



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

No. 4/255/CNV/AC-III/2021/1622

Dated: - 30/11/2021

Read: Application dated 26/05/2021 received from Mr. Francky Alex Gomes, Mrs. Philomena Jacob Cheriyan, Mr. Jacob Ambattu Cheriyan, Mr. Florence Francky Gomes, Mr. David Francky Gomes, Mrs. Rowena David Gome, Mrs. Catherine Mascarenhas alias Maria Piedade Catarina Barreto, Mrs. Fatima Mascarenhas alias Fatima Lobo, Mr. Ajoy Savio Lobo alias Ajoy Agnello Lobo, Mr. Cornel Athanasius Azavedo, Mrs. Fatima Rodrigues alias Fatima Azavedo, Mr. Savio David Azavedo, Mrs. Zenilda Fernandes, Mrs. Maria Apolonia Mascarenhas, Mr. Angelo Mascarenhas, Mr. Mario Mascarenhas & Mrs. Lorain Magdalena Fernandes all r/o Cunchelim, Bardez-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 thereunder from Mr. Francky Alex Gomes, Mrs. Philomena Jacob Cheriyan, Mr. Jacob Ambattu Cheriyan, Mr. Florence Francky Gomes, Mr. David Francky Gomes, Mrs. Rowena David Gome, Mrs. Catherine Mascarenhas alias Maria Piedade Catarina Barreto, Mrs. Fatima Mascarenhas alias Fatima Lobo, Mr. Ajoy Savio Lobo alias Ajoy Agnello Lobo, Mr. Cornel Athanasius Azavedo, Mrs. Fatima Rodrigues alias Fatima Azavedo, Mr. Savio David Azavedo, Mrs. Zenilda Fernandes, Mrs. Maria Apolonia Mascarenhas, Mr. Angelo Mascarenhas, Mr. Mario Mascarenhas & Mrs. Lorain Magdalena Fernandes all r/o Cunchelim, Bardez-Goa being the occupant of the plot registered under P.T. Sheet No 9 of Chalta No 72/15 Situated at Cunchelim Mapusa City in 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 9 of Chalta No 72/15 admeasuring 5600 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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.

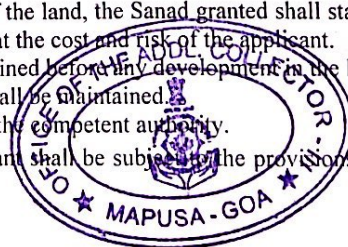
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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.

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





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	
121.00 Mts	58.00 Mts	5600	P.T.Sheet No 9 Sy No/Sub Div No 72/15	RIVULET	ROAD	P.T.Sheet No 9 Sy No/Sub Div No 72/16	P.T.Sheet No 9 Sy No/Sub Div No.72/12 ,14	

Village : Cunchelim (Mapusa City)

Taluka : Bardez

Village : Cunchelim (Mapusa City)  
Taluka : Bardez

**Remarks:-**

1. The applicant has paid conversion Fees of Rs. 13,44,000/- (Rupees Thirteen Lakhs Fourty Four Thousand Only) vide e-challan no. 2021001155024dated 15/11/2021.
2. As per NGPDA Certificate No. NGPDA/Tech.Gen/Vol.XX/1011/2021 dated 12/11/2021 the plot falls in Settlement Zone (S-2)with permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-20/DCFN/TECH/2021-22/463 dated 11/11/2021.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv./2021 dated 08/10/2021.
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

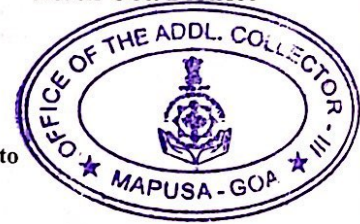
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his/her hand and the seal of this Office on behalf of the Governor of Goa by here also hereunto set his/her hand on this 30<sup>th</sup> day of November, 2021.

*Rishikesh*

**Mr Rishikesh Saherao Ghodeswar**  
POA holder for

**Mr.Francky Alex Gomes**  
**Mrs Philomena Jacob Cheriyan**  
**Mr. Jacob Ambattu Cheriyan**  
**Mr. Florence Francky Gomes**  
**Mr. David Francky Gomes**  
**Mrs. Rowena David Gome**  
**Mrs. Catherine Mascarenhas alias Maria Piedade Catarina Barreto**  
**Mrs. Fatima Mascarenhas alias Fatima Lobo**  
**Mr. Ajoy Savio Lobo alias Ajoy Agnello Lobo**  
**Mr. Cornel Athanasius Azavedo**  
**Mrs. Fatima Rodrigues alias Fatima Azavedo**  
**Mr. Savio David Azavedo**  
**Mrs. Zenilda Fernandes**  
**Mrs. Maria Apolonia Mascarenhas**  
**Mr. Angelo Mascarenhas**  
**Mr. Mario Mascarenhas**  
**Mrs. Lorain Magdalena Fernandes**  
**Applicants**

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



Signature and Designation of Witnesses

1. Glamaji - Govardhan Damaji
2. AB - Animesh Hormalker



Complete address of Witness

1. H.No. 125/6, Agawanda, Pernem Goa
2. H.NO. 71 Mandrem pernem GOA

We declare that **Mr Rishikesh Saherao Ghodeswar POA holder for Mr. Francky Alex Gomes, Mrs Philomena Jacob Cheriyan, Mr. Jacob Ambattu Cheriyan, Mr. Florence Francky Gomes, Mr. David Francky Gomes, Mrs. Rowena David Gome, Mrs. Catherine Mascarenhas alias Maria Piedade Catarina Barreto, Mrs. Fatima Mascarenhas alias Fatima Lobo, Mr. Ajoy Savio Lobo alias Ajoy Agnello Lobo, Mr. Cornel Athanasius Azavedo, Mrs. Fatima Rodriques alias Fatima Azavedo, Mr. Savio David Azavedo, Mrs. Zenilda Fernandes, Mrs. Maria Apolonia Mascarenhas, Mr. Angelo Mascarenhas, Mr. Mario Mascarenhas & Mrs. Lorain Magdalena Fernandes all r/o Cunchelim, 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. Govardhan Damaji - Glamaji
2. Animesh Hormalker AB

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Chief Officer Mapusa Municipal Council, Mapusa -Goa.

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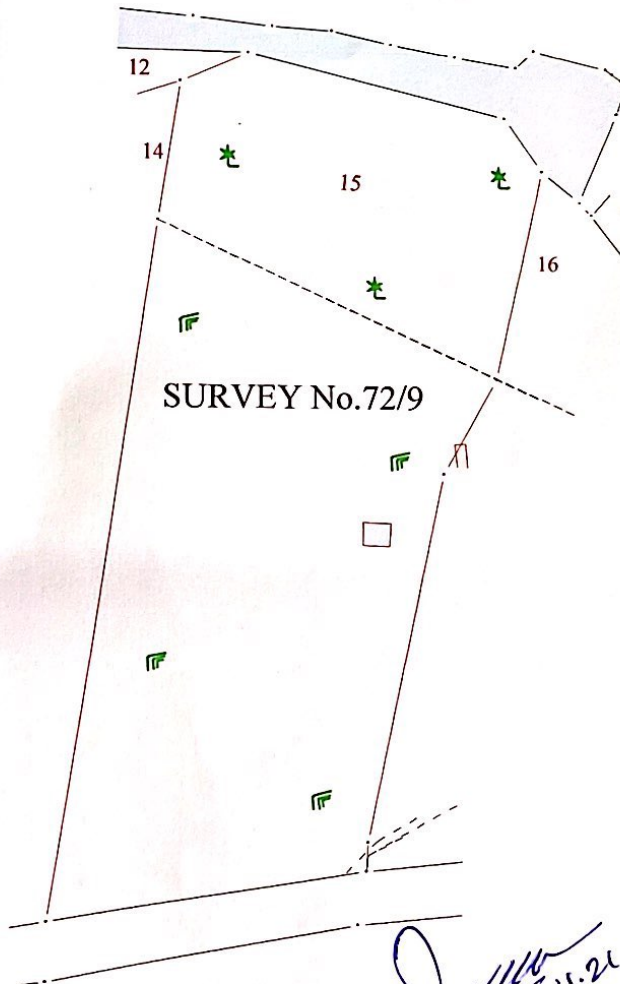


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



Plan Showing plots situated at  
Village : CUNCHELIM  
Taluka : BARDEZ  
P.T.Sheet No 9/Survey No./Subdivision No. : 72/ 15  
Scale : 1:1000

CBAR 121-26573



(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



*Mitali Naik*

Generated By : Mitali Naik (D'Man Gr. II)  
On : 21-10-2021

*30-11-21*  
ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa

Compared By: *Bogler*