

Dated :- 09/05/2019

- Read: 1) Application dated 20/08/2015 of Mrs. Veronica D'Souza & other r/o, 5th Floor, Fortune Square, Morod, Mapusa, Bardez Goa.
2) Report No. MAM/BAR/CI-II/Conv/2016/1105 dated 29/02/2016 of Mamlatdar of Bardez Taluka, Mapusa, Goa.
3) Report No. TPB/988/PDF/TCP/19/1034 dated 07/02/2019 of Town and Country Planning Department, Mapusa.
4) Report No. 5/CNV/BAR-411/DCFN/TECH/2017-18/445 dated 19/06/2017 of Asst. Conservator of Forests, Ponda.
5) Letter No. 8/CNV/MA/P74/19/889 dated 13/03/2019 of 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 there under) Veronica D'souza, Norbert D' Souza, Jacinta D Souza, Gemma P. D Souza, Lesly D' Souza, Olivia Maria A. D'Souza & Lily Fernandes being the occupants of the plot registered under Survey No. 181/1 Situated at Village Penha de Franca of 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. 181/1, admeasuring 4709.00 sq. mts. be the same a little more or less for the purpose of Residential purpose.

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 there under, and on the following conditions, namely:-

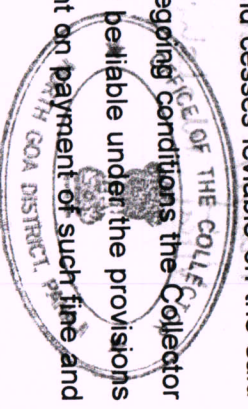
1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
2. Assessment – The Applicant shall pay the non-agricultural 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 purpose, without the previous sanction of the Collector.
4. Liability for rates – The applicant shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause – (a) if the applicant contravene 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....



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 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	7			
1.	116.78 mts.	51.90 mts.	4709 sq. mts.	Survey No. 181 Sub Div No. 1- Part	Survey No. 181 Sub Div No. 1	NALLA	Survey No. 181 Sub Div No. 1 & Road	Survey No. 181 Sub Div No. 1 & Road	NIL
Village: Penha De Franca Taluka: Bardez									

Remarks:-



- The applicant has paid conversion fees of Rs. 7,81,694/- (Rupees Seven Lakhs Eighty One Thousand Six Hundred & Ninety Four Only) Vide Challan No. 05/19-20 dated 07/05/2019.
- The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/988/PDF/TCP/19/1034 dated 07/02/2019
- The development/construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
- 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.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Veronica D'souza & 6 Others represented by their Power of Attorney holder Mr. Oswald F. De Melo** here also hereunto set his hands this 9th day of May, 2019.


(Vikas S. N. Gaunekar)
Additional Collector-I

(Veronica D'souza & 6 Others represented by their P. O. A. holder Mr. Oswald F. De Melo)
Applicant



Signature and Designation of Witnesses

- 
Dargil D'souza
- 
Viraj Mhalshi

Complete address of Witnesses

- H.No. 12, Savay Wadbo Queim Kemem Goa
- H.No. 209 Shrishthi Canacona Goa

We declare that **Veronica D'souza & 6 Others duly represented by their Power of Attorney holder Mr. Oswald F. De Melo** has signed this Sanad is, to our personal knowledge, the person who represents him to be, and that he has affixed his signature hereto in our presence.

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To,

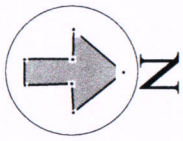
- The Town Planner, Town and Country Planning Department, Mapusa.
- The Mamlatdar of Bardez Taluka.

144/c

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

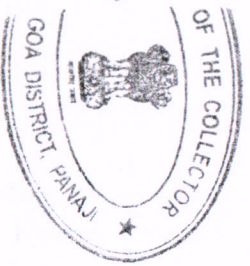
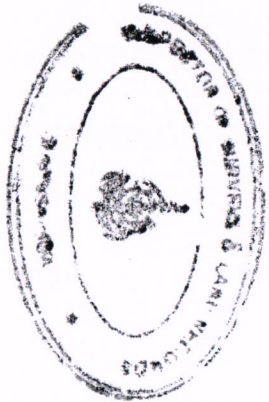
Of the Land bearing Sub. Div. No.1-part of Survey No.181
Situating at Penha De Franca village of Bardez Taluka,
Applied by Mrs. Veronica D'Souza & Others,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/75/2015 dated 25-02-2019
from the Office of the Additional Collector-I, Panaji-Goa.



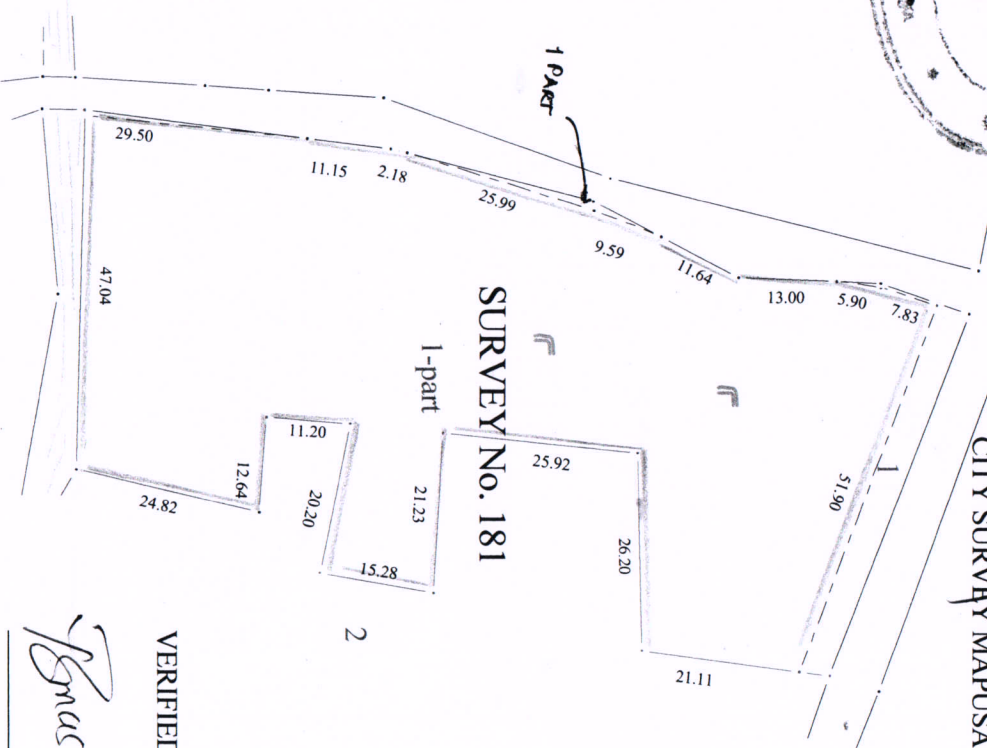
SCALE 1:1000



AREA APPLIED TO BE CONVERTED -----4709 Sq. Mts.



Veronica
(RAJESH R. PATKUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No. 181

PREPARED BY

Santosh Chodankar
SANTOSH CHODANKAR
Field Surveyor

VERIFIED BY

Yogesh B. Mashelkar
YOGESH B. MASHELKAR
Head Surveyor

