



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

No. 4/07/CNV/AC-III/2020 /595

Date: - 08/07/2020

Read : Application dated 13/12/2019 received from Mr. Benjamin T. Azavedo R/o H. No. 88, Moicawadda, Pilerne, Bardez- Goa, received 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. Benjamin T. Azavedo R/o H. No. 88, Moicawadda, Pilerne, Bardez- Goa, being the occupant of the plot registered under P.T. Sheet No.62, of Chalta No 14 situated at Mapusa City, in 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.62, of Chalta No 14 admeasuring 1023 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 date, 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, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

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
Mapusa Municipal Council
Received: 8/7/20
Date: 8/7/20

OFFICE OF THE MAMLATDAR
Mapusa
Received: 8/7/20
Date: 08/7/2020

Office of Senior Town & Country Planning Dept
Govt. of Goa
Mapusa - Goa

OFFICE OF THE ADDL. COLLECTOR
CITY SURVEY MAPUSA
Received No.:
Date: 08/07/2020
Cont. 2/

APPENDIX - I

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
60.25 mts	19.35 mts	1023 Sq.mts	P.T.Sheet No 62 of Chalta No 14	ROAD	P.T.Sheet No 62 of Chalta No 16C	P.T.Sheet No 62 of Chalta No 15	P.T.Sheet No 62 of Chalta No 18/5	NIL
Village : Manuwa G.								

Village : Mapusa City
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,14,830/- (Rupees Two Lakhs Fourteen Thousand Eight Hundred Only) vide e-challan No. 202000569344 dated 16/06/2020..
2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/5995/MAP/TCP-20/743 dated 13/02/2020 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-750/DCFN/TECH/2019-20/288 dated 26/02/2020
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2020/794 dated 29/01/2020
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.

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 by **Mr. Benjamin T. Azavedo R/o H. No. 88, Moicawadda, Pilerne, Bardez- Goa** here also hereunto set his/her hand on this 28 day of July, 2020.

Mr. Benjamin T. Azavedo
Applicant

(Mahadev J. Araundekar)
Additional Collector III
North Goa District



Name and Signature of Witnesses

1. Kalpesh G. Karmad
2. Shyama Azavedo

Complete address of Witness

1. H No 88 Moicawadda Pilerne Bardez
2. H No 88 Moicawadda Pilerne

We declare by **Mr. Benjamin T. Azavedo R/o H. No. 88, Moicawadda, Pilerne, Bardez- Goa** who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be and he/She has affixed his/her signature hereto in our presence.

1. Kalpesh G. Karmad
2. Shyama Azavedo

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 Chairperson Mapusa Municipal Council Mapusa - Goa .

08/07/20

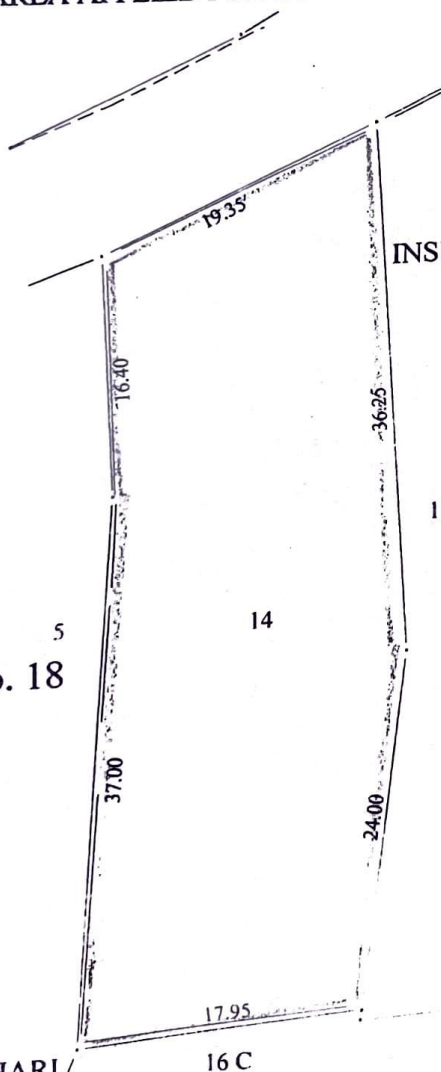
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

OF THE LAND BEARING CHALTA No. 14 OF P.T.SHEET No. 62
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY BENJAMIN T. AZAVEDO
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO. 4/07/CNV/AC-III/2020/376 DATED 12-03-2020,
FROM THE OFFICE OF THE ADDITIONAL COLLECTOR III, MAPUSA-GOA.

SCALE : 1:500

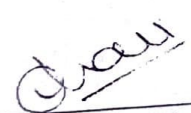
 AREA APPLIED FOR CONVERSION. 1023 Sq. Mts.



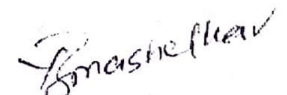
~~RAJESH R. PAI KUCHELKAR~~
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

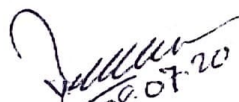

CHANDRASHEKAR G. CHARI
Field Surveyor

VERIFIED BY


YOGESH B. MASH. ELKAR
Head Surveyor

SURVEYED ON: 03/06/2020

FILE No. 10/CNV/CITY/MAP/2020


08.07.20
Additional Collector - III
North, Mapusa - Goa