



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

No. 4/44/CNV/AC-III/2021/945

Dated: 30/07/2021

Read: Application dated Nil received from Mrs. Martha Ferrao through POA Mr. Rajesh Tarkar, r/o. Penta House No. 201, Rajdeep Residency, Donapaula-Panaji 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 **Mrs. Martha Ferrao through POA Mr. Rajesh Tarkar, r/o. Penta House No. 201, Rajdeep Residency, Donapaula-Panaji Goa** being the occupant of the plot registered under **Survey No. 87 Sub Div No. 6** Situated at **Assonora 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.87/6 admeasuring 3125 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.

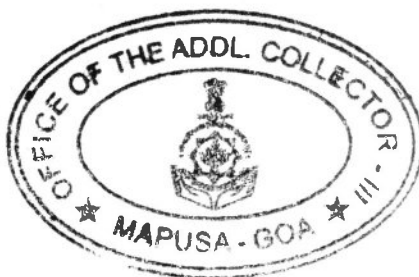
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

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			North	South	East	West	
1	2	3	4	5				6
184.70 Mts	22.50 Mts	3125	Survey No.87 Sub Div No.6	Survey No.88 Sub Div No.1	ROAD	S. No. 88. Sub Div No. 1 & Survey No. 87. Sub div No. 14	S. No. 87 Sub Div No. 5	

Village : Assonora
Taluka : Bardez



Village : Assonora
Taluka : Bardez

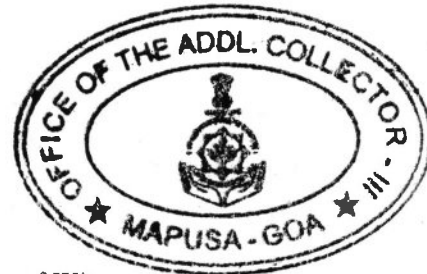
**Remarks:-**

1. The applicant has paid conversion Fees of Rs. 312500/- (Rupees Three Lakhs Twelve Thousand Five Hundred Only) vide e-challan no. 202100694173 dated 27/07/2021 and fine of Rs. 24500/- vide Challan No. 202100694294.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, vide his report TBP/6723/ASSN/TCP-21/2530 dated 28/06/2021 with the following conditions:
3. The Survey No. 87/6 of Assonora Village is not in Private Forest identified by Sawant, Karapurkar and Thomas Committee.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2021/1739 dated 30/03/2021.
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 **Mrs. Martha Ferrao through POA Mr. Rajesh Tarkar, r/o. Penta House No. 201, Rajdeep Residency, Donapaula-Panaji** Goa here also hereunto set his/her hand on this 30th day of July, 2021.

(Rajesh Tarkar)
POA holder for
(Martha Ferrao)
Applicant

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



Signature and Designation of Witnesses

1. Mr. Anant M. Kubal
2. Mr. Akshay S. POKANIK

Complete address of Witness

1. H.No. 689, Candela Ponda - Goa
2. 3, BT3, DUKHA RES. TRUST, MAPUSA - PANAJI

We declare that Mrs. Martha Ferrao through POA Mr. Rajesh Tarkar, r/o. Penta House No. 201, Rajdeep Residency, Donapaula-Panaji 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. Mr. Anant M. Kubal
2. Mr. Akshay S. POKANIK

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 Sarpanch, Village Panchayat Assonora, Bardez -Goa.

110/10



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.06 of Survey No.87
 Situated at Assonora village of Bardez Taluka,
 Applied by Rajesh Tarkar POA holder for Martha Ferrao
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. 4/44/CNV/AC-III/2021/782 dated 05-07-2021
 From the Office of the Additional Collector-III, Mapusa-Goa.

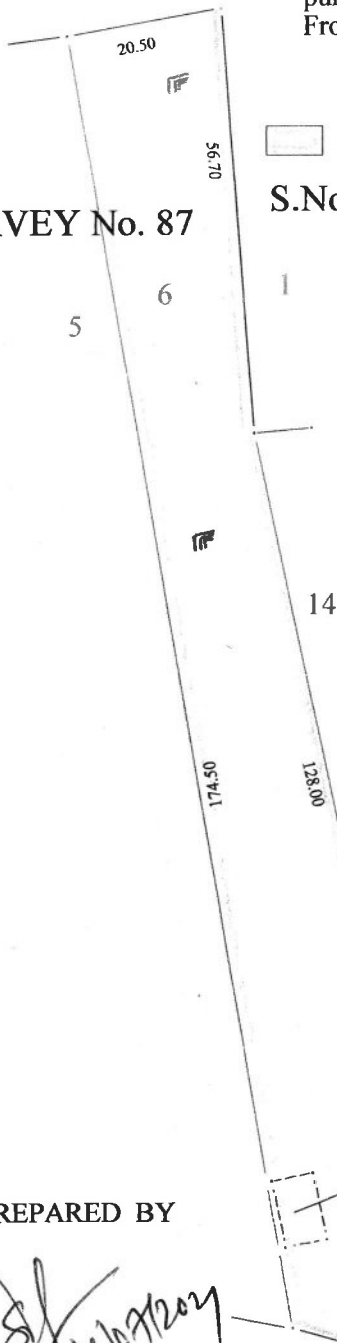


SCALE 1:1000

 **AREA APPLIED TO BE CONVERTED** ----- 3125 Sq. Mts.

S.No.88

SURVEY No. 87

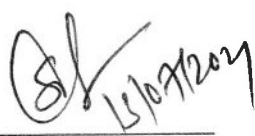


(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



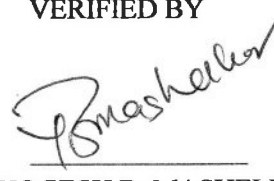
Structure existing admeasuring plinth area 49 sq.mts. within area to be converted.

PREPARED BY


 15/07/2021

SANTOSH CHODANKAR
 Field Surveyor

VERIFIED BY


 30-07-21

ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

YOGESH B. MASHELKAR
 Head Surveyor

SURVEYED ON: 09/07/2021

FILE No. 8/CNV/MAP/215/2021