CDBAR03-23-144 /4491
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 24 /07 /2023

Read:- Application dated 28/10/2022 received u/s 32
of LRC 1968.

SANAD
SCHEDULE-II
[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.]

Whereas an application has been made to the Collector of 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, Daman and Diu 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 Shri. Ivor Maria Ferreira & Anita Ferreira Nee Mohindra R/o S2/3, Amit Appartment, Alto Betim, Bardez Goa** being the occupant of the plot registered under **P.T.Sheet No.25 of Chalta No.52 (Part)** situated at **Mapusa, City Bardez Goa** registered under **P.T.Sheet No.25 of Chalta No.52 (Part)** (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 of **P.T.Sheet No.25 of Chalta No.52 (Part)** admeasuring **423.00sq.mts.** be the same a little more or less for the purpose of **Commercial.**

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 erected thereon for any other purpose other than commercial **purpose**, without the previous sanction of the Collector.

*4. **Liability for rates-*** The applicant shall pay all taxes, rates and cesses leviable 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 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.

*6. **Code provisions applicable-*** Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-

Cont..... 2/-

Office of The Dy. Collector, Sub-Divl. Officer
MAPUSA SUB-DIV MAPUSA GOA

Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
20.50 mts.	**23.70 mts.**	**423.00 sq. mts**	**P.T.Sheet No.25 of Chalta No.52 (Part)** **Village: Mapusa, City**	North:- Road South:- P.T.Sheet No.42 of Chalta No.6 East :- Road West :- P.T.Sheet No.25 of Chalta No.53	

7. **This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPB/84467/MAP/TCP-2023/4057 dated 16/05/2023.**
8. **Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2023/2015 dated 28/04/2023.**
9. **Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-1459/DCFN/TECH/2022-23/211/403 dated 11/05/2023.**
10. **Conversion fees charge at rate of Rs.880/- of area 423 sq. mts. Received conversion fees of Rs.3,72,240/-(Rupees three lakh seventy two thousand two hundred forty only)Vide Challan No.244/2023 dated 06/07/2023. Which is deposited in S.B.I.,Mapusa by applicant Ivor Maria Ferreira through P.O.A. Viresh K. Nadkarni.**
11. **This Sanad is issued for conversion of an area for commercial purpose only. Further any development in the plot shall be governed as per rule in force.**
12. **Traditional access, passing through the plot, if any, shall be maintained.**

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by **Shri. Ivor Maria Ferreira & Anita Ferreira Nee Mohindra R/o S2/3, Amit Appartment, Alto Betim, Bardez Goa** here also hereunto set his hand this 24th day of July, 2023.

(Signature of the Applicant)
Ivor Maria Ferreira & Anita Ferreira nee Mohindra
Through both P.O.A. Viresh K. Nadkarni

(Gurudas S. T. Desai)
DY.COLLECTOR & S.D.O.,-I
Mapusa Goa.

Signature & Designation of Witness
1. Nester Thomas Sequeira, Alto - Porvorim
2. Javed Ahmad, Britona

Signature & Designation of Witness
1. Nester Thomas Sequeira, Alto-Porvorim
2. Javed Ahmad, Britona

We declare that by **Shri. Ivor Maria Ferreira & Anita Ferreira Nee Mohindra R/o S2/3, Amit Appartment, Alto Betim, Bardez Goa** has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. Nester Thomas Sequeira, Alto-Porvorim
2. Javed Ahmad, Britona

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

PLAN

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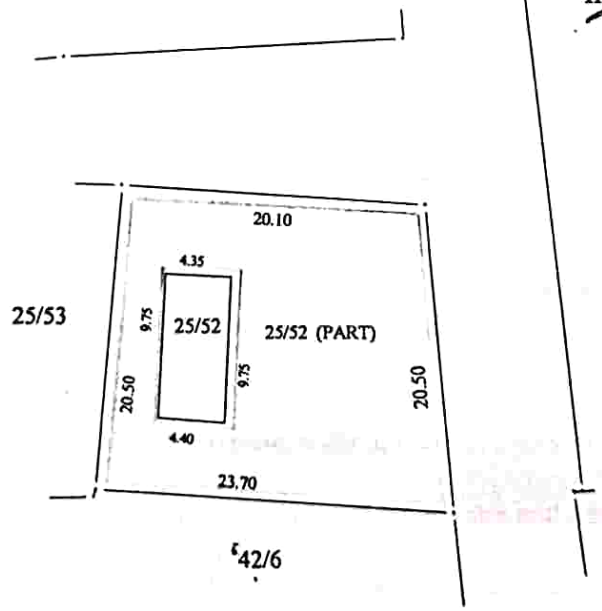
OF THE LAND BEARING CHALTA No. 52 (PART) OF P.T.SHEET. NO. 25 SITUATED AT MAPUSA CITY OF BARDEZ TALUKA APPLIED BY IVOR MARIA FERREIRA & ANITA FERREIRA NEE MOHINDRA FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO. CDBAR03-23-144/943 DATED 01-03-2023 FROM THE OFFICE OF THE DY. COLLECTOR & SDO, MAPUSA - BARDEZ GOA.

SCALE : 1:500

AREA FOR CONVERSION. ..... 423. Sq. Mts.

(RAJESH R. PAI KUCHELKAR)
Inspector of Surveys And Land Records
City Survey, Mapusa

INSPECTOR OF SURVEY & LAND RECORDS MAPUSA-GOA



Sub-Divl. Officer MAPUSA GOA

PREPARED BY

SHRIKANT P. PATIL
Field Surveyor

VERIFIED BY:

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 24/03/2023

FILE NO: 8/CNV/MAP/65/2023

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

No. 4/692/CNV/AC-III/2022/1534 **Dated: - 16/10/2023**
CAD3BAR10-22-396

Read: Application dated 18/10/2022 received from Mr. Ivor Maria Ferreira and Mrs. Anita Ferreira Nee Mohindra, both residing at Flat No. 19, 1A Montague Road, Wimbledon, London, SW19 1TZ, UK 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 **Mr. Ivor Maria Ferreira and Mrs. Anita Ferreira Nee Mohindra, both residing at Flat No. 19, 1A Montague Road, Wimbledon, London, SW19 1TZ, UK** being the occupant of the plot registered, under **Chalta No.6 (Part) P.T. Sheet No. 42** Situated at **Mapusa City , 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 **Chalta No.6 (Part) of P.T. Sheet No. 42 admeasuring 883 Sq. Mtrs** be the same a little more or less for the purpose of **Commercial with 200 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 **Commercial** 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 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 .

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA ★

...2/-

APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remark
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
22.50 m	56.30 m	883 Sq. mts	CHALTA No. 6 (PART) of PT SHEET NO. 42	CHALTA No.53 of PT SHEET NO. 25 & CHALTA No. 52 of PT SHEET NO.25	CHALTA No. 11 of PT Sheet No. 42	ROAD	ROAD	

Village : Mapusa City
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 1165560/- (Rupees Eleven Lakhs Sixty Five Thousand Five Hundred and Sixty Only) vide e-challan No. 202300638780 dated 29/08/2023
2. As per TCP report No. TPBZ/8214.MAPUSA/TCP-23/1500 dated 09/03/2023 the plot falls in Commercial (C1) Zone with 200 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1183/DCFN/TECH/2022-23/1594/2519 dated 02/03/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023/1139 dated 27/02/2023.
5. This Sanad is issued for conversion of an area for Commercial 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

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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 **Mr. Ivor Maria Ferreira and Mrs. Anita Ferreira Nee Mohindra, both residing at Flat No. 19, 1A Montague Road, Wimbledon, London, SW19 1TZ, UK** here also hereunto set his hand on this 11th day of September, 2023.

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

Mr. Nester Thomas Sequeira
POA Holder for
Mr. Ivor Maria Ferreira &
Mrs. Anita Ferreira Nee Mohindra
Applicants.

(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa –Goa

Signature and Designation of Witnesses

1. JAVED AHMAD
2. Prajod U. Langode.

Complete address of Witness

1. H.No 1117/6 Hallimodo Bitona.
2. H.No 141/A. Dte. Mapusa Goa

We declare that **Mr. Nester Thomas Siqueira, R/o. S2/3, Amit Apartments, Alto - Betim, Bardez-Goa** POA holder for **Mr. Ivor Maria Ferreira and Mrs. Anita Ferreira Nee Mohindra, both residing at Flat No. 19, 1A Montague Road, Wimbledon, London, SW19 1TZ, UK** 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. JAVED AHMAD
2. Prajod U. Langode

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 Chief Officer, Mapusa Municipal Council - Bardez –Goa.

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

PLAN

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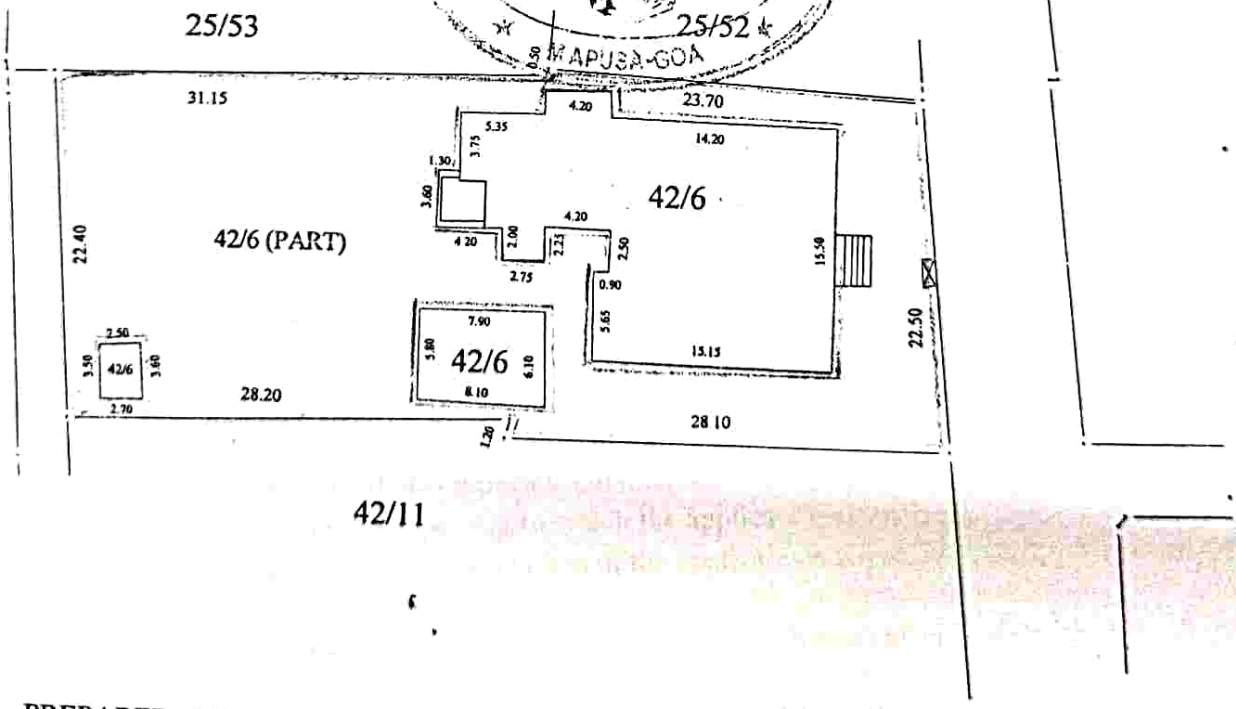
OF THE LAND BEARING CHALTA No. 6 (PART) OF P.T.SHEET. NO. 42 SITUATED AT MAPUSA CITY OF BARDEZ TALUKA APPLIED BY IVOR MARIA FERREIRA & ANITA FERREIRA NEE MOHINDRA FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO. 4/692/CNV/AC-III/2022/353 DATED 28-02-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR - III, NORTH GOA DISTRICT, MAPUSA GOA.

SCALE : 1:500

AREA FOR CONVERSION. ..... 883 Sq. Mts.

(RAJESH R. PAI KUCHELKAR)
Inspector of Surveys And Land Records
City Survey, Mapusa



PREPARED BY

SHRIKANT P. PATIL
Field Surveyor

VERIFIED BY:

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 24/03/2023

FILE NO: 8/CNV/MAP/66/2023