



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

No. 4/46/CNV/AC-III/2016

502

Date: 27/04/2017

Read: Application dated 23/08/2016 received from Marcelino Mario D'Sa and John Bernardino D'Sa r/o H.No.545/1, Boutawado, Assagao 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 by Marcelino Mario D'Sa and John Bernardino D'Sa r/o H.No.545/1, Boutawado, Assagao Bardez Goa being the occupant of the plot registered under Survey No.192/3 Situated at Assagao Village, 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 Survey No. 192/3 admeasuring 1125 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 F.A.R.

It is hereby certified 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. Leveling and clearing of the land-The applicant shall be bound to level and clear the land efficiently 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 thereunder.

APPENDIX - I

Length and Breadth	Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks	
			North	South	East	West		
1	2	3	4	5		6		
36.30 mts	33.50 mts	1125 Sq.mts	Survey No.192 Sub Div No.3	Sy.No.192 Sub Div.No.8	Sy.No.192 Sub Div.No.4	Survey No. 192 Sub Div No. 4 & 6	Survey No. 192 Sub Div No. 2 & 4	NIL

Village : Assagao
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 151875/- (Rupees One Lakh Fifty One Thousand Eight Hundred Seventy five Only vide e-challan No. 201700262780 dated 11/04/2017.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2687/ASSG/TCP-16/2962 dated 13/10/2016 with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-343//DCFN/TECH/2016-17/712 dated 27/12/2016.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2016/4923 dated 23/09/2016.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- 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 herunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Marcelino Mario D'Sa and John Bernardino D'Sa** here also herunto set his hand on this **27th day of April, 2017.**



 (Marcelino Mario D'Sa & John Bernardino D'Sa)
 Applicant
 Marcelino Mario D'Sa


 (Surendra Naik)
 Additional Collector III
 North Goa District,

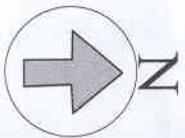
Signature and Designation of Witnesses
 1.  Venon Polkrowale
 2.  Castella
 Complete address of Witness

We declare **Marcelino Mario D'Sa & John Bernardino D'Sa**, 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.

Complete address of Witness
 1.  Venon Polkrowale
 2.  Castella
 38 HINGARI, Pabolos
 Mapusa, Taluka Bardez
 Taluka Bardez, North Goa District

- To,
- The Town Planner, Town and Country Planning Department Mapusa.
 - The Mamlatdar of Bardez Taluka.
 - The Inspector of Survey and Land Records, Mapusa - Goa
 - The Sarpanch, Village Panchayat Assagao, Bardez -Goa.

PLAN



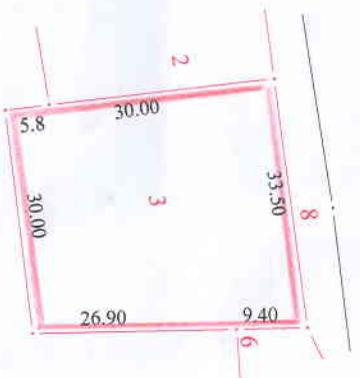
OF THE LAND BEARING SUB-DIV. No. 3 PART OF SURVEY No. 192 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA APPLIED BY MARCELLINO MARIO DSA AND JOHN BERNADINO DSA CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. 4/46/CNV/AC-III/2016/324 DATED 15-02-2017 ISSUED FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA, BARDEZ - GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED

..... 1125 Sq. Mts.



SURVEY No.192




27/3/17

ANAND V. VAIGANKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY



CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY:


27/3/17

RESHMA R. DHARGALKAR
Head Surveyor

SURVEYED ON: 22/03/2017

FILE NO: 8/CNV/MAP/21/17