



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

No. 4/45/CNV/AC-III/2024/295

Dated: - 26/02/2024

Read: Application dated 02/01/2024 received from Mr. Joseph C. Fernandes, R/o. H. No. 181, Feira Alta, Mapus, Bardez-Goa 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 thereunder Mr. Joseph C. Fernandes, R/o. H. No. 181, Feira Alta, Mapus, Bardez-Goa being the occupant of the plot registered, under P.T. Sheet No. 135 Chalta No. 50 Situated at Mapusa City, 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 P.T. Sheet No. 135 Chalta No. 50 admeasuring 922 Sq. Mtrs be the same a little more or less for the purpose of Commercial with 200 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 Commercial 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further, 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 removed 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.

f) The Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under .



...2/-

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				
				North	South	East	West	
20.22 Mts.	27.83 Mts	922 Sq. Mts.	P.T. SHEET NO. 135 CHALTA NO. 50	P.T. SHEET NO. 135 CHALTA NO. 59, 57, 47 & 49	P.T. SHEET NO. 135 CHALTA NO. 56 & 55	P.T. SHEET NO. 135 CHALTA NO. 45 & ROAD	P.T. SHEET NO. 135 CHALTA NO. 56	

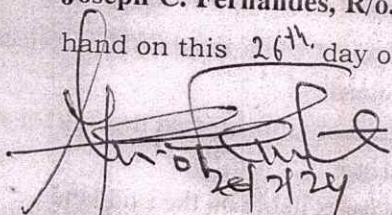
Village : Mapusa City
Taluka : Bardez

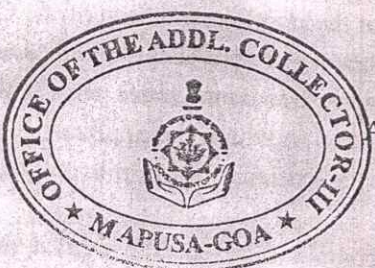



Remarks:-

1. The applicant has paid conversion Fees of Rs.1217040/- (Rupees Twelve Lakhs Seventeen Thousand and Forty Only) vide e-challan No. 202400144678 dated 23/02/2024.
2. As Per NGPDA Certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XXV/826/2023 dated 05/06/2023 the plot is enmarked as Commercial (C1) Zone with 200 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1647/DCFN/TECH/2023-24/1984 dated 08/02/2024.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2024 dated 13/2/2024.
5. This Sanad is issued for conversion of an area for Commercial 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

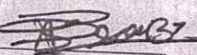

In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Joseph C. Fernandes, R/o. H. No. 181, Feira Alta, Mapus, Bardez-Goa** here also hereunto set his hand on this 26th day of February, 2024.


Mr Mario Beraldo Fernandes
 POA holder for
Mr. Joseph C. Fernandes
 Applicant




(Kedar Naik)
 Additional Collector III
 North Goa District
 Mapusa -Goa

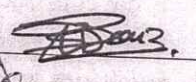

Signature and Designation of Witnesses

1. Malcolm de Saug 
2. Neva Fernandes 

Complete address of Witness

1. Chuchelim Mapusa Bardez Goa
2. St Jerome Complex, Mapusa Goa

We declare that **Mr. Mario Beraldo Fernandes, R/o. H. No. 242/A1, St. Jerome Vaddo, Duler, Mapusa-Bardez, Goa** POA holder for **Mr. Joseph C. Fernandes, R/o. H. No. 181, Feira Alta, Mapus, Bardez-Goa** who have 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. Malcolm de Saug 
2. Neva Fernandes 

To,

1. The Town Planner, Town and Country Planning Department



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / City Name : BARDEZ / Mapusa
PTS / Chalta No. : 135/50

Appln Date :06-12-2023

Ref. No.: 9192



Scale 1:500



**PATRICK
HENDERSON
GONSALVES** Digitally signed by
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GONSALVES
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