



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

No. 4/302/CNV/AC-III/2018 /489

Dated :- /0 /06/2020

Read: Application dated 06/10/2017 received from Mr. Ernesto Pinto and Charmaine Genevieve Pinto both r/o Plot. No. 22, Kamat Retreat Durgawadi Taleigao, Tiswadi –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 **Mr. Ernesto Pinto and Charmaine Genevieve Pinto Through power of Attorney Holder Mr. Joe Wilson Fernandes r/o Plot. No. 22, Kamat Retreat Durgawadi Taleigao, Tiswadi –Goa**, being the occupant of the plot registered under Survey No. 197/4-A situated at Siolim , 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 Survey No. 197/4-A admeasuring 6800 Sq. mtrs be the same a little more or less for the purpose of Residential with 50 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, 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.



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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								
1	2	3	4	5				6	
				North	South	East	West		
204.50 mts	35.55 mts	6800 Sq.mts	Survey No. 197 of Sub Div No.4-A (PART)	Survey No. 197 Sub Div. 4-A	RAOD	Survey No. 197 Sub Div.No.6	Survey No. 197 Sub Div.No.4	NIL	
Village Siolim Taluka : Bardez									

**Remarks :-**

1. The applicant has paid conversion fees of Rs.9,52,000 /- (Rupees Nine Lakhs Fifty Two Thousand Only) vide e-challan No.202000503828 dated 10/06/2020.
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5850/SIO/TCP-2020/1656 dated 04/05/2020 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-617/DCFN/TECH/2019-2020/858 dated 12/11/2019.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2018/3704 dated 04/09/2018.
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 **Mr. Ernesto Pinto and Charmaine Genevieve Pinto Through power of Attorney Holder Mr. Joe Wilson Fernandes** r/o Plot. No. 22, Kamat Retreat Durgawadi Taleigao, Tiswadi -Goa here also hereunto set his/ her hand on this 10<sup>th</sup> day of June, 2020.

**Mr. Ernesto Pinto**  
**Mrs. Charmaine Genevieve Pinto**  
Applicants  
Through P.O.A Holder  
**Mr. Joe Wilson Fernandes**

(Mahadev J. Araundekar)  
Additional Collector III  
North Goa District  
Mapusa-Goa

Name and Signature of Witnesses

1. Amey J. Parab
2. Ramnath Naik

Complete address of Witnesses

1. H.NO. 187/D-1, Ruzai wado, Duler mapusa
2. H:NO: 23/A Balbat Bastore Mapusa

We declare that **Ernesto Pinto and Charmaine Genevieve Pinto Through Power of Attorney Holder Mr. Joe Wilson Fernandes** r/o Plot. No. 22, Kamat Retreat Durgawadi Taleigao, Tiswadi - 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. Amey J. Parab
2. Ramnath Naik

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch village Panchayat, Siolim, Bardez -Goa.

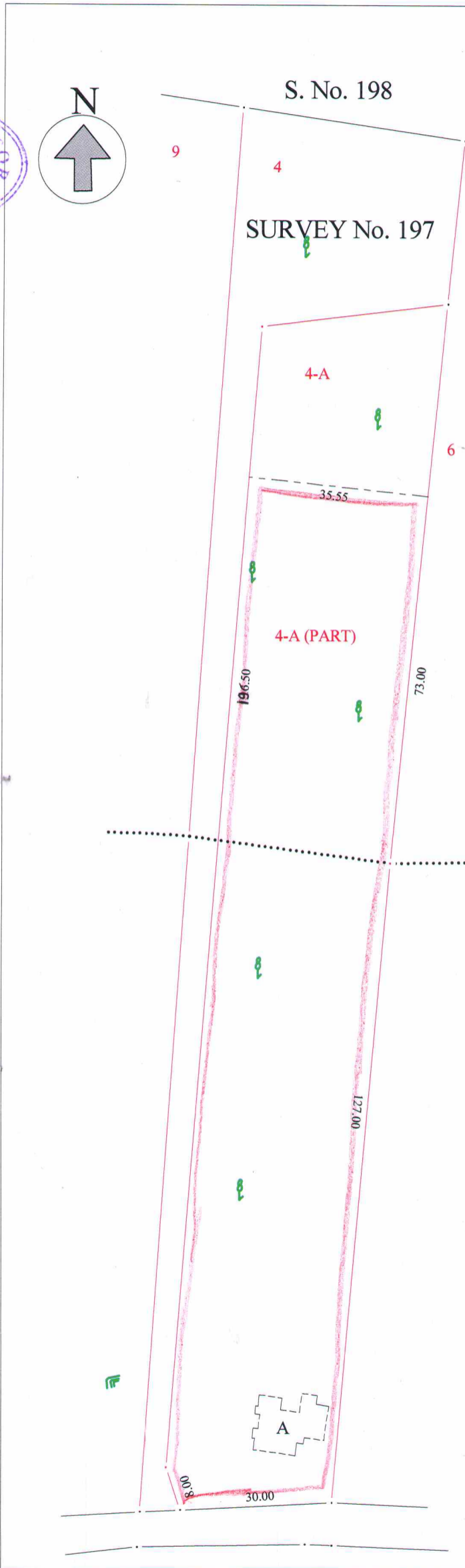
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

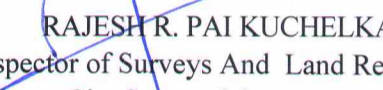
OF THE LAND BEARING SUB-DIV. No. 4-A(PART) OF SURVEY No. 197  
SITUATED AT SIOLIM VILLAGE OF BARDEZ TALUKA  
APPLIED BY ERNESTO PINTO AND CHARMAINE GENEVIEVE PINTO  
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL  
PURPOSE, VIDE CASE NO.4/302/CNV/AC-III/2018/437 DATED 13-05-2020  
FROM THE OFFICE OF ADDL. COLLECTOR, NORTH GOA DISTRICT, PANAJI.

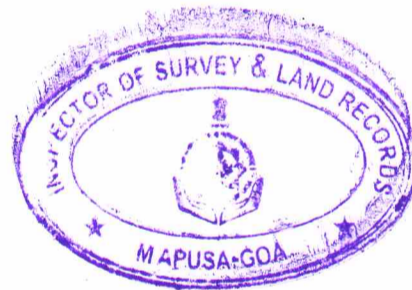
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 AREA APPLIED FOR CONVERSION. .... 6800 Sq. Mts.

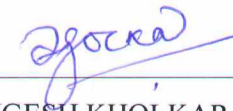


A..... EXISTING STRUCTURE AT LOCO ADMEASURING PLINTH AREA 126 SQMTRS

  
RAJESH R. PAI KUCHELKAR  
Inspector of Surveys And Land Records  
City Survey, Mapusa




PREPARED BY  
  
VIVEK BUDE  
Field Surveyor

VERIFIED BY:  
  
MANGESH KHOLKAR  
Supervisor

SURVEYED ON: 01/06/2020

FILE NO: 8/CNV/MAP/101/2020

  
Additional Collector - III  
North, Mapusa - Goa