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

No. 4/136/CNV/AC-III/2024/530 Dated: - 28/ 03 /2024

Read: Application dated 21/03/2024 received from 1.) Mr. Jose Francisco Henriques, 2.) Mrs. Rita Ana Delfina Do Carmo Lobo Henriques, 3.) Mr. Carlos Alberto Henriques 4.) Mrs. Ana Paula Barcelo Rodrigues Henriques, all R/o. 880, Alto –Porvorim, Goa and 5.) Mr. Fernando Eduardo Henriques alias Fernando Henriques, R/o. Prudential Palms Chogm Road, Porvorim-Bardez, Goa 403521 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.) Mr. Jose Francisco Henriques, 2.) Mrs. Rita Ana Delfina Do Carmo Lobo Henriques, 3.) Mr. Carlos Alberto Henriques 4.) Mrs. Ana Paula Barcelo Rodrigues Henriques, all R/o. 880, Alto –Porvorim, Goa and 5.) Mr. Fernando Eduardo Henriques alias Fernando Henriques, R/o. Prudential Palms Chogm Road, Porvorim-Bardez, Goa 403521, Goa** being the occupant of the plot registered, under **Survey No.204 Sub Div No. 3 (Part)** Situated at **Socorro 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.204/3 (Part) admeasuring 7950 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, 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 .

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

...2/-

APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
				North	South	East	West	
1	2	3	4					
87.00 Mts.	139.25 Mts	7950	Survey No. 204 Sub Div. No. 3 (Part)	Survey No. 205 Sub Div. No. 1, 2	Survey No. 205 Sub Div No. 2,3,4,5,6,7	Survey No. 204 Sub Div. 3	Survey No. 204 Sub. Div. No. 4,5,6,7,8 & ROAD	
Village : Socorro Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 1192500 /- (Rupees Eleven Lakhs Ninety Two Thousand Five Hundred Only) vide e-challan No. 202400244957 dated 27/03/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/15464/SOC/TCP-2024/2296 dated 08/03/2023 the plot falls partly in "Settlement Zone" having (VP-2) Status with permissible 60 FAR (as per enclosed plan).
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1941/DCFN/TECH/2023-24/1455 dated 26/03/2024.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2023 dated 22/03/2024.
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.
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 **1.) Mr. Jose Francisco Henriques, 2.) Mrs. Rita Ana Delfina Do Carmo Lobo Henriques, 3.) Mr. Carlos Alberto Henriques 4.) Mrs. Ana Paula Barcelo Rodrigues Henriques, all R/o. 880, Alto –Porvorim, Goa and 5.) Mr. Fernando Eduardo Henriques alias Fernando Henriques, R/o. Prudential Palms Chogm Road, Porvorim-Bardez, Goa 403521** here also hereunto set his hand on this 28th day of March, 2024.

28/03/2024

Mr. Bradley Fernandes
POA holder for
Mr. Fernando Eduardo Henriques alias Fernando Henriques
Applicant

28/03/2024

Mrs. Maria Cristina Rita Pinto Do Rosario
POA holder for
Mr. Jose Francisco Henriques
Mrs. Rita Ana Delfina Do Carmo Lobo Henriques
Mr. Carlos Alberto Henriques
Mrs. Ana Paula Barcelo Rodrigues Henriques

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

Contd...3/N

Signature and Designation of Witnesses

1. George Tavares
2. Maria Nunes

Complete address of Witness

1. H.No.933 Attafordem Moira
2. H. No 933 Attafordem Moira.

We declare that **Mrs. Maria Cristina Rita Pinto Do Rosario, R/o. H. No. 880, Near Holy Family Primary School, Alto-Porvorim, Socorro-Bardez, Goa POA holder for Mr. Jose Francisco Henriques, and 2). Mrs. Rita Ana Delfina Do Carmo Lobo Henriques, and 3.) Mr. Carlos Alberto Henriques 4.) Mrs. Ana Paula Barcelo Rodrigues Henriques, all R/o. 880, Alto -Porvorim, Goa and Mr. Bradley Fernandes, R/o. Prudential Palms Chogm Road, Porvorim-Bardez, Goa 403521 POA holder for 5.) Mr. Fernando Eduardo Henriques alias Fernando Henriques, R/o. Prudential Palms Chogm Road, Porvorim-Bardez, Goa 403521** 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. George Tavares
2. Maria Nunes

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 Socorro- Bardez –Goa.