P. T. Sheet No. 109 Chalta No. 13-A	P. T. Sheet No. 109 Chalta No. 11	P. T. Sheet No. 126 Chalta No. 11B & 11C	P. T. Sheet No. 109 Chalta No. 13	ROAD

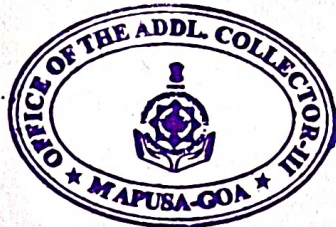
Village MAPUSA CITY
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs. 1,42,740 /- (Rupees One Lakh Forty Two Thousand Seven Hundred Forty Only) vide e-challan No.202300546435 dated 20/07/2023.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023/3691 dated 13/07/2023.
3. As per TCP Zoning certificate No. NGPDA/Tech. Gen/Mapusa/512/2023 Dated 05/05/2023 the plot fall in Settlement Zone (S-2) with FAR-80.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-483/DCFN/TECH/2023-24/578 dated 06/07/2023.
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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and (1) Mr. Elvis Francis Braganza, (2) Mrs. Jennifer Margaret Braganza, (3) Mr. Ashlyn Bosco Braganza, (4) Mrs. Premilla Ashlyn Braganza, (5) Mr. Theodore Anthony Braganza, (6) Mr. Judith Philomena Braganza, (7) Mr. Melville Gerald Anthony Braganza and (8) Mrs. Yvonne Rose Andrea Braganza, All are R/o "Vulgo Modo", Gaunsavaddo, Mapusa Bardez Goa, here also hereunto set his/ her hand on this 21st day of July, 2023.

Ashok
Mr. Ashok Ramesh Naik
Partner of Naifer Constructions
POA Holder for



Pundalik V. Khorjuvekar
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Allan
Mr. Allan Alex Fernandes
Partner of Naifer Constructions
POA Holder for

Mr. Elvis Francis Braganza
Mrs. Jennifer Margaret Braganza
Mr. Ashlyn Bosco Braganza
Mrs. Premilla Ashlyn Braganza
Mr. Theodore Anthony Braganza
Mr. Judith Philomena Braganza
Mr. Melville Gerald Anthony Braganza
Mrs. Yvonne Rose Andrea Braganza
Applicants

Name and Signature of Witnesses

1. *Malcolm de Souza*
2. *Rahul Anilekar*

Complete address of Witnesses

1. *Mapusa Bardez Goa*
2. *Dulera mapusa Bardez Goa*

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I declare that (1) Mr. Elvis Francis Braganza, (2) Mrs. Jennifer Margaret Braganza, (3) Mr. Ashlyn Bosco Braganza, (4) Mrs. Premilla Ashlyn Braganza, (5) Mr. Theodore Anthony Braganza, (6) Mr. Judith Philomena Braganza, (7) Mr. Melville Gerald Anthony Braganza and (8) Mrs. Yvonne Rose Braganza, All are R/o "Vulgo Modo", Gaunsavaddo, Mapusa 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.

1. Malcolm de Souza 
2. Rahul Arlekar 

To,

1. The North Goa Planning and Development Authority Panaji Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa Goa
4. The Chief Officer Mapusa Municipality Council Mapusa Goa.

Government Of Goa
Directorate of Settlement and Land records
Plan

Appln Date :25-01-2023

Ref. No.: 123-2106

Scale 1:500



City Name : Mapusa
Subcity Name : Mapusa
PT Sheet : 109
Chalta No. : 13-A

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