



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

No. 4/299/CNV/AC-III/2023 | 1625
CAD3BAR07-23-391

Dated: - 31/10/2023

Read: Application dated 10/07/2023 received from 1.) Mr. Frankie Vaz, r/o. H. No. 3/132, Karaswada, Mapusa, Bardez, North-Goa 403507, 2.) Mr. Keith Lenon Noronha, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurdwar Road, Charni Road (East) Mumbai, Maharashtra, 400002, 3.) Mrs. Christina D'Souza Vaz R/o. H. No. 3/132, Karaswada, Mapusa-Bardez, North-Goa, 4.) Mrs. Jenifer Mahindra D'Souza , r/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 5.) Dinesh Kumar Mahindra, R/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 6.) Enid Rodrigues, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurwal Road, Charni-Road (East), Mumbai, Maharashtra, 400002. 7.) Mr. Nathaniel Rodrigues, R/o. Marian, Chikuwadi, 1st Lane, Near St. Anthony Church, Malad (West) Mumbai-Maharashtra, 400095 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. Frankie Vaz, r/o. H. No. 3/132, Karaswada, Mapusa, Bardez, North-Goa 403507, 2.) Mr. Keith Lenon Noronha, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurdwar Road, Charni Road (East) Mumbai, Maharashtra, 400002, 3.) Mrs. Christina D'Souza Vaz R/o. H. No. 3/132, Karaswada, Mapusa-Bardez, North-Goa, 4.) Mrs. Jenifer Mahindra D'Souza , r/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 5.) Dinesh Kumar Mahindra, R/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 6.) Enid Rodrigues, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurwal Road, Charni-Road (East), Mumbai, Maharashtra, 400002. 7.) Mr. Nathaniel Rodrigues, R/o. Marian, Chikuwadi, 1st Lane, Near St. Anthony Church, Malad (West) Mumbai-Maharashtra, 400095 being the occupant of the plot registered, under Chalta No.51-A P.T. Sheet No. 52 Situated at Mapusa City, 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 Chalta No.51-A of P.T. Sheet No. 52 admeasuring 997 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.



Contd....2/-

- 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 .

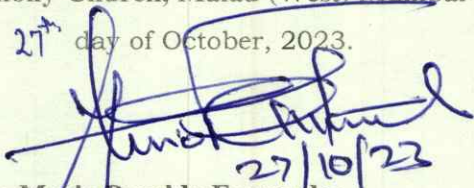
APPENDIX - I

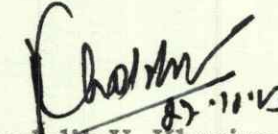
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
57.00 m	21.80 m	997 Sq. mts	P.T. Sheet No. 52 Chalta No. 51-A (Part)	ROAD	ROAD	P.T. Sheet No. 52 Chalta No. 51, 51-A	ROAD	
Village : Mapusa City Taluka : Bardez								

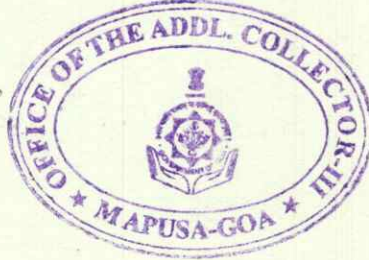
Remarks:-

- The applicant has paid conversion Fees of Rs. 239280/- (Rupees Two Lakhs Thirty Nine Thousand Two Hundred and Eighty Only) vide e-challan No. 202300744791 dated 13/10/2023.
- As per NGPDA Report No. NGPDA/Tech.Gen/Mapusa/vol.XXV/564/2023 dated 15/05/2023 the plot falls in Settlement (S-1) Zone with 100 FAR.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-776/DCFN/TECH/2022-23/977 dated 01/09/2023.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023 dated 06/09/2023.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- 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 1.) Mr. Frankie Vaz, r/o. H. No. 3/132, Karaswada, Mapusa, Bardez, North-Goa 403507, 2.) Mr. Keith Lenon Noronha, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurdwar Road, Charni Road (East) Mumbai, Maharashtra, 400002, 3.) Mrs. Christina D'Souza Vaz R/o. H. No. 3/132, Karaswada, Mapusa-Bardez, North-Goa, 4.) Mrs. Jenifer Mahindra D'Souza , r/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 5.) Dinesh Kumar Mahindra, R/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 6.) Enid Rodrigues, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurwal Road, Charni-Road (East), Mumbai, Maharashtra, 400002. 7.) Mr. Nathaniel Rodrigues, R/o. Marian, Chikuwadi, 1st Lane, Near St. Anthony Church, Malad (West) Mumbai-Maharashtra, 400095 here also hereunto set his hand on this 27th day of October, 2023.


27/10/23
Mr. Mario Beraldo Fernandes
POA Holder for
1.) Mr. Frankie Vaz,
2.) Mr. Keith Lenon Noronha,
3.) Mrs. Christina D'Souza Vaz
4.) Mrs. Jenifer Mahindra D'Souza ,
5.) Dinesh Kumar Mahindra,
6.) Enid Rodrigues.,
7.) Mr. Nathaniel Rodrigues
Applicants.


07.11.23
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa-Goa



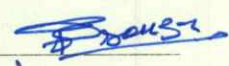

Signature and Designation of Witnesses

1. Malcolme de Souza 
2. Neres Fernandes 

Complete address of Witness

1. A-105, Sai Greens Mapusa Bardez Goa
2. 24 Jeevanee complex, FF-11, Mapusa

We declare that **Mr. Maria Beraldo Fernandes, R/o. H. No. 242/A-1, Duler-Mapusa, Goa** POA holder for 1.) Mr. Frankie Vaz, r/o. H. No. 3/132, Karaswada, Mapusa, Bardez, North-Goa 403507, 2.) Mr. Keith Lenon Noronha, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurdwar Road, Charni Road (East) Mumbai, Maharashtra, 400002, 3.) Mrs. Christina D'Souza Vaz R/o. H. No. 3/132, Karaswada, Mapusa-Bardez, North-Goa, 4.) Mrs. Jenifer Mahindra D'Souza , r/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 5.) Dinesh Kumar Mahindra, R/o. 2-4-46, Kummari Gutta Chandulal Bowli, Sikh Village Secunderabad, Tirumalagiri, Napier Lines, Hyderabad, Telengana, 500009, 6.) Enid Rodrigues, R/o. Mehta Estate, A-Block, 1st Floor, 262-Thakurwal Road, Charni-Road (East), Mumbai, Maharashtra, 400002. 7.) Mr. Nathaniel Rodrigues, R/o. Marian, Chikuwadi, 1st Lane, Near St. Anthony Church, Malad (West) Mumbai-Maharashtra, 400095 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. Malcolme de Souza 
2. Neres Fernandes 

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 Chief Officer, Mapusa Municipal Council - Bardez -Goa.

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

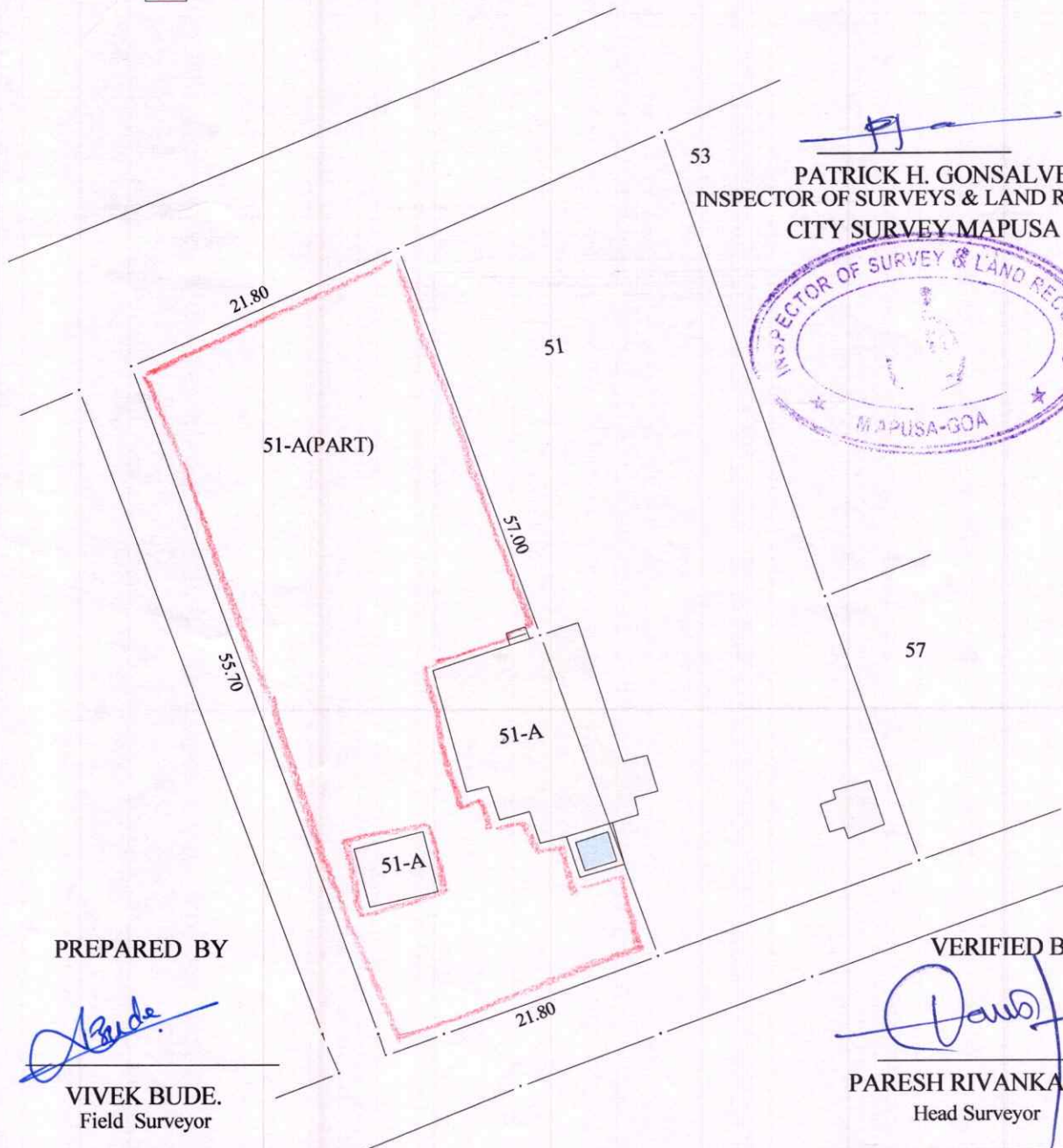



PLAN

OF THE LAND BEARING CHALTA . No.51-A(PART) OF P.T.SHEET No.52
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY MR. FRANKIE VAZ AND OTHERS
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.CAD3BAR07-23-391/1323 DATED 28-08-2023
FROM THE OFFICE ADDITIONAL COLLECTOR -III., NORTH GOA DISTRICT MAPUSA-GOA.

SCALE : 1:500

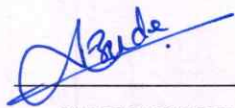
 AREA APPLIED FOR CONVERSION. 997 Sq. Mts.




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: 06/09/2023

FILE No. 8/CNV/MAP/265/2023