

OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/59/CNV/AC-III/2019 /1037 Date:- 30/ 07/2019

Read: Application dated 02/01/2019 received in this office from 1) Kenneth Gregory Mascarenhas, 2) Lucia Freda Mascarenhas, 3) Carmen Vernon Fernandes 4) Vernon Mario Fernandes r/o Flat No 8, Casa Natasha Co-operative Housing Society Calagute 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 1) Kenneth Gregory Mascarenhas, 2) Lucia Freda Mascarenhas, 3) Carmen Vernon Fernandes 4) Vernon Mario Fernandes r/o Flat No 8, Casa Natasha Co-operative Housing Society Calagute Bardez Goa being the occupant of the plot registered under survey No 492/2 Situated at Anjuna 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 492/2(P) of Anjuna Village admeasuring 2000 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 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 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 there under.



Cont. 2/-

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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				
59.75 Mts	58.75 Mts	2000 Sq.mts	Survey No 492 Sub Div No2 (Part)	Survey No 492 Sub Div No1	Survey No 492 Sub Div No 3,5	Survey No 492 Sub Div No3,4,ROAD, NALLAH	NALLAH	
Village : ANJUNA Taluka : Bardez								

Remarks:-

- The applicant has paid conversion fees of **Rs. 2,70,000/-** (Rupees Two Lakh Seventy Thousand only) vide e-challan No. 201900894709 dated 30/07/2019 and fine Rs 36,450/- (thirty Six thousand Four Hundred Fiftyonly) vide Challan No 201900894745 dated 30/07/2019.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5239/ANJ/TCP-19/3282 dated 05/07/2019 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1120/DCFN/TECH/2018-19/267/480 dated 28/05/2019.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2019/1632 dated 26/03/2019
- 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.
- Traditional access, passing through the plot, if any shall be maintained..
- 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) Kenneth Gregory Mascarenhas, 2) Lucia Freda Mascarenhas, 3) Carmen Vernon Fernandes 4) Vernon Mario Fernandes** r/o Flat No 8, Casa **Natasha Co-operative Housing Society Calagute Bardez Goa** here also hereunto set his hand on this **30th** day of July 2019.

K. Mascarenhas

Kenneth Gregory Mascarenhas

Lucia Mascarenhas

Lucia Freda Mascarenhas

B. Mascarenhas

Carmen Vernon Fernandes and Vernon Mario Fernandes
(through POA Bertha Mascarenhas)



[Signature]
(Mahadev J. Araundekar)
Additional Collector III
Mapusa Goa

Name and Signature of Witnesses

- ROSEVELT VALADARES*
- FERNANDO DIAS*

Complete address of Witness

- NAGOA VERNA, SALLCETE*
- MAPUSA BARDEZ GOA*

We declare that Mr **Kenneth Gregory Mascarenhas, Lucia Freda Mascarenhas and Bertha Mascarenhas** r/o Flat No 8, Casa **Natasha Co-operative Housing Society Calagute 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.

- ROSEVELT VALADARES*
- FERNANDO DIAS*

- To,
- The Town Planner, Town and Country Planning Department Mapusa
 - The Mamlatdar of Bardez Taluka.
 - The Inspector of Survey and Land Records, Mapusa - Goa.
 - The Sarpanch, Village Anjuna Bardez -Goa

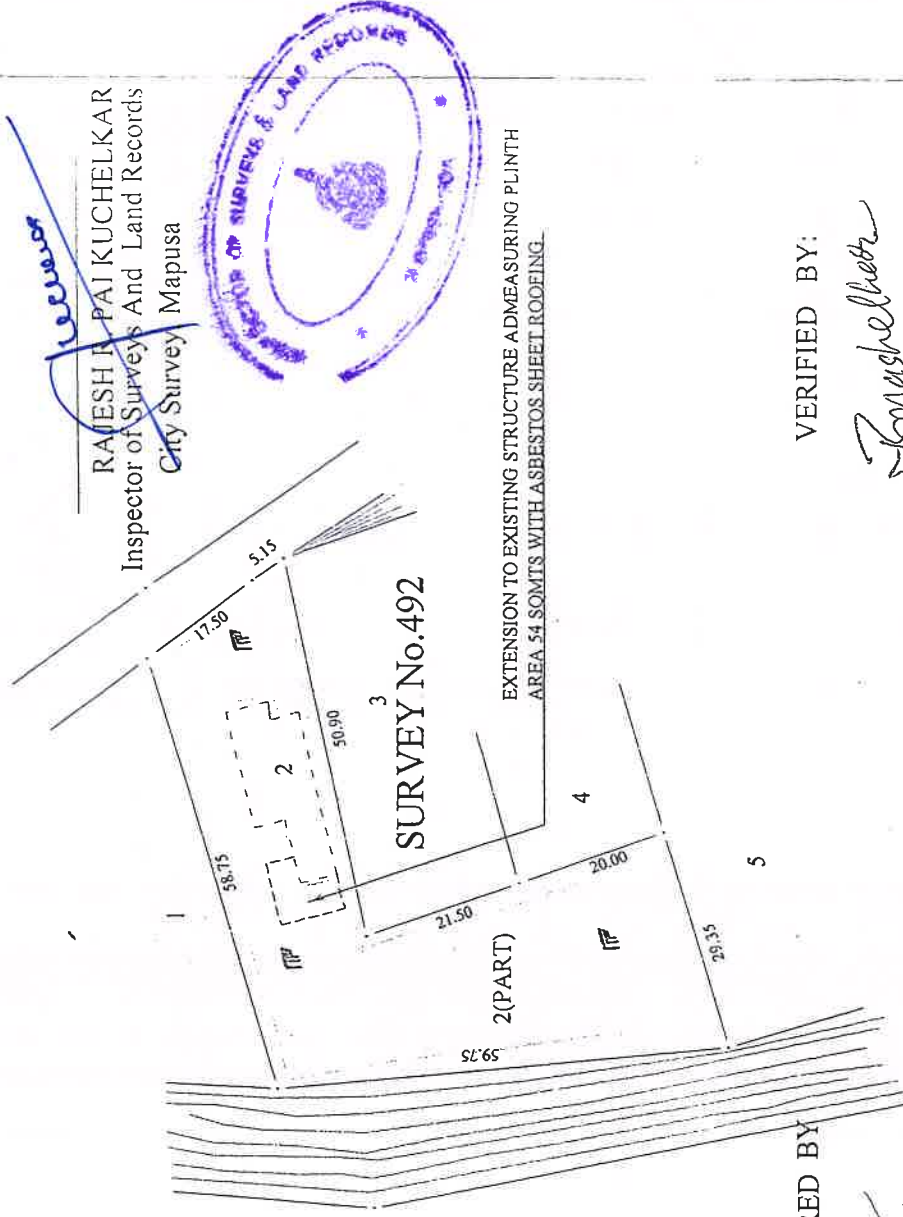
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

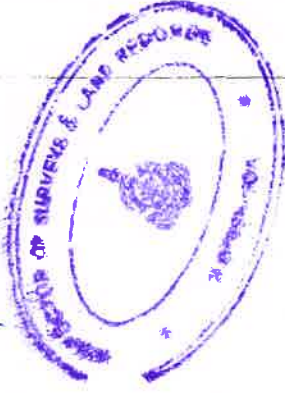
OF THE LAND BEARING SUB-DIV. No. 2 (PART) OF SURVEY No. 492 SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY KENNETH GREGORY MASCARENHAS, LUCIA FREDA MASCARENHAS, CARMEN VERNON FERNANDES, VERNON MARIO FERNANDES CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/59/CNV/AC-III/2019/990 DATED 23-07-2019 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - GOA.

SCALE : 1:1000

AREA PROPOSED TO BE CONVERTED 2000 Sq. Mts.



Rajesh B. Palkuchelkar
RAJESH B. PAIKUCHELKAR
Inspector of Surveys And Land Records
City Survey Mapusa



PREPARED BY

Vivek Bude
VIVEK BUDE
Field Surveyor

VERIFIED BY:

Yogesh B. Mashelkar
YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 25/07/2019

FILE NO: 8/CNV/MAP/242/19

Yadav S. K.
Additional Collector - III
North, Mapusa - Goa

