

**FORM I & XIV**

100016605869

Date : 06/03/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Tivim
गांव
Name of the Field Auchit Wado
शेताचें नांव

Survey No. 341
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.15.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pat-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.02.50	0000.00.00	0000.02.50	0000.18.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Alexander Augustine Luis Mario de Souza		6482	
2	Annabelle Aranha E D'Souza		6482	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राारि	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

et delays
Annabelle DeSouza

ANANDSAGAR HC MES
[Signature]
PARTNER



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

No. 4/688/CNV/AC-III/2022/373
CAD3BAR22-90

Dated: - 06/03/2023

Read: Application dated 27/08/2022 received from Mr. Alexander Augustine Luis Mario De Souza and Mrs. Annabelle Aranha E D'Souza, both r/o. Auchit Vaddo, Tivim-Bardez, Goa 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. Alexander Augustine Luis Mario De Souza and Mrs. Annabelle Aranha E D'Souza, both r/o. Auchit Vaddo, Tivim-Bardez, Goa being the occupant of the plot registered, under Survey No. 341 Sub Div No. 3 Situated at Tivim 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. 341/3 admeasuring 1800 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 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 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.

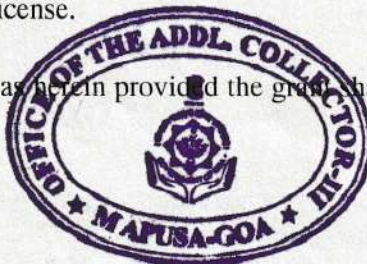
c) The necessary road widening set-back is to be maintained before any development in the land

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 .




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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
58.00 Mts	69.50 Mts	1800 Sq. Mts	Survey No. 341 Sub Div No.3	ROAD & Survey No. 341 Sub Div No.4	Survey No. 341 Sub Div No.6 & 8	ROAD & Survey No. 341 Sub Div No.4	ROAD & Survey No. 341 Sub Div No.7	
Village : Tivim Taluka : Bardez								

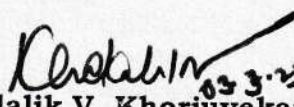
Remarks:-

1. The applicant has paid conversion Fees of Rs. 243000/- (Rupees Two Lakhs Forty Three Thousand Only) vide e-challan No. 20230066356 dated 24/01/2023.
2. As per Zonning Certificate No. TPBZ/ZON/10753/TIV/TCP-2022/7962 dated 23/12/2022 the plot falls in Settlement Zone (VP-1) with permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-985/DCFN/TECH/2022-23/1250 dated 03/01/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/52 dated 06/01/2023.
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

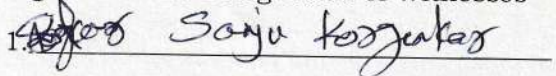
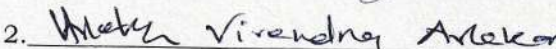
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa **Mr. Alexander Augustine Luis Mario De Souza and Mrs. Annabelle Aranha E D'Souza, both r/o. Auchit Vaddo, Tivim-Bardez, Goa** here also hereunto set his hand on this 06th day of March, 2023.


(Alexander Augustine Luis Mario De Souza)
Applicant


(Annabelle Aranha E D'Souza)
Applicant


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

Signature and Designation of Witnesses

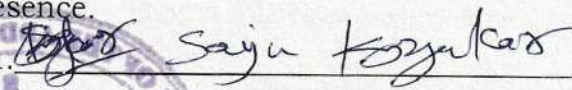
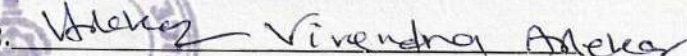
1. 
Sanju Kozjakar
2. 
Virendra Amlakar

Complete address of Witness

1. HNO-1487, Porvoin Bardez Goa

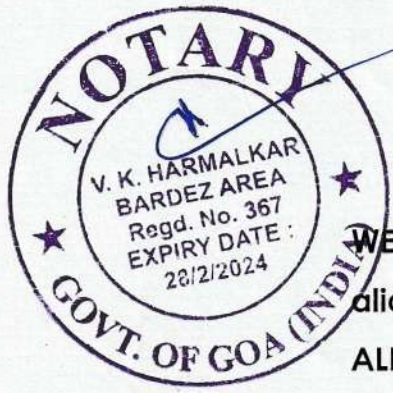
2. H. No. 94/2 - Gaura-waddo, Mapusa-Goa

We declare that **Mr. Alexander Augustine Luis Mario De Souza and Mrs. Annabelle Aranha E D'Souza, both r/o. Auchit Vaddo, Tivim-Bardez, Goa** 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. 
Sanju Kozjakar
2. 
Virendra Amlakar

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 Tivim- Bardez -Goa.



AFFIDAVIT/NO OBJECTION

WE, 1) **MR. ALEXANDER DESOUZA** alias **ALEXANDER DESOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**, son of late John Alexander De Souza alias J A Desouza, 72 years of age, married, retired, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Contact No [REDACTED] and 2) **MRS. ANNABELLE DESOUZA** alias **ANNABELLE ARANHA E D'SOUZA**, daughter of late Alfred John Aranha, 67 years of age, married, housewife, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Contact No. [REDACTED] both resident of Desouzias School, Hill Road, Sector-2, Raurkela (M), Rourkela-6, Sundergarh, Odisha- 769006; do hereby Solemnly affirm on oath and state as under:

1. We say that we have sold our Immovable Property known as "AUCHIT WADO" alias "CHONOICHEA GALIVACHEM BORDA", admeasuring 1,800 sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with a old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez - Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa, which Property is not found to be described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue of Bardez to **M/S. ANAND SAGAR HOMES**, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY** and **(2) MR. GOWTHAM SHETTY**.

Annabelle Desouza
Annabelle Desouza

2. We say that the said Property along with a old residential house therein is sold vide Deed of Sale, dated 21st February 2023.

3. We say that we have No Objection for the Electricity Department to transfer the Electricity connection in the name of **M/S. ANAND SAGAR HOMES**, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY** and **(2) MR. GOWTHAM SHETTY**.



That this affidavit is sworn for the purpose of producing the same to Electricity Department for effecting transfer.

Solemnly affirmed at Mapusa, Bardez- Goa, on this 8th day of March 2023.

Alexander Desouza

MR. ALEXANDER DESOUZA

alias **ALEXANDER DESOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**

DEPONENT NO.1

Identified on the basis of Aadhar Card no. 9579 9993 7287

Annabelle Desouza

MRS. ANNABELLE DESOUZA

alias **ANNABELLE ARANHA E D'SOUZA**

DEPONENT NO.2

Identified on the basis of Aadhar Card no. 8100 0274 8123

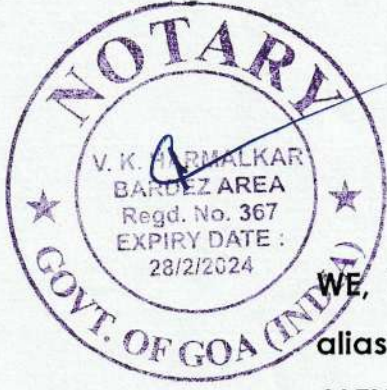


SOLENNLY AFFIRMED AND VERIFIED
BEFORE ME BY 1) Alexander Desouza
2) Annabella Desouza
WHO IS IDENTIFIED BEFORE ME BY _____

WHOM I PERSONALLY KNOWN
REG No. 1293/23 DATED 8/3/2023

Vikesh K. Harmalkar

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA



AFFIDAVIT/NO OBJECTION

WE, 1) **MR. ALEXANDER DESOUZA** alias **ALEXANDER DESOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**, son of late John Alexander De Souza alias J A Desouza, 72 years of age, married, retired, Indian National, having Pan Card bearing No. [REDACTED]; and Aadhaar Card bearing N [REDACTED]

[REDACTED], Contact No [REDACTED] and 2) **MRS. ANNABELLE DESOUZA** alias **ANNABELLE ARANHA E D'SOUZA**, daughter of late Alfred John Aranha, 67 years of age, married, housewife, Indian National, having Pan Card bearing No [REDACTED] and Aadhaar Card bearing No [REDACTED]

[REDACTED], Contact No. [REDACTED] both resident of Desouzias School, Hill Road, Sector-2, Raurkela (M), Rourkela-6, Sundergarh, Odisha- 769006; do hereby Solemnly affirm on oath and state as under:

1. We say that we have sold our Immovable Property known as "AUCHIT WADO" alias "CHONOICHEA GALIVACHEM BORDA", admeasuring 1,800 sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with a old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez - Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa, which Property is not found to be described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue of Bardez to **M/S. ANAND SAGAR HOMES**, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY** and **(2) MR. GOWTHAM SHETTY**.

et desouza
Annabelle Desouza

2. We say that the said property along with a old residential house therein is sold vide Deed of Sale, dated 21st February 2023.

3. We say that we have No Objection for Village Panchayat of Tivim to transfer the House Tax in the name of **M/S. ANAND SAGAR HOMES**, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY** and **(2) MR. GOWTHAM SHETTY.**



That this affidavit is sworn for the purpose of producing the same before the Village Panchayat of Tivim for effecting transfer of House Tax.

Solemnly affirmed at Mapusa, Bardez- Goa, on this 8th day of March 2023.

Alexander Desouza

MR. ALEXANDER DESOUZA

alias **ALEXANDER DESOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**

DEPONENT NO.1

Identified on the basis of Aadhar Card no. 9579 9993 7287

Annabelle Desouza
MRS. ANNABELLE DESOUZA

alias **ANNABELLE ARANHA E D'SOUZA**

DEPONENT NO.2

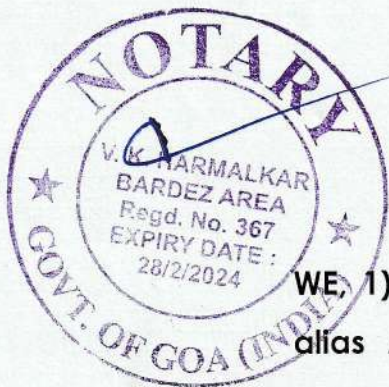
Identified on the basis of Aadhar Card no. 8100 0274 8123



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY 1) Alexander Desouza
2) Annabelle Desouza
WHO IS IDENTIFIED BEFORE ME BY _____

WHOM I PERSONALLY KNOWN
REG No. 1294/23 DATED 8/3/2023

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA



AFFIDAVIT/NO OBJECTION

WE, 1) **MR. ALEXANDER DESOUZA** alias **ALEXANDER DESOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA** alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**, son of late John Alexander De Souza alias J A Desouza, 72 years of age, married, retired, Indian National, having Pan Card bearing No [REDACTED] and Aadhaar Card bearing No [REDACTED]

Contact [REDACTED] and 2) **MRS. ANNABELLE DESOUZA** alias **ANNABELLE ARANHA E D'SOUZA**, daughter of late Alfred John Aranha, 67 years of age, married, housewife, Indian National, having Pan Card bearing No [REDACTED] and Aadhaar Card bearing No [REDACTED]

[REDACTED], Contact No [REDACTED], both resident of Desouzas School, Hill Road, Sector-2, Raurkela (M), Rourkela-6, Sundergarh, Odisha- 769006; do hereby Solemnly affirm on oath and state as under:

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et De Souza
Annabelle De Souza

2. We say that the said property along with a old residential house therein is sold vide Deed of Sale, dated 21st February 2023.

3. We say that we have No objection for Public Works Department to transfer the Water connection in the name of **M/S. ANAND SAGAR HOMES**, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY** and **(2) MR. GOWTHAM SHETTY**.



That this affidavit is sworn for the purpose of producing the same to Public Works Department for effecting transfer.

Solemnly affirmed at Mapusa, Bardez- Goa, on this 8th day of March 2023.

ed Desouza

MR. ALEXANDER DESOUZA

alias **ALEXANDER DESOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA**

alias **ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**

DEPONENT NO.1

Identified on the basis of Aadhar Card no. 9579 9993 7287

Annabelle Desouza

MRS. ANNABELLE DESOUZA

alias **ANNABELLE ARANHA E D'SOUZA**

DEPONENT NO.2

Identified on the basis of Aadhar Card no. 8100 0274 8123



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY 1) Alexander Desouza
2) Anabella Desouza
WHO IS IDENTIFIED BEFORE ME BY _____

WHOM I PERSONALLY KNOWN
REG No. 1295/23 DATED 8/3/2023

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA