



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

No. 4/316/CNV/AC-III/2024 *11665*
CAD3BAR07-24-424

Dated: - 29/10/2024

Read: Application dated 17/07/2024 received from 1.) Mrs. Eileen J. Pinto, 2.) Mr. Gavin V. J. Pinto, Both R/o. 2C/F1-2, Caranzalem, Goa 403002, 3) Mrs. Edlina T. Carrasco, 4.) Mr. Eduardo J. Carrasco, Both R/o. Osborne-2 Flat A-7, Gaura Vaddo, Calangute-Bardez, Goa, 5.) Mr. Camilo Norbeto D'Silva, R/o. 204/1, Forta Vaddo, Nerul-Bardez, North Goa 403114, 6.) Mrs. Marilyn C.D'Silva, Indian National R/o. P.O. Box 15326, Dubai, U.A.E, 7.) Mr. Conrad L.D. Silva, Indian National and 8.) Mrs. Valerie M.D. Silva, Indian National, Both R/o. P.O Box 1170, Dubai, U.A.E 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 1.) Mrs. Eileen J. Pinto, 2.) Mr. Gavin V. J. Pinto, Both R/o. 2C/F1-2, Caranzalem, Goa 403002, 3) Mrs. Edlina T. Carrasco, 4.) Mr. Eduardo J. Carrasco, Both R/o. Osborne-2 Flat A-7, Gaura Vaddo, Calangute-Bardez, Goa, 5.) Mr. Camilo Norbeto D'Silva, R/o. 204/1, Forta Vaddo, Nerul-Bardez, North Goa 403114, 6.) Mrs. Marilyn C.D'Silva, Indian National R/o. P.O. Box 15326, Dubai, U.A.E, 7.) Mr. Conrad L.D. Silva, Indian National and 8.) Mrs. Valerie M.D. Silva, Indian National, Both R/o. P.O Box 1170, Dubai, U.A.E being the occupant of the plot registered, under Survey No. 61 Sub Div No. 1 (Part) Situated at Nerul 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. 61/1 (Part) admeasuring 4735 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, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further, 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.

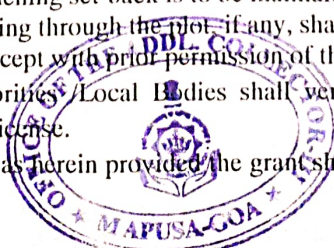
c) The necessary road widening set-back is to be maintained before any development in the land

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.

f) The Competent Authorities/ Local Bodies shall verify the ownership documents before issuing the construction license.

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



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
105.95 Mts.	63.15 Mts	4735 Sq. Mts.	Survey No.61 Sub. Div No. 1 (Part)	Survey No. 56 Sub. Div No. 24 & Survey No. 61 Sub. Div No.1	ROAD	Survey No. 61 Sub. Div No. 2-A & 2-A-1	Survey No. 61 Sub Div.1

Village : Nerul
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 1515200/- (Rupees Fifteen Lakh Fifteen Thousand Two Hundred Only) vide e-challan No. 202400601412 dated 13/08/2024 and fine of Rs. 483200/- (Rupees Four Lakhs Eighty Three Thousand Two Hundred Only) Vide E-Challan No. 202400601437 dated 13/08/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/16714/NER/TCP-2024/5878 dated 12/07/2024 the plot falls in "Settlement Zone" (VP-1) 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-483/DCFN/TECH/2024-25/665 dated 24/07/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 02/08/2024.
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.
8. 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 hand and the seal of this Office on behalf of the Governor of Goa and 1.) Mrs. Eileen J. Pinto, 2.) Mr. Gavin V. J. Pinto, Both R/o. 2C/F1-2, Caranzalem, Goa 403002, 3) Mrs. Edlina T. Carrasco, 4.) Mr. Eduardo J. Carrasco, Both R/o. Osborne-2 Flat A-7, Gaura Vaddo, Calangute-Bardez, Goa, 5.) Mr. Camilo Norbeto D'Silva, R/o. 204/1, Forta Vaddo, Nerul-Bardez, North Goa 403114, 6.) Mrs. Marilyn C.D'Silva, Indian National R/o. P.O. Box 15326, Dubai, U.A.E, 7.) Mr. Conrad L.D. Silva, Indian National and 8.) Mrs.Valerie M.D. Silva, Indian National, Both R/o. P.O Box 1170, Dubai, U.A.E here also hereunto set his hand on this 28th day of October, 2024.

Eduardo 28th Oct. 2024

Mr. Eduardo J. Carrasco
Applicant

Edlina
Mrs. Edlina T. Carrasco
Applicant

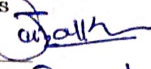


28/10/2024

E. Pinto 28/10/24
Mrs. Eileen J. Pinto,
For self and POA holder for
Mr. Gavin V. J. Pinto
Mr. Conrad L.D. Silva,
Mrs Valerie M.D. Silva
Mr. Camilo Norbeto D'Silva,
Mrs. Marilyn C.D'Silva,
Applicants

Rohit
(Rohit Kadam)
Additional Collector-III
North Goa District
Mapusa-Goa

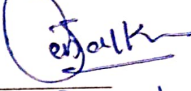
Signature and Designation of Witnesses

1. Shanath Patekar 
2. Uday Kalyankar 

Complete address of Witness

1. Gauernagar Assonara Bardez Goa
2. Khoulim Mapusa Bardez Goa

We declare that Mrs. Edlina T. Carrasco, Mrs Eduardo J. Carrasco, Both R/o. Osborne-2 Flat A-7, Gaura Vaddo, Calangute-Bardez, Goa and Mrs. Elicen J. Pinto for Self and POA holder for Mr. Gavin V. J. Pinto, Both R/o. 2C/F1-2, Caranzalem, Goa 403002, Mr. Camilo Norbeto D'Silva, R/o. 204/1, Forta Vaddo, Nerul-Bardez, North Goa 403114, Mrs. Marilyn C.D'Silva, Indian National R/o. P.O. Box 15326, Dubai, U.A.E, Mr. Conrad L.D. Silva, Indian National and Mrs. Valerie M.D. Silva, Indian National, Both R/o. P.O Box 1170, Dubai, U.A.E 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. Shanath Patekar 
2. Uday Kalyankar 

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 Nerul- Bardez -Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

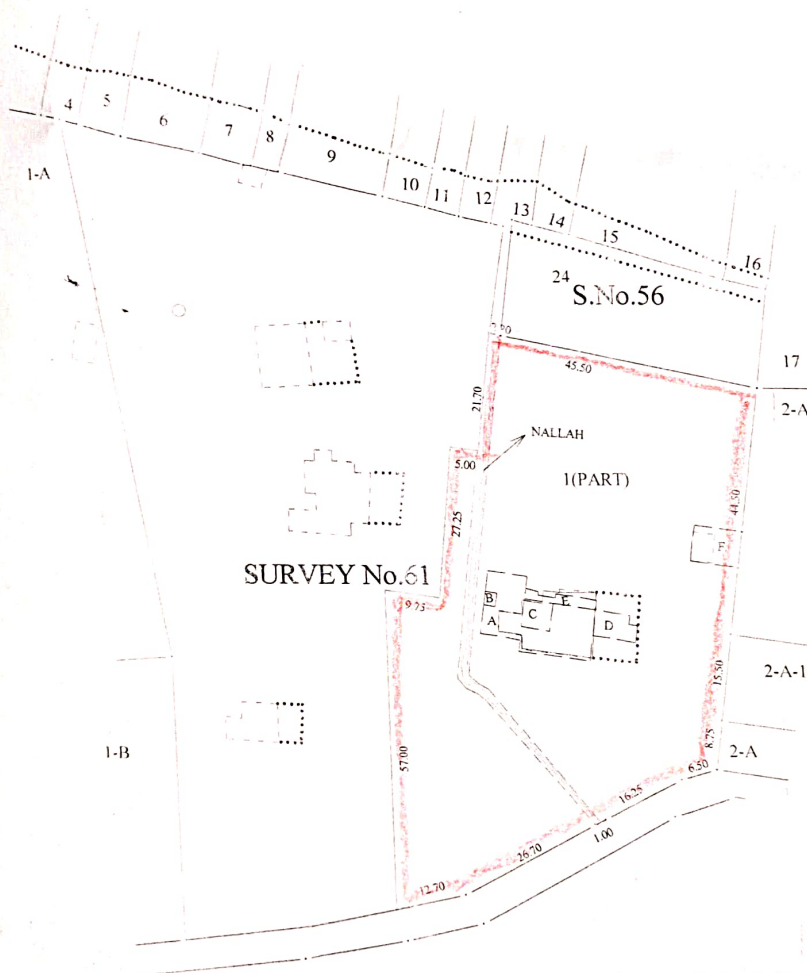
PLAN

OF THE LAND BEARING SUB-DIV. No. 1(PART) OF SURVEY No. 61 SITUATED AT KARUL VILLAGE OF BARDEZ TALUKA APPLIED BY EILEEN J PINTO AND EDLE AT CARASCO AND 7 OTHERS FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO. CAD3BAR07-24-424/1162 DATED 19-07-2024 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR -III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED FOR CONVERSION. 4735 Sq. Mts.



(PATRICK GONSALVES)
Inspector of Surveys And Land Records
City - Sur., Mapusa



LEGEND

There exists

- A - Structure with roof measuring an area = 165 sq. mts
- B - RCC structure measuring an area = 05 sq. mts
- C - RCC structure measuring an area = 25 sq. mts
- D - Shed measuring an area = 32 sq. mts
- E - Shed measuring an area = 20 sq. mts
- F - Structure with roof measuring an area = 55 sq. mts

PREPARED BY

Raju A. Shetye

RAJU A. SHETYE
Field Surveyor

SURVEYED ON: 29/07/2024

VERIFIED BY:

Paresh R. Vankar

PARESH R. VANKAR
Head

FILE NO: 8/C /MAP/218/2024