

Dated: - 16 / 06 / 2022.

- Read: 1. Application dated 04/04/2012 of Mr. Francisco Nicolav Fernandes, r/o. Flat No. D-G 1, Joes Picre's Cardoz Complex, Dovernem, Mercers, Tiswadi, Goa.
2. Report No. MAM/BAR/CI-I & II/Conversion/2012/71 dated 07/01/2013 of the Mamlatdar of Bardez, Mapusa.
3. Zoning Report No. TPBZ/ZON/8890/PDF/TCP-2021/3469 dated 23/08/2021 of the Dy. Town Planner, Town and Country Planning Department, Mapusa - Goa.
4. Report No. 5/CNV/BAR-14/DCFN/TECH/2021-22/1038 dated 14/03/2022 of the Dy. Conservator of Forests, Ponda 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, Francisco Nicolav Fernandes being the occupants of the plot registered under Survey No. 184/1 Situated at Penha De Franca Village 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 under Survey No. 184/1 admeasuring 2338.00 sq. mts. 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 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 Applicants 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 applicants 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 applicants 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) Not with standing 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.

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APPENDIX - I

APPENDIX – I

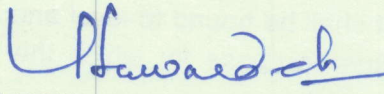
Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P. T. Sheet No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1	-	-	2338.00 Sq. Mts.	Survey No. 184/1	S. No. 184/2 & ROAD	ROAD	S. No. 184/3	S. No. 184/1-A	NIL
Village : PENHA DE FRANCA Taluka: BARDEZ									

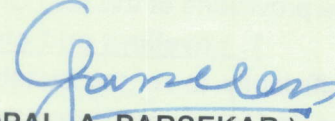
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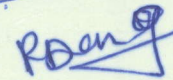
1. The applicant has paid conversion fees of Rs. 4,20,840/- (Rupees Four Lakh Twenty Thousand Eight Hundred Forty only) vide Challan No. 131/2021-22 dated 16/03/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
4. 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.
5. 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.
6. The traditional access if any passing through the property shall be maintained.

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 **Francisco Nicolav Fernandes, Through POA Holder Shri Vijay P. Sawardekar** here also hereunto set his hand on this 16th day of June, 2022.


(VIJAY P. SAWARDEKAR)
POA Holder


(GOPAL A. PARSEKAR)
Additional Collector-I

Signature and Designation of Witnesses

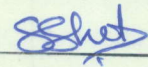
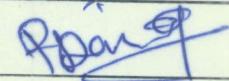
1. Miss. Sujeta S. Shet 
2. Rajesh Kumar Dhargalkar 



Complete address of Witnesses

1. H.No. 285/1, Golwada, Cumbayua, North Goa
2. HNO - 229, Halwada, Bardez, Bardez

We declare that **Francisco Nicolav Fernandes, Through POA Holder Shri Vijay P. Sawardekar** has signed this Sanad is, to my personal knowledge, the person whom represent themselves to be, and that he has affixed his signature hereto in my presence.

1. 
2. 

To,

1. The Dy. Town Planner, Town and Country Planning Department, Mapusa, Bardez.
2. The Mamlatdar of Bardez Taluka, Mapusa.
3. The Inspector of Survey and Land Records, Bardez Taluka, Mapusa.
4. The Sarpanch, Village Panchayat Penha De Franca, Bardez - Goa.



36/C

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

N

Inward No: 152666

Plan Showing plots situated at
Village : PENHADEFRANCA
Taluka : BARDEZ
Survey No./Subdivision No. : 184/ 1
Scale : 1 : 1000

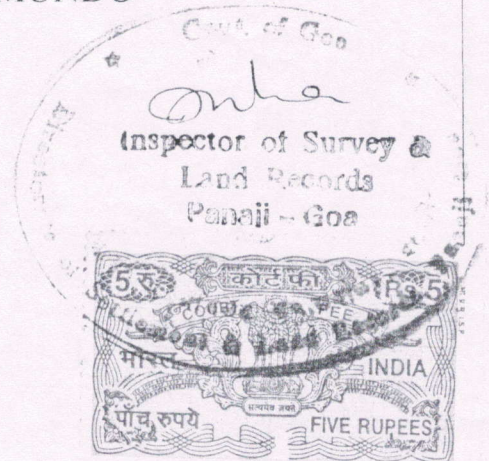
VILLAGE SALVADOR-DO-MUNDO

I-A

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SURVEY No. 184



Mitali

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On : 22-06-2010

Siva Das
22.6.10
Compared By: