No.CCPER07-25-151/3128
Government of Goa,
Office of the Collector,
North Goa,Panaji, Goa.
Dated 04/08/2025

IN THE COURT OF ADDITIONAL COLLECTOR –II, NORTH GOA, AT PANAJI

Read 1. Application dated 27/06/2025 made by Miss Jinia Changma daughter of Mr Arup Changmai, Major in age, Buinesswomar Spinster, resident of H.No.479/111/CB. V.F.L. Colony Parabatpur, Dibrugarh, Assam.

2. Report No. MAM/PER/AK-II/CNV/2025/2574 date 01/08/2025 of Mamlatdar, Pernem.

3. Report No. 5/CNV/BAR-491/DCFN/TECH/24-25/683 date 27/07/2025 of Deputy Conservator of Forests, North Go Division, at Ponda.

4. Zoning Info. No. PER/ZON/350/ARA/TCP/2025/817 date 07/05/2025 of Deputy Town Planner, Pernem Goa.

ADDITIONAL COLLECTOR-II NORTH GOA, PANJI

SANAD

SCHEDULE-II

(See Rule 7 of Goa Land Revenue (Conversion of use of land and non-agricultural assessment) Rules, 1969)

Whereas an application **(CCPER07-25-151)** has been made to the Collector, North Goa, at Panaji (Hereinafter referred to as "the Collector" which expression shall include any officer whom the

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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 Miss Jinia Changmai, daughter of Mr Arup Changmai, Major in age, Buinesswoman, Spinster, resident of H.No.479/111/CB. V.F.L. Colony, Parabatpur, Dibrugarh, Assam, represented by Mr Elton Eutic Fernandes, son of Mr Domnic P.Fernandes, Major in age, Businessman,, Indian National, resident of H.No. 439, Almeida Vaddo, Parra, North Goa being the occupant~~/tenant~~ of land under Survey No. 106/1-L, village Arambol, Taluka and Sub District Pernem (hereinafter referred to as "the applicants, 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, and indicated by the letters - on the site plan annexed hereto, forming part of land under Survey No. 106/1-L, village Arambol, Taluka and Sub District Pernem, admeasuring 709.00 square meters, be the same a little more or less for the purpose of Residential use with 60 FAR.

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. **Leveling and clearing of the land**-The applicants 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 provide sanitary conditions.

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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 ceases 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) 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 applicant as an arrears of land revenue.

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

Length and Breadth		Total Superficial area	Forming (Part of) Survey No. or Hissa No.	Boundaries				Remarks
North South	East t West			North	South	East	West	
---	----	709.00 Square Meters.	Survey No 106/1-L	Survey No 106/1-B-3 and 106/1-B	Survey No. 106/1 (Part)	Survey No. 106/1-G	Public Road	
		Total 709 Square meters						

4. The applicant has paid land use conversion fees of Rs.1,98, 520/- (Rupees One Lakh Ninety Eight thousands Five hundreds Twenty only) vide e-challan dated 01/08/2025 (e-challan no. 202500519582).
5. It is expressly agreed and understood that in the event this court finds that this Sanad is obtained by committing some kind of offence against public justice, the Sanad will be withdrawn and action which may be available under the law will be taken without further reference or notice to the applicant.
6. This land use conversion Sanad shall not convey any title neither shall take away title of any person to the land. In the event any dispute arises in respect of the rights over the land under land use conversion, the land use conversion Sanad shall stand revoked.

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7. The applicant shall maintain necessary road widening set-back, traditional access or right of way existing in the land. The applicants shall maintain traditional access or right of way existing in the land.
8. The applicant shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984 (Act No. 6 of 1984).
9. The rights which are vested in a Mundkar under Goa Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976) and rights which are vested in a Tenant under Goa Agricultural Tenancy Act, 1964 Act 7 of 1964 read with Goa Land Use (Regulation) Act, 1991 (Goa Act No. 3 of 1991) shall have precedence over this Sanad.
10. The applicant shall not use the Sanad directly or indirectly for advancing any criminal act.

In witness whereof Mr Pravin Hire Parab, Additional Collector –II, North Goa, Panaji has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the said Mr Elton Eutic Fernandes, here also hereunto set her hand on this 4th day of August, 2025.

Mr Elton Eutic Fernandes
POA of Applicant

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ADDITIONAL COLLECTOR–II,
NORTH GOA

NAME AND DESIGNATION OF WITNESSES:
GAIBU CHANDSAB HUDDAR
SAHIL BABU KUDASKAR

COMPLETE ADDRESS OF WITNESSES:
H No. 351, SHETYE WADA, DULER, MAPUSA
HNo. 1442 NEAR GANESH TEMPLE MADEL THIVIM GOA

We declare that Mr Elton Eutic Fernandes who has signed this Sanad is, to our personal knowledge, the person who represent himself to be, and that he has affixed his signature hereto in our presence.

Kudaskar

Copy to:

1. The Secretary, VP Arambol
2. The Deputy Collector and SDO, Pernem
3. The Mamlatdar, Pernem
4. The Deputy Town Planner, Town and Country Planning Department, Pernem.

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Government of Goa

Directorate of Settlement and Land records

Survey Plan

Pernem Taluka, Arambol Village

Survey No.: 106 , Subdivision No.: 1-L

5716

L COLLECTOR-II
GOA, PANAJI

Scale 1:1000

Reference No.: REV192599518

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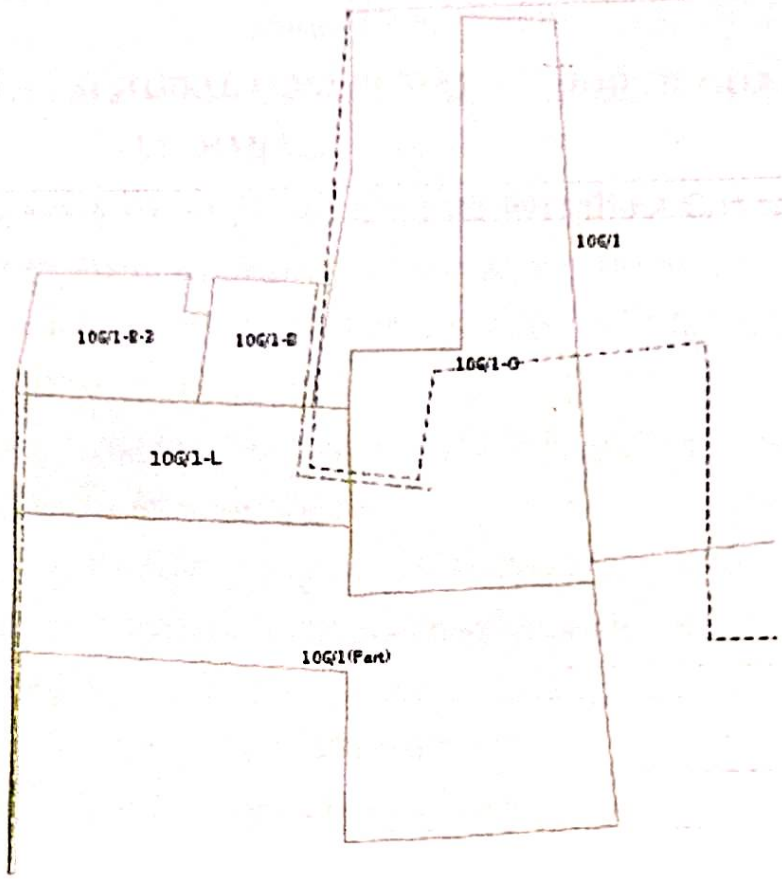

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NOTE: PLAN TO BE PRINTED ON A4 SIZE