

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 18/09/2020

- Read: 1) Application dated 23/03/2016 from Mr. Akshay Vithal Govekar, r/o. Green View App. Govekar Nagar, Alto Porvorim, Bardez, Goa.
2) Report No. MAM/BAR/CI-II/Conv/2016/2573 dated 24/05/2016 from Mamlatdar of Bardez, Mapusa Goa.
3) Report No. TPB/5529/PIL/TCP/20/2345 dated 26/06/2020 from Dy. Town Planner, Town & Country Planning Department, Mapusa Goa.
4) Report No. 5/CNV/BAR-73/DCFN/TECH/2016-17/187/492 dated 07/06/2016 from O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
5) Letter No. 8/CNV/MAP/173/2020/1197 dated 19/08/2020 from I.S.L.R, Mapusa - 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) Mr. Akshay Vithal Govekar, being the occupant of the plot registered under Survey No. 27/6 Situated at Pilerne village of Bardez Taluka (hereinafter referred to as "the applicants, 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 Survey No. 27/6 admeasuring 975 square metres 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 applicants shall pay all taxes, rates and cesses leviable 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 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...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

Sr. No.	Length and Breadth		Total Superficial	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1.	25.50 mts.	42.00 mts.	975	Survey No. 27 Sub. Div. No. 6	Survey No. 27 Sub Div.1	Sy. No.27 Sub Div.1	Survey No. 27 Sub. Div. No. 1	Survey No. 27 Sub. Div. No. 1	NIL
	Village: Pilerne Taluka: BARDEZ								

Remarks:-

- The applicant has paid conversion fees of Rs. 1,31,625.00/- (Rupees One Lakh Thirty One Thousand Six Hundred Twenty Five Only) vide Challan No. 20/20-21 dated 16/09/2020..
- The development/construction in the plot shall be governed as per rules in force.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5529/PIL/TCP/20/2345 dated 26/06/2020.
- The Conversion has been recommended by the Asst. Conservator of Forests, North Goa Division, Ponda vide his report No. 5/CNV/BAR-73/DCFN/TECH/2016-17/187/492 dated 07/06/2016.
- The Conversion has been recommended by the Mamlatdar of Bardez vide his report No. MAM/BAR/CI-II/Conv/2016/2573 dated 24/05/2016.
- Mundkari rights and Mundkari area if any should not be disturbed and should be protected.
- This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
- Traditional access passing through the property if any shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Mr. Akshay Vithal Govekar**, also hereunto set her hand on this 18th day of September, 2020.


(**Mr. Akshay Vithal Govekar**)
Applicant


(**Gopal A. Parsekar**)
Additional Collector-II



Signature and Designation of Witnesses

- Amit J. Nails 
- Parsekar D. Mark 

Complete address of Witnesses

- H.No 404 Alto pilerne Bardge
- Sanverdem Goa

We declare that **Mr. Akshay Vithal Govekar**, has signed this Sanad is, to our personal knowledge, the person he/she represents his/herself to be, and that he/she has affixed his/her signature hereto in our presence.

- Amit J. Nails
- Parsekar D. Mark

To,

- The Town Planner, Town and Country Planning Department, Mapusa.
- The Mamlatdar of Bardez Taluka.
- The Inspector of Surveys and Land Records, City Survey, Mapusa.
- The Sarpanch, Village Panchayat Pilerne, Bardez Goa.



100010429339

FORM I & XIV

नमुना नं १ व १४

Date : 01/06/2020

Taluka

BARDEZ

तालुका

Village

Pilerne

गांव

Name of the Field

Foramcho Cunto

शेताचें नांव

Page 1 of 1

Survey No. 27

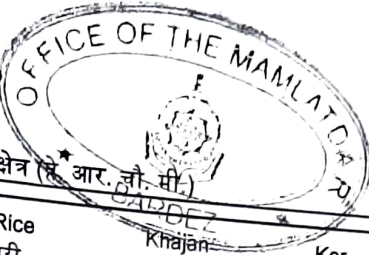
सर्वे नंबर

Sub Div. No. 6

हिस्सा नंबर

Tenure

सत्ता प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs)

लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajran खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.09.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs)

नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

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

Grand Total

एकूण
0000.09.75

Remarks शेरा

Assessment :

आकार

Rs. 0.00

Fero

Rs. 0.00

Predial

Rs. 0.00

Rent

रेंट

Rs. 0.00

S.No.

Name of the Occupant

कब्जेदाराचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेरा

1

Akshay Vithal Govekar

55856

S.No.

Name of the Tenant कुळाचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेरा

1

Nil

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil

Mutation No.

फेरफार नं

Remarks

शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा शरि	Remarks शेरा
	Nil								

End of Report

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

CERTIFIED COPY
Copy applied for on 11/6/2020
Copy ready for delivery on 11/6/2020
Copy delivered on 11/6/2020
Copying Fees Rs. 15/-
11/6/2020
Mamlatdar of Bardez
Mamphar Goh



252/90

Office of the

Z/H

12-45 PM

1.00 on 7/3/1990

PM

Rs. Rs. Pa.

375 00

30 30 00

02 00

Total Rs. 407. 00

[Signature]

[Signature]

SUB-REGISTRAR

LEAS

SUB-REGISTRAR

LEAS

DEED OF SALE

THIS DEED OF SALE is made and entered into at
Panaji Goa on this fifth day of the month of March
of the year One Thousand Nine Hundred and Ninety

BETWEEN

(1) Smt. MARTHA FURTADO, widow of Dominic Furtado, also
known as Domingo Furtado, aged about 45 years, housewife,

211 *bin* date of issue *2-3-90*
Re: Mr. Domnic Furtado
Mr. Anthony X. Fady
Alern son of *Carma Fady*
 stamp paper for the value of Rs. *12.00*
 Addition... in the completion of the value is attached here
 with.

Signature of the ~~Notary~~ *under*

Signature of *Witness*

- 2 -

Indian National, residing at Amparo Society, Flat No. 5, Near P.A.L. Kurla, Bombay, (2) Smt. VALERY FURTADO alias VANITA AMAR NAIK, daughter of late Domnic Furtado, aged about 25 years, teacher, Indian National, residing at Kurla, Bombay, and her husband (3) AMAR VASSUDEV NAIK, son of Vassudev S. Naik, aged 32 years, service, Indian National, residing at Betim, Bardez, Goa, (4) Shri JUDE FURTADO, son of late Domnic Furtado, aged about 24 years, service, Indian National, residing usually at Kurla, Bombay and presently at Pilerne, Bardez, Goa, (5) Miss MILDRED FURTADO, daughter of late Domnic Furtado, aged 21 years, teacher, Indian National, residing at Kurla, Bombay and (6) Miss ESTHER FURTADO, daughter of late Domnic Furtado, aged 19 years, student, Indian National, residing at Kurla, Bombay, all hereinafter referred to as "The Vendors" (which expression shall unless repugnant to the context mean and include their respective heirs, successors, legal representatives and assigns) of the One Part.



- 3 -

A N D

Shri ANTHONY XAVIER FERNANDES alias ANTONIO XAVIER FERNANDES, aged about 41 years, service, Indian National, residing at Pilerne, Bardez, Goa, herein- after referred to as "The Purchaser" (which expression shall unless repugnant to the context mean and include his heirs, successors, legal representatives and assigns) of the Other Part.

WHEREAS the Vendors, Martha Furtado, Valery Furtado alias Vanita Amar Naik, Mildred Furtado and Esther Furtado are represented in this Deed by their duly constituted attorney said Jude Furtado constituted vide Power of Attorney dated 26.2.1990 executed before the Notary J. T. Butani at Chembur, Bombay, and the Vendor Shri Amar Vassudev Naik is represented

No. 211 Place of vend. *him* Date of issue 2-3-90
Value of stamp paper *R. 100*
Name of the purchaser *Mr. Anthony X. Furtado*
Residing at *Pilerne* son of *Cosma Furtado*
As there is no one single stamp paper for the value of Rs. 100
Additional stamp paper for the completion of the value is attached herewith

Signature of the Ex-officio vendor

Signature of the purchaser

- 4 -

in this Deed by his duly constituted attorney
said Jude Furtado vide Power of Attorney dated
3rd March 1990 executed before the Notary Adv.
Vasco da Silva Ferreira at Panaji, Goa.

WHEREAS the Vendors own and possess and
are sufficiently entitled and seized of the
property known as " FORMACHO CUNTO " admeasuring
975 square metres situated at Navetim, Pilerne,
Bardez, Goa, surveyed under No. 27 sub-division
6 of Pilerne Village, not described in the Land
Registration Office nor registered in the Taluka
Revenue Office.

WHEREAS the said property belonged orig-
inally to the late Domnic alias Domingo Furtado.
late husband of the Vendor Martha Furtado and
father and father-in-law respectively of the
remaining Vendors.



- 5 -

AND WHEREAS the Vendors are the only heirs and legal representatives of the said late Dominic alias Domingo Furtado and are exclusive owners in possession of the said property and are fully entitled to sell the same.

AND WHEREAS the Vendors have agreed to sell the said property to the Purchaser and the Purchaser has agreed to purchase the same for a total consideration of Rs.70,000/- (Rupees Seventy Thousand only) which is its present market value, free from encumbrances.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of the sum of Rs.70,000/- (Rupees

No. 1402... 211... Place of vend. ... Date of issue 2-3-90
 Value of selling paper Rs. 37
 Name of the vend. Mr. Anand x fed
 Residing at Pilerne son of Castro fed
 As there is no other selling paper for the value of Rs. 42.00/
 Additional selling paper for the completion of the value is attached along
 with.

Signature of the Ex-officio vendor

Signature of Purchaser

- 6 -

Seventy Thousand only) paid today by the Purchaser
 to the Vendors, all of whom acknowledge the receipt
 of the said amount towards consideration of the
 said plot, the Vendors do hereby transfer and
 convey by way of Sale to the Purchaser the said
 property known as " FORMACHO CUNTO " admeasuring
 an area of 975 square metres, situated at Navetim,
 Pilerne, Bärdez, Goa, surveyed under No. 27 sub-
 division No. 6 of Pilerne Village and more particul-
 arly described in the Schedule hereunder written
 along with all rights, claims, interests, easements,
 privileges in the said property to the Purchaser
 TO HAVE AND TO HOLD the same unto the Purchaser,
 his heirs, successors and assigns, absolutely
 and forever as his own.



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2. The Vendors do hereby confirm that they have good and marketable title to the said property and that the same is free from encumbrances. The Vendors agree that in case the Purchaser is deprived of the said property or any part thereof, the Vendors shall be bound to compensate the Purchaser for the said loss.

3. The Vendors hereby put the Purchaser in possession of the said property upon execution of this Deed.

Sr. No. 211
 Value of Rs. 800
 Name of Ld. Mr. Pilerne
 Residing at Pilerne
 As the son of Mr. Costa
 Addition for the value of Rs. 4200
 with the completion of the value is attached along

[Handwritten signature]

Signature of Purchaser

Signature of Purchaser

- 8 -

SCHEDULE

ALL THAT piece or parcel of land known as
 "FORMACHO CUNTO" admeasuring an area of
 975 (nine hundred and seventy five) square
 metres, situated at Navetim, Pilerne, Bardez,
 Goa, surveyed under No. 27, sub-division No.
 6 of Pilerne Village and bounded on the
 NORTH SOUTH EAST AND WEST
 by the property of the Comunidade
 of Pilerne.



- 9 -

IN WITNESS WHEREOF the parties hereto sign this deed on the day and the year first above mentioned.

SIGNED AND DELIVERED by the
 with named: (1) MARTHA FURTADO
 (2) VALERY FURTADO alias VANITA
 AMAR NAIK, (3) AMAR VASSUDEV
 NAIK, (4) MILDRED FURTADO, (5)
 ESTHER FURTADO .. through their
 duly constituted Attorney Shri
 JUDE FURTADO and
 by the Vendor JUDE FURTADO per-
 sonally.

June 15 d.
 (JUDE FURTADO)
 For Self and as Attorney
 for the Vendors, Martha,
 Vanita, Amar, Mildred
 and Esther Furtado

SIGNED AND DELIVERED by the Pur-
 chaser, ANTHONY XAVIER FERNANDES

Anthony Xavier Fernandes
 5/3/90
 (Anthony Xavier Fernandes)

WITNESSES

1. *João Damasceno Fernandes*
2. *Anthony Xavier*

Date of issue 2-3-90
 Mr. Anthony X. P. ...
 Pilem ...
 for paper for the value of Rs. 120/-
 the completion of the value is attached also.

with
 Signature of the vendor

Signature of Purchaser

- 1) Jude Furtado, married service, aged 24 years s/o Domoc Furtado Bombay Indian national for self and one attorney of.
 - a) Murtha Furtado, married, aged 24 years, home work w/o Domoc Furtado, R/o Kurla, Bombay, Indian national.
 - b) Velery Furtado also married Amer nark s/o Domoc Furtado, 25 years R/o Kurla, Bombay Indian national.
 - c) Amer Vasu shu nark, married service, aged 32 years, s/o Vasudev nark, R/o Behm Bunder Goa, Indian national.
 - d) Mildred Furtado, teacher, aged 21 years, s/o Domoc Furtado R/o Bombay, Indian national.
 - e) Esther Furtado, student, aged 19 years, s/o Domoc Furtado, R/o Kurla, Bombay, Indian national.

2) Anthony Xavier Fernandez, alias Antonio
Xavier Fernandez, aged 41 years,
service Indian national, R/O
Pitane, Border Gov. Indian national

executing party with the
execution of and official

1) H. L. L. for self & attorney for
the vendors.

Alfonso
7/3/90

1) Joao Damasceno, married, mayor of
age Carpenter s/o Maria Perreira
R/O Pitane - Indian national
2) Anthony Noronha, married, mayor of
s/o John Perreira Noronha, R/O
Pitane, Indian national.

1) Joao Damasceno Fernandes

7th March 1990

Registered NO 1466/90 Filed 10 Book No 1
USL 112 dated 13/11/90.


SUB-REGISTRAR
ILHAS


SUB-REGISTRAR
ILHAS



Comunidade of Pilerne

COMUNIDADE BUILDING H.NO. 485,
NEAR ST. JOHN DE BAPTIST CHURCH
PILERNE MARRA, BARDEZ - GOA 403114.

EF. NO. COM / PIL / 2016-2017

DATE : 10/6/2016

TO WHOMSOEVER IT MAY CONCERN

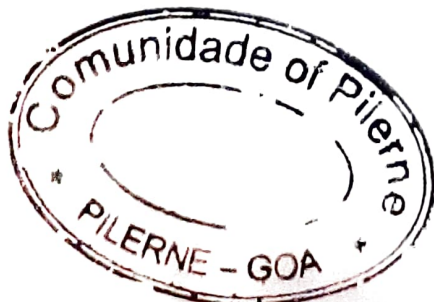
CERTIFICATE

I, Shri Estifano C. D'mello, Attorney of Comunidade of Pilerne of Bardez Taluka.

Do hereby certify on going through the records of Comunidade of Pilerne existing in Archive of this Comunidade that the Land bearing under survey No. 27/1 of village Pilerne is under ownership of Pilerne Comunidade and adjacent to the said property there exists the Land bearing Sy.No.27/6 of Village appearing the name of Shri. Akshay Vithal Govekar in occupant column of survey number mentioned above to which this Comunidade have no objection to Shri. Akshay Vithal Govekar which to use the part portion of Land bearing sy.no.27/1 of Village Pilerne as an access of 6 mtrs. wide/derive from the existing village road to his property bearing sy.no.27/6 of village Pilerne (as shown on the enclosed plan) all in respect of said provided Shri. Akshay Vithal Govekar shall not obstruct the Comunidade Land in any manner and all rights of Land bearing sy.no.27/1 of village Pilerne shall remains with the Comunidade of Pilerne.

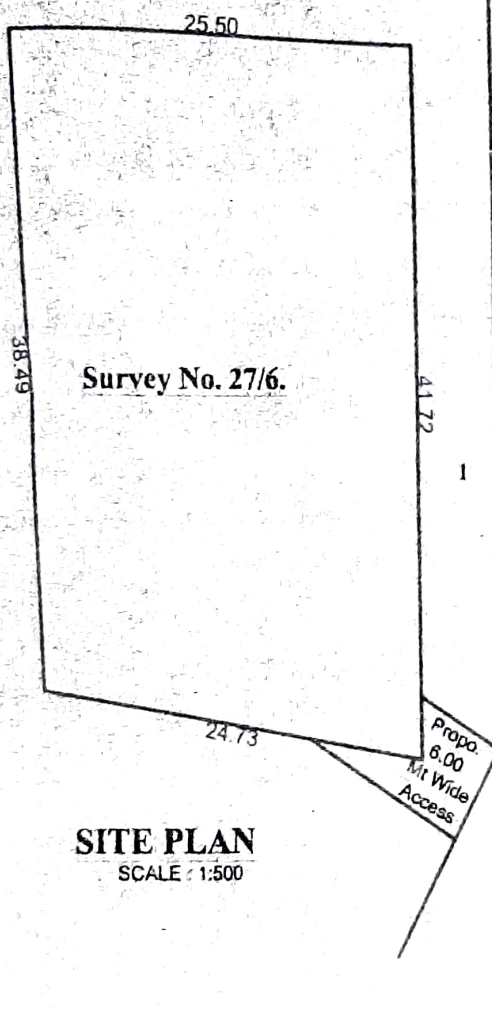
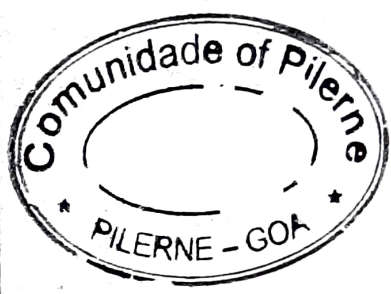
This has been issued at the request of applicant Shri. Akshay Vithal Govekar for the purpose mentioned above.

Office of the Comunidade of Pilerne, dated 09/06/2016



(Shri. Estifano C. D'Mello)
Attorney, Comunidade of Pilerne

PLAN SHOWING PROPOSED 6.00 MT ACCESS
TO PLOT BEARING SURVEY NO. 27/6. OF
PILERNE THROUGH COMUNIDADE OF
PILERNE PROPOERTY.



SITE PLAN
 SCALE 1:500

[Signature]
 Escrivão of Comunidade
 of Pilerne

[Signature]
 (Estefano A. D'Amello)
 A H. C. Roy
 Pilerne Comunidade