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

No. 4/37/CNV/AC-III/2023/342

Dated: 28/02/2023

Read: Application dated 28/12/2022 received from Mrs. Maria Celia De Mello, R/o H. No. 1638, Saipem-Candolim, Goa 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. Maria Celia De Mello, R/o H. No. 1638, Saipem-Candolim, Goa** being the occupant of the plot registered, under **Survey No. 53 Sub Div No.1-D** Situated at **Calangute 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. 53/1-D admeasuring 13051 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 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

...2/-

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Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North	South	East	West	6
401.20 Mts	66.40 Mts	13051 Sq. Mts	Survey No. 53 Sub Div No.1-D	VILLAGE SALIGAO	Survey No. 53 Sub Div No.13 & Survey No. 55 Sub Div No.6 & 7	Survey No. 54 Sub Div No.1, 1-I, 1-J, 1-G, 1-F, 1-H, 1-C, 1-B, 1-A & Survey No. 54 Sub Div No.4,5 &6	Survey No 53 Sub Div No I, II & 13	

Village : CALANGUTE
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 2484240/- (Rupees Twenty Four Lakhs Eighty Four Thousand Two Hundred and Forty Only) vide e-challan No. 202300141450 dated 21/02/2023.
2. As per Zonning Certificate No. TPBZ/ZON/10791/CAL/TCP-2022/01 dated 28/12/2022 the plot falls in "Residential Zone (S2) & Partly Overlapped with No Development Slopes with permissible 80 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1137/DCFN/TECH/2022-23/1450 dated 07/02/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023 dated 27/01/2023.
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

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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 **Mrs. Maria Celia De Mello, R/o H. No. 1638, Saipem-Candolim, Goa** here also hereunto set his hand on this day of 28th February, 2023.

Celia D'Mello

(Maria Celia De Mello,)
Applicant

28/02/23

(Pundalik V. Kholjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa

Signature and Designation of Witnesses

1. Shelton Ramakant Shelton

2. Lloyd Braganza

Complete address of Witness

1. H.No. 15, Chimbel - Goa

2. H.No. Canca Saulim Goa

We declare that **Mrs. Maria Celia De Mello, R/o H. No. 1638, Saipem-Candolim, 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. Shelton Ramakant Shelton

2. Lloyd Braganza

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.

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