

No.RB/CNV/BAR/AC-I/21/2016

Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 6 /04/2018

- Read 1) Application dated 04/06/2017 from Cyril Cajetin Geroge through his Power of Attorney holder Shri. Virupaksha S. Betageri, r/o. H.No.64 B1/3, Baman wado, Karaswada Mapusa, Bardez Goa.
- 2) Report No. MAM/BAR/A.K/Conv/2016/2191 dated 05/05/2016 from Mamlatdar of Bardez Mapusa Goa.
- 3) Report No. TPB/2316/TIV/TCP-17/2175 dated 28/07/2017 from Town and Country Planning Department, Mapusa.
- 4) Report No. 5/CNV/BAR-44/DCFN/TECH/2016-17/158 424 dated 30/05/2016 from Dy. Conservator of Forests, Ponda.
- 5) Letter No. 8/CNV/MAP/35/18/569 dated 13/03/2018 from I.S.L.R, Mapusa – Goa.

**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 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, 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) Cyril Cajetin Geroge being the occupant of the plot registered under survey No. 368/1 known as Bhatlem Situated at Village Tivim 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 survey No. 368/1, admeasuring 1600.00 sq. mts. be the same a little more or less for the purpose of Residential Use.

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 there under 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 use, 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 contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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.

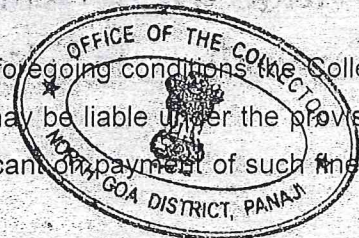
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back 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 thereunder.

APPENDIX - I

Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to Sout	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	51.00 mts.	43.00 mts.	1600	Survey No. 368 Sub Div No.1 (Part)	ROAD	S. No. 368 Sub Div No. 11 & 10	S. No. 368 Sub Div No. 2	ROAD M. A. S. T. GAON BARDEZ ARI Regd. No. 331 EXPIRY DA 28.02.20	NIL
Village: TIVIM Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Challan No. 117/17-18 dated 27/03/2018.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2316/TIV/ TCP-17/2175 dated 28/07/2017.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri. Cyril Cajetin Geroge represented by his Power of Attorney holder Shri. Virupaksha S. Betageri here also hereunto set his hands this 6th day of April, 2018.

(Signature)

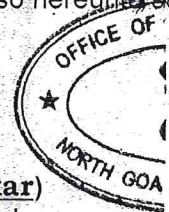
(Cyril Cajetin Geroge)

P.O.A holder of Virupaksha S. Betageri

(Signature)

(Vikas S. N. Gaunekar)

Additional Collector-I



Signature and Designation of Witnesses

1. Venkatesh K. Surav *(Signature)*
2. Ganath Patilkar *(Signature)*

Complete address of Witnesses

1. Sonar Waddo Veila Carica Bardez Goa
2. Cianeliraga Amouora Bardez Goa

We declare that Virupaksha S. Betageri Power of Attorney holder representing Shri Cyril Cajetin Geroge has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

(Signature)
(Signature)

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.
4. The Sarpanch, Village Panchayat Tivim, Bardez - Goa.

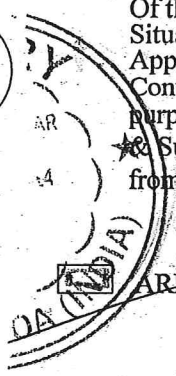
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

REVISED PLAN

Of the Land bearing Sub. Div. No.1 of Survey No.368
Situated at Tivim village of Bardez Taluka,
Applied by Cyril Cajetan George,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-I/21/2016 dated 05-02-2018,
Subsequent Memorandum dated 20-02-2018,
from the Office of the Collector, North Goa District, Panaji-Goa.

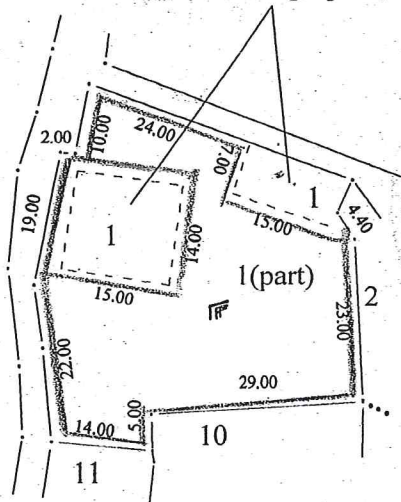
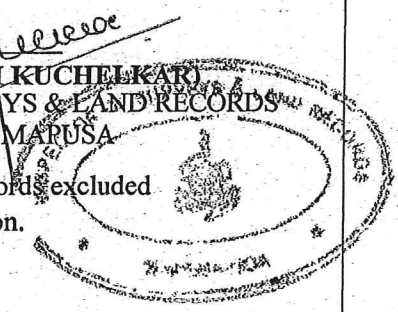
SCALE 1:1000

AREA PROPOSED TO BE CONVERTED -----1600 Sq. Mts.



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

Structures as per existing survey records excluded
from the area proposed for conversion.



SURVEY No. 368

PREPARED BY

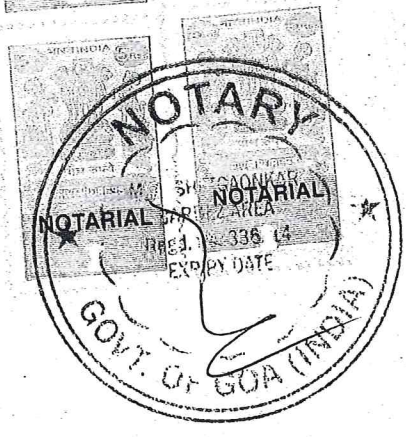
SAMIR A. NAIK
Field Surveyor

VERIFIED BY

RAJESH B. MASHEKAR
Head Surveyor

SURVEYED ON: 07/02/2018

FILE No. 8/CNV/MAP/35/18



Certified that this is a True Copy
Mapusa on 15/1/2021

M. A. S. Shetgaonkar
M. A. SHETGAONKAR
NOTARY
BARDEZ TALUKA

Regd. No. 35/2021