

No.RB/CNV/BAR/COLL/45/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji-Goa.

Dated : 29/11/2011

Read: Application dated 22/06/2011 from Benzyl E. DSouza, r/o. Altinho, Panaji-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) Mr. Benzyl E. D'Souza being the occupants of the plot registered under P.T.Sheet No. 42 Chalta No. 1 known as == Situated at Mapusa City, Bardez taluka registered under P.T.Sheet No. 42 Chalta No. 1 (hereinafter referred to as "the applicants, 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. 42 Chalta No. 1, admeasuring 1990 Square Metres 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 applicants 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 Applicants 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 applicants 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 applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause - (a) if the applicants 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.

Contd.

7. Code provisions applicable - Save as herein provided -
provisions of the said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
1 -	2	3	4	5				6
				North	South	East	West	
39.60 Sq.mts	50.54 Sq.mts	1990 sq.mts	P.T. Sheet No. 42 Chalta No. 1 Mapusa City Taluka : Bardez	P.T.S. No. 25 Ch.No. 56 & P.T.S. No. 25 Ch.No. 55-A	P.T.S. No. 42 Chalta No. 1	P.T.S. No. 42 Chalta No. 1-A	P.T.S. No. 42 Chalta No. 1	NIL

Remarks:-

- The applicant has paid the conversion fees of Rs. 79,600/- and Conversion Fine of Rs. 62,400/- amounting to Rs. 1,42,000/- (Rupees One Lakh Forty Two Thousand only) vide Receipt No. 9837 dated 23/11/2011
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPBZ/2660/MAP/2011/1682 dated 16/08/2011.
- The development/construction in the plot shall be governed as per rules in force.
- The Conversion Sanad issued should not be treated as a permission to regularize the existing structure.
- Further development on the plot shall be governed as per P.D.A regulation in force.

In witness whereof the **COLLECTOR** of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Mr. Benzyl E. D'Souza here also hereunto set his hands on this 29th day of November, 2011.

(Benzyl E. D'Souza)
Applicant

(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designation of Witnesses

1. John M. de Souza

2. Mander A. Nogueira

Complete address of Witness

1. Dangui colony, Mapusa, Goa

2. Corroswada Mapusa Goa.

We declare that Mr. Benzyl E. D'Souza, who has signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed his/her signature hereto in our presence.

1. _____
2. Nogueira

To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa
- The Chief Officer, Mapusa Municipal Council, Bardez-Goa



Directorate of Settlement and Land Records
Office Of The Inspector Of City Survey And Land Records
MAPUSA - GOA

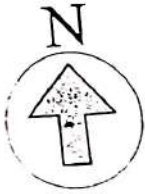
PLAN

OF THE LAND BEARING CHALTA NO 1 OF P.TSHEET NO42
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA

APPLIED BY MR BENZYL E D, SOUZA

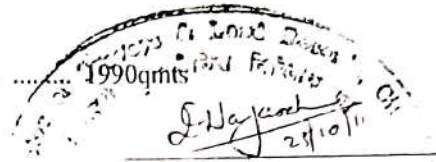
CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON AGRICULTURE
PURPOSE, VIDE CASE NO. RB/CNV/BAR/COLL/45/2011 DATED 17/10/2011

FROM THE OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.

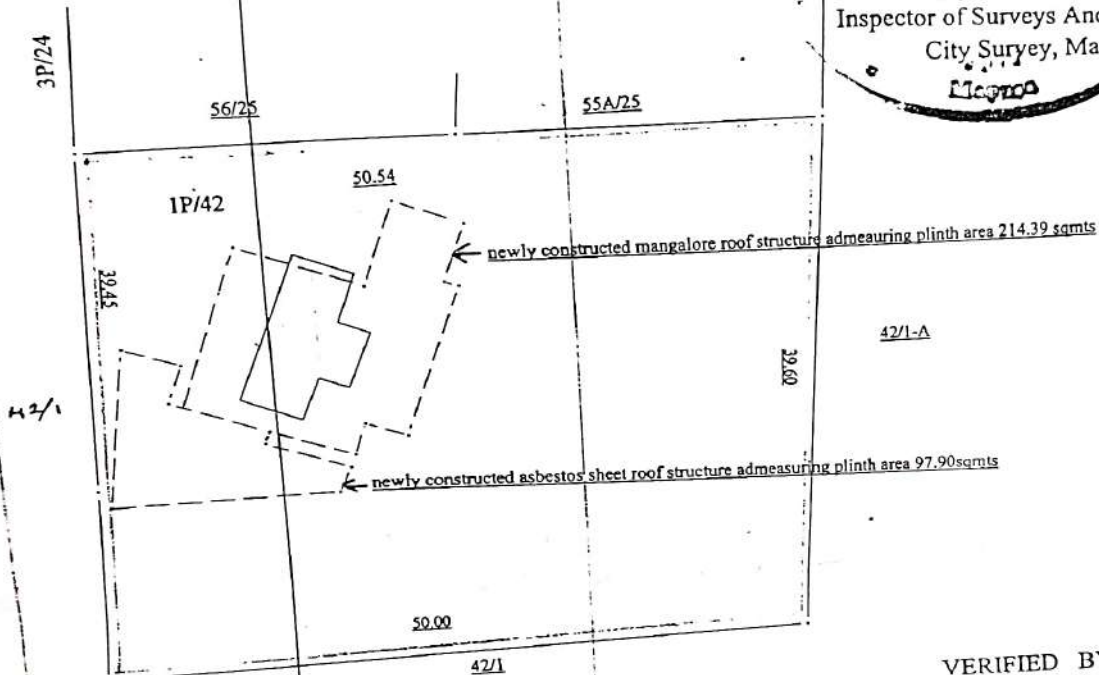


SCALE : 1:500

AREA APPLIED FOR CONVERSION. 1990sqmts



DOMIANA NAZARETH
Inspector of Surveys And Land Records
City Survey, Mapusa
Mapusa



PREPARED BY

Nitin M Pikulkar

NITIN M PIKULKAR
Field Surveyor

SURVEYED ON: 20-10-2011

VERIFIED BY:

Bharati Shirodkar

BHARATI SHIRODKAR
Head Surveyor

FILE NO:73/CNV/MAP/CITY/2011

