



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

No. 4/70/CNV/AC-III/2021/640

Dated :- 28/05/2021.

Read: Application dated 08/03/2021 received from M/s Cosme Costa & Associates r/o Altinho,
Mapusa – 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 there under by M/s Cosme Costa & Associates r/o Altinho, Mapusa – Goa, being the occupant of the plot registered under Survey No. 213/3 situated at Assagao, 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. 213/3 admeasuring 741 Sq. Mtrs be the same a little more or less for the purpose of Residential with 60 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 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.



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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	West	
1	2	3	4	5			6
38.00 mts	21.50 mts	741 Sq.mts	Survey No. 213 Sub Div. No. 3 (Part)	Survey No. 213 Sub Div. No. 3	Survey No. 213 Sub Div. No. 4	S. No. 213 Sub Div. No. 2-A	NIL

Village ASSAGAO
Taluka : BARDEZ

Remarks :-

1. The applicant has paid conversion fees of Rs.1,11,150/- (Rupees One Lakh Eleven Thousands One Hundred Fifty Only) vide e-challan No.202100407812 dated 21/04/2021.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2021/1666 dated 24/03/2021.
3. As per TCP Certificate No. TPBZ/ZON/8391/ASSG/TCP-2021/992 dated 04/03/2021 the plot fall in settlement Zone (VP-2) with FAR-60.
4. The Survey No 213/3 of Assagao Village is not included in the Private Forest identified by Sawant, Karapurkar and Thomas Committee.
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. Mundkari rights and Mundkari 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 by M/s Cosme Costa & Associates r/o Altinho, Mapusa - Goa here also hereunto set his/ her hand on this 29th day of May, 2021.

Mr. Carl Joseph Cosme Costa
Authorised Signatory & Partner for
M/s Cosme Costa & Associates
Applicant

(Mahadev J. Araundekar)
Additional Collector III



Name and Signature of Witnesses

1. Georgel Moresteu
2. Abhijit Parab

Complete address of Witnesses

1. H.No - 66 Conchelin Mapusa - Goa.
2. H.No. 122 Vismoda Pernem - Goa.

We declare that Mr. Carl Joseph Cosme Costa Authorised Signatory & Partner for M/s Cosme Costa & Associates r/o Altinho, Mapusa - Goa, 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.

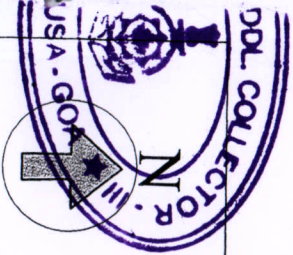
1. Georgel Moresteu
2. Abhijit Parab

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch village Panchayat, Assagao, Bardez- Goa.



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



PLAN

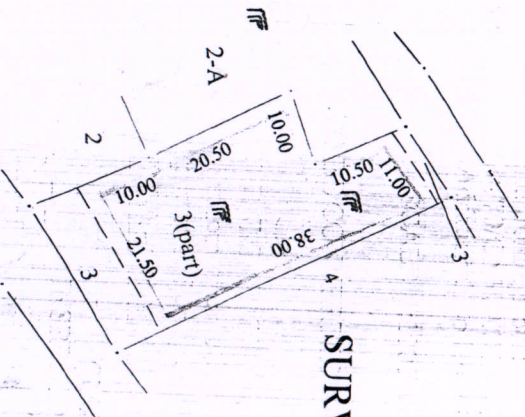
Of the Land bearing Sub. Div. No.3 (Part) of Survey No.213,
Situating at Assagao village of Bardez Taluka,
Applied by M/s Cosme Costa & Associates,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/70/CNV/AC-III/2021/427 dated 25-03-2021
From the Office of the Additional Collector-III, Mapusa-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 741 Sq. Mts.

Rajesh R. Pai
(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No.213



PREPARED BY

Samir A. Naik

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

Yogesh B. Mashelkar

YOGESH B. MASHELKAR
Head Surveyor

CITY VERIFIED ON - 01/04/2021

FILE No. 8/CNV/MAP/132/2021