



100008016343

Date : 31/01/2017

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Taluka **MORMUGAO**
तामुका
Village **Cortalim**
गांव
Name of the Field **Sentana Shet**
शेताने नांव

Survey No. 102
नर्स नंबर
Sub Div. No. 7
डिविझन नंबर
Tenure
खता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लाग्य क्षेत्र (हे. अर. चौ. मी.)

Dry Crop सिंच्यत	Garden बागाबाग	Rice हरी	Khajan खजान	Ker केर	Morad मोरद	Total Cultivable Area एकुण लाग्य क्षेत्र
0000.28.75	0000.24.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.52.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नाप्य क्षेत्र (हे. अर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकुण नाप्य क्षेत्र	Grand Total एकुण
0000.05.50	0000.00.25	0000.05.75	0000.58.50

Remarks शेर

Assessment : अंकात	Rs. 0.00	Form फॉर्म	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्रमांक	Name of the Occupant वास्तुवासीचे नांव	Khata No. खता नंबर	Mutation No. वेरफार नं.	Remarks शेर
1	Leoncio Francisco Vincent de Souza alias Levando Vincent Francis D'Souza		8505	

S.No. क्रमांक	Name of the Tenant कृष्याचे नांव	Khata No. खता नंबर	Mutation No. वेरफार नं.	Remarks शेर
1	Nil			

Other Rights इतर हक्क	Mutation No. वेरफार नं.	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणारे नांव व हक्क प्रकार.		
This Survey No.102/7 of Village Cortalim, Taluka Mormugao is Promulgated on 23-11-80. Dy. Collector Sub-Divisional Office Mormugao		

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लाग्य करणारे-वास्तु नांव	Mode रीत	Season समय	Name of Crop पिकाचे नांव	Irrigated बागाबाग Ha.Ars.Sq.Mts हे. अर. चौ. मी.	Unirrigated सिंच्यत Ha.Ars.Sq.Mts हे. अर. चौ. मी.	Land not Available for cultivation लाग्यसाठी Nature प्रकार	Area वेग Ha.Ars.Sq.Mts हे. अर. चौ. मी.	Source of irrigation सिंच्यत स्रोत	Remarks शेर
	Nil									

End of Report

OFFICE IN CHARGE

LAND RECORDS

VIDE GOVERNMENT ORDER

26/1/2001 RD (7378)

dated: 22/10/2001

Ethinx Inform Private Limited

Date of Issue

Place Panaji - Goa

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

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No. AC-II/SG/CONV/49/2009 / 7448
Office of the Collector,
South Goa District, Margao Goa.

Dated: 21/9/2010

- READ: 1) Application dated 20/07/2009 n/s 32 (1) of the Land Revenue Code, 1968
2) Report of the Town Planner - DH/4566/S/MPT/09/181 dated 6/10/2009
3) Report of the Dy. Conservator of Forests - No. 5365/7831/SGF/2009-10/2581 dt. 22/12/2009
4) Report of the Mamlatdar - No. 52/CI-II/CONV/2009/2002 dated 6/18/2009
5) Report of the ISLR - No./ISLR/MOR/CONV/01/2010/1723 dated 15/03/2010.

S A N A D

S C H E D U L E - II

(See Rule 7 of the Goa, Daman & Diu Land Revenue (Conversion of Use of Land
non - agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of south Goa District (hereinafter referred to as "the Collector" which expression shall include any Office whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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) by Shri Levancio V. F. D'souza R/o. H.No.182, Near Old MPT Hospital, Vasco-da-Gama, being the occupant of the plot registered under Survey No.102/7 situated at Village Cortallim in Mormugao 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 of Survey No. 102/7 measuring 3092 Square meters be the same a little more or less for the purpose of residential use only.

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:



Leveling 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 non-sanitary conditions.

Assessment: The applicant has been credited the non-agricultural assessment Conversion fees Rs.1,23,680/- (Rupees one lakh twenty three thousand six hundred eighty only) respectively vide Challan No. 19/10-11 dated 24/08/2010 in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules thereunder.

3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/any other non-agricultural 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 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.

Contd. 2/-

(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 application as an arrears of land revenue.

6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
7. The applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the applicant at his own peril.
8. If any person claims ownership right and succeed, the conversion shall stand automatically revoked.
9. Sanad shall not take away mundcari right of any individual if any existing in the said property.
10. Any further development in the plot shall be strictly as per the rules in force.
11. Any cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. The Right of way of road/access is 80.00mts and hence front setback of minimum 40.00 mts shall be kept from the centerline of the road.
13. The applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department, if required.
14. In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled.
15. This conversion has been recommended based on the NOC from Executive Engineer Works Division XIV (NH) PWD, Fatorda, Margao vide ref No. 3/29/2008-09/PWD/WDXIV(NH)ADM/314 dated 27/6/2008.
16. Survey Plan submitted by the Inspector of Survey and Land Records, Vasco under No./ISLR/MOR/CONV/01/2010/1723 dated 15/03/2010 is annexed herewith.



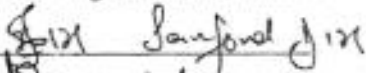
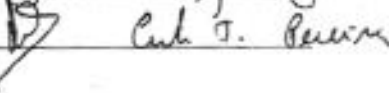
APPENDIX - I

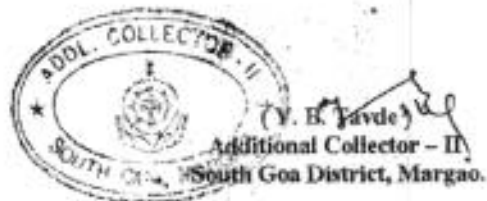
Length & Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	REMARKS
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
132.10 Mts	56.85 mts	2892 Sq. mts	Plot 'A' 102/7(part)	North : 102/7(part) South : 102/7(part) East : 105/1, 8, 9 West: 102/10, 7-B	
20.00 Mts	4.75 mts	200 Sq. mts	Plot 'B' 102/7(part)	North : 102/7(part) South : 118/2,3,4 East : 105/9 West: 102/10	
		3092.00			

In witness whereof the Additional Collector-II of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant by Shri Levancio V. F. D'souza R/o. H.No.182, Near Old MPT Hospital, Vasco-da-Gama, here also hereunto set his hand this 21st of day of September, 2010.


(Signature of Applicant)

Signature and designation of the witnesses:

1.  Sanford Jim
2.  Cuth T. Pereira



- Copy: 1) The Senior Town Planner, Town & Country Planning Department, Margao/Quepem/Vasco.
- 2) The Mamlatdar of Salcete/Mormugao/Quepem/Sanguem/Casacona
- 3) The Inspector of Survey & Land Records, Margao/Quepem/Vasco.
- 4) The Talathi of Village/City Cortalim.
- 5) The Collector, South Goa District, Margao

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

3rd Floor, Velho Building
Panaji, Goa 403 001
Phone : (0832) 2228904, 6644682
E-mail : advssnaik@gmail.com

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 5850m² being Survey no.102/7 admeasuring 6150m² identified as 'SANTHANA BHAT' or "SANTANA BATA" or 'SANTAN BATA' situated at Cortalim, within the limits of Village Panchayat Cortalim, Taluka and Registration Sub District of Salcete, District South Goa in the State of Goa; which property is described in the Office of Land Registrar Salcete under no.37417 at folio B-96 in the office of Land Registrar Salcete and is enrolled in the Taluka Revenue Office under Matriz no.188 of Cortalim.

The said property is bounded as under:-

Towards the North : Road and Sy.no.102/7-A of Cortalim.

Towards the South : Sy. no.118/3 and 4 of Cortalim.

Towards the East : Sy. no.105/1; 1-A; 8 and 9 and 102/7-A of Cortalim.

Towards the West : Nalla and Sy.no.102/6-C.

II.- LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.-Certificates of Description and Inscription from Land Registrar Salcete.

2.-Form I & XIV concerning survey no.102/7 of Cortalim.

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3.-Deed of Gift dated 29-05-1995 registered under No.273 of Book I Vol.144 in the office of sub-Registrar Salcete.

4.-Public Will dated 23-06-2000 drawn at folio 75 of Book 272 in the office of Notary-Ex-Officio-Sub-Registrar Vasco-de-Gama.

5.-Deed of Succession dated 29-05-2007 drawn at folio 22 of book 1508 in the office of Notary Ex-Officio Sub Registrar Salcete.

6.-Deed of Succession dated 27-04-2007 drawn in the office of Notary Ex-Officio Sub Registrar Salcete.

7.-Deed of Sale dated 20-02-2008 registered under No.299 of Book I Vol.799 in the office of Sub-registrar Vasco-da-Gama.

8.-Deed of Release and surrender of Lease dated 15-02-2008 registered under no.393 of Book I Vol.806 in the office of Sub-registrar Vasco-da-Gama.

9.-Deed of Rectification dated 19-03-2008 registered under No.492 of Book I Vol.813 in the office of Sub-registrar Vasco-da-Gama.

10.-Sanad under no.AC-II/SG/CONV/49/2009/7448 dated 21-09-2010 from the Add.Collector South Goa along with
Smt. the Plan:

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11.-Agreement for Development dated 21-03-2016 duly registered under Book I Doc.Reg.No.MOR-BKI-00515-2016 CD No.MORD13 in the Office of Sub-Registrar Mormugao.

12.-Nil Encumbrance Certificate no.226/2007 dated 2004-2007 from the Sub-Registrar Murmugao produce on record confirms that there is no registered charge on the said plot from 01-01-1968 to 11-04-2007.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub Registrar Salcete, Court of Civil Judge Salcete.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 26-11-1945 the said property stands inscribed that Lourenco Rodrigues under No.34508 of Book G-29 in the office of Land registrar Salcete, as being gifted to him by his parents Santana Rodrigues and Rosa Maria Campos under a Deed dated 30-12-1940 in the office of Notary Francisco Xavier Roque D'Cruz.

By a Deed dated 29-05-1995 gifted 500m2 out of the said property to Maria Bernadette Cardozo; which Deed is duly registered in the office of Sub-Registrar Salcete.

Shub

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On 23-06-2000 Fr.Lourenco Rodrigues made a will bequeathing the said property to his nephew Jose Maria Rodrigues; James Denis Rodrigues and Charles M.Rodrigues.

The said Fr. Lourenco Rodrigues died on 21-06-2002 and his will came to be operative.

In terms of the Will the said Shri.Jose Maria Rodrigues; James Denis Rodrigues and Charles M.Rodrigues all bachelors and Smt.Maria Bernnadette Cardozo with her husband Joao Cardoso sold the said property to Leoncio Francisco Vincente D'S; which Deed is duly registered in the office of Sub-Registrar Salcete.

In terms of the above name of Leoncio Francisco Vincente D'S; stands recorded in the Survey Records of Rights.

On Yeshwant Palekar by a Deed of Release and surrender of Lease dated 15-02-2008 surrendered the premises bearing H.No.107 having an area of 85m2 in favour of Jose Maria Rodrigues and others; which Deed is duly registered in the office of Sub-Registrar Bardez.

On 29-09-2010 Sanad under no.AC-II/SG/CONV/49/2009/7448 was issued by the Add.Collector South Goa, for
On conversion of the land.

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On 21-03-2016 Leoncio Francisco Vincente D'Souza with his wife handed into an Agreement with Tanmay Ulhas Kholkar operating as sole proprietor of M/S Manas Developer for Development of the said property which Agreement duly registered in the office of Sub-Registrar Mormugao.

V.- OPINION:-

In the light of the above I confirm that Leoncio Francisco Vincente D'Souza with his wife: has and holds absolute, valid and marketable title to the said property. Subject in the Agreement dated 21-03-2016 with M/S Manas Developers.

Panaji, 24-03-2016


Adv. S.S. Naik