



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

No. 4/218/CNV/AC-III/2024
CAD3BAR09-23-489

1468

Dated: - 23/09/2024

Read: Application dated 06/09/2024 received from Mr. Godfrey Fernandes, R/o. B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev, Ahmedabad City, Gujarat, 380054 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. Godfrey Fernandes, R/o. B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev, Ahmedabad City, Gujarat, 380054 being the occupant of the plot registered, under P.T. Sheet No. 7 Chalta No. 6 (Part) Situated at Mapusa City of 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 P.T. Sheet No. 7 Chalta No. 6 (Part) admeasuring area 1425 Sq. Mtrs be the same a little more or less for the purpose of Residential with 100 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.



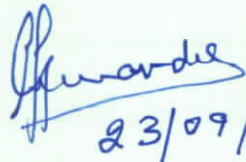
APPENDIX - I

Length and Breadth		Total Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Rem arks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
43.60 Mts.	52.25 Mts	1425 Sq. Mts.	P.T. Sheet No. 7 Chalta No. 6 (Part)	ROAD	ROAD P.T. Sheet No. 7 Chalta No. 12	ROAD P.T. Sheet No. 7 Chalta No. 6	P.T. Sheet No. 7 Chalta No. 6	
Village : Mapusa City Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 570000/- (Rupees Five Lakhs Seventy Thousand Only) vide e-challan No. 202400539293 dated 18/07/2024.
2. As Per Zonning Certificate No. NGPDA/Tech.Gen/Mapusa/Vol.XXV/1611/2023 dated 21/08/2023 the plot falls in Settlement S-1 Zone Permissible FAR 100 and Partly Natural Reserve/Orchard Zone (Plan enclosed).
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-246/DCFN/TECH/2024-25/299 dated 27/05/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2024/3430 dated 28/05/2024.
6. 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.
7. 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

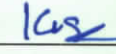
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Godfrey Fernandes, R/o. B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev, Ahmedabad City, Gujarat, 380054** here also hereunto set his hand on this 23rd day of September, 2024.


23/09/2024
Mr. Godfrey Fernandes
Applicant




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

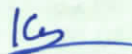
Signature and Designation of Witnesses

1. Kishor G. Naik 
2. Manshika Salgaonkar 

Complete address of Witness

1. H.no. 21/A Phuler Mapusa- Goa
2. H.no. 264/2-A Dhargal pernem - Goa

We declare that **Mr. Godfrey Fernandes, R/o. B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev, Ahmedabad City, Gujarat, 380054** 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. Kishor G. Naik 
2. Manshika Salgaonkar 

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 Chief Officer, Mapusa Municipal Council, Mapusa- Bardez -Goa.

114/



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA



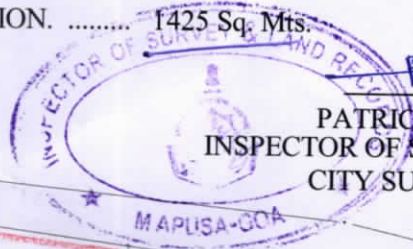
PLAN

OF THE LAND BEARING CHALTA . No.6 (PART) OF P.T.SHEET No.7
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY GODFREY FERNANDES
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.CAD3BAR09-23-489/767 DATED 09-05-2024
FROM THE OFFICE ADDITIONAL COLLECTOR-III., MAPUSA-GOA.

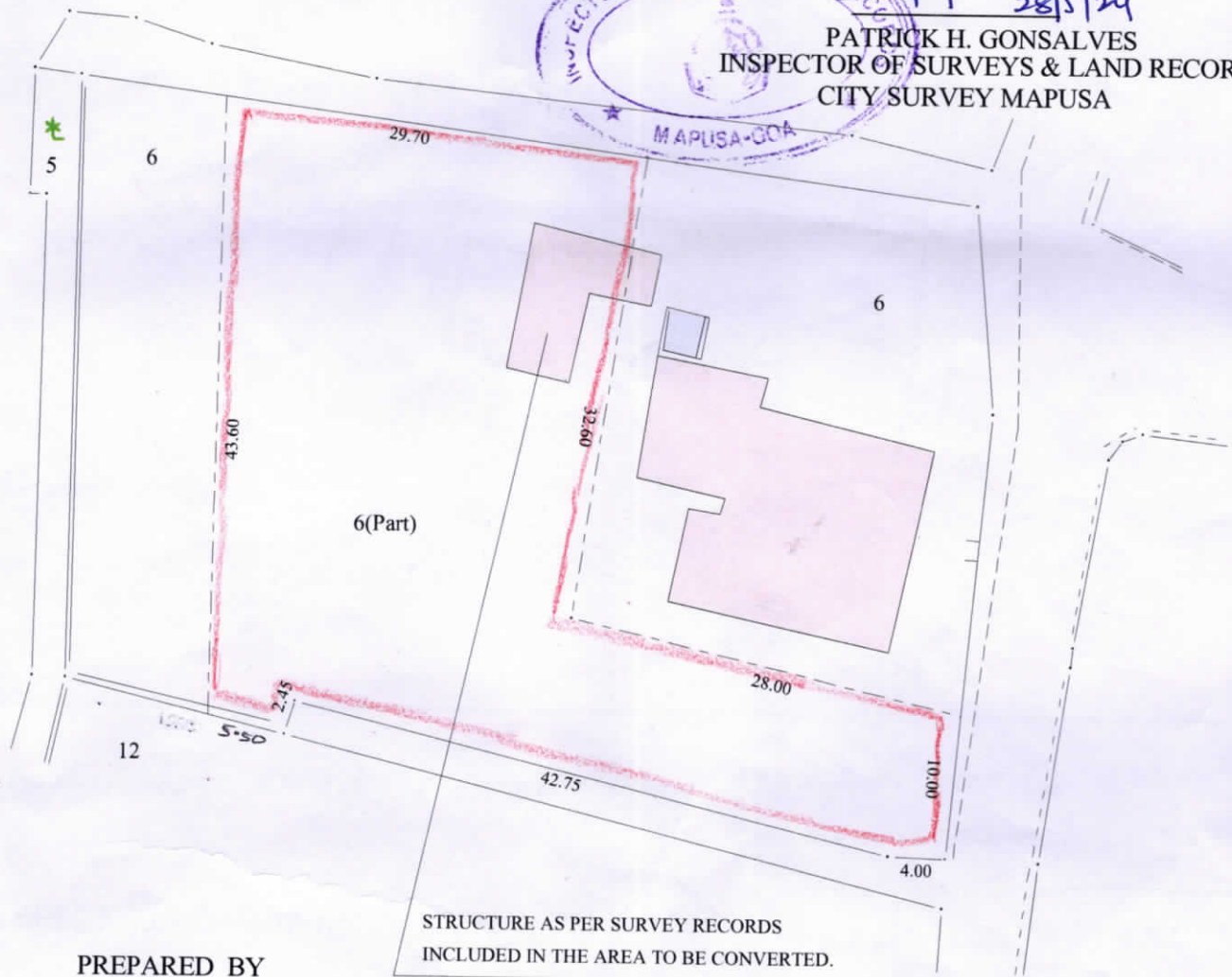
SCALE : 1:500



AREA APPLIED FOR CONVERSION. 1425 Sq. Mts.



PATRICK H. GONSALVES
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

VIVEK BUDE.
Field Surveyor

VERIFIED BY

PARESH RIVANKAR.
Head Surveyor

SURVEYED ON: 20/05/2024

FILE No. 8/CNV/MAP/154/2024

Government Of Goa

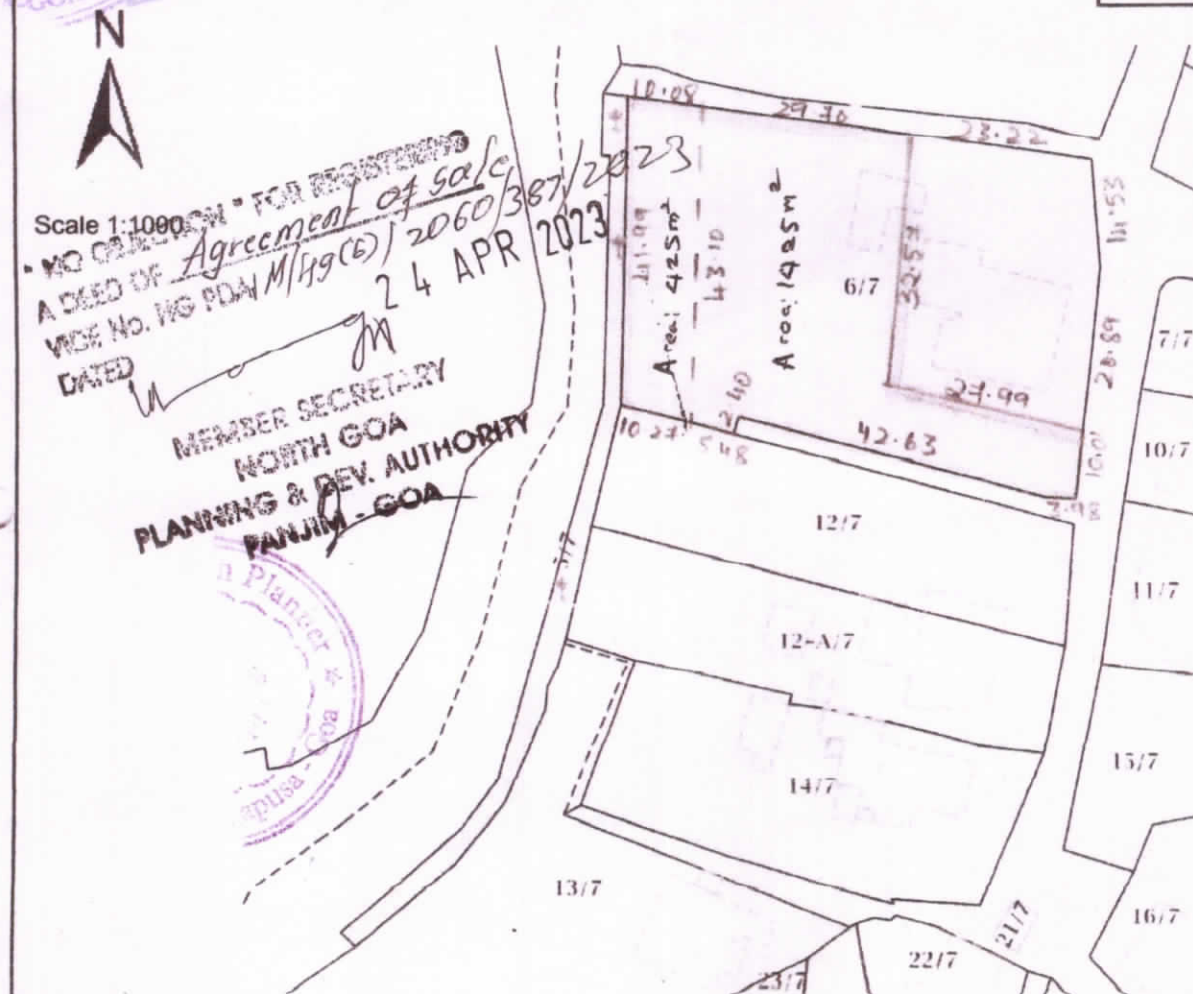
Directorate of Settlement and Land records

Survey Plan

Taluka Name : Mapusa Village Name : Mapusa

Appln date: 17-01-2023

Ref. No. :123-1360



TALUKA : BARDEZ

CITY : MAPUSA

P.T. SHEET No. / CHALTA No. : 7/ 5,6

PARK / PLAY GROUND / RECREATIONAL / S.D IS / BUFF. Zone : - 425m²

Settlement Zone : - 1425m²

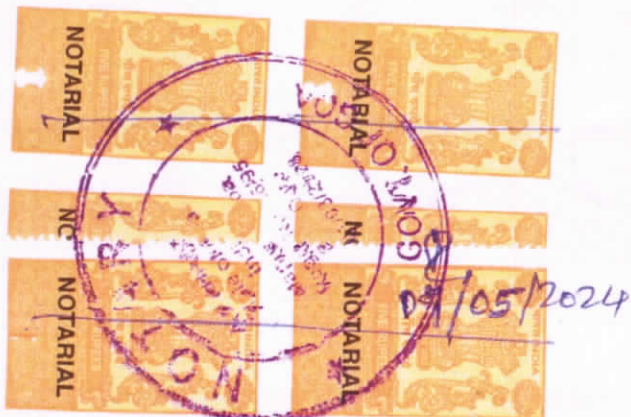
TOTAL - 1850m²

[Signature]

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 18/01/2023 15:18:19 as per Online Ref No.123-1360. This record is valid without any signature as per Govt of Goa Notification No. 28/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



Issue of GeoXerox True Copy / Copies / Original
Of the Document On 09/05/2024
Under Reg. No. 2684/2024

[Signature]
A. K. PHADTE
NOTARY

Office No. 17, First Floor, El-Capitan Center,
Mapusa Bardez, Goa.