



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.  
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Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/AC-I/61/2015

**Read: Application dated 7/7/2015 from Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria c/o Daniel Ferrao, r/o H.No. 40, Rajwado, Mapusa-Goa.**

**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) **Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria**, being the occupant of the plot registered under **PT Sheet No. 17, Chalta No. 10/4** 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 **PT Sheet No. 17, Chalta No. 10/4 admeasuring 1521 Square Metres** 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 contravene 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.

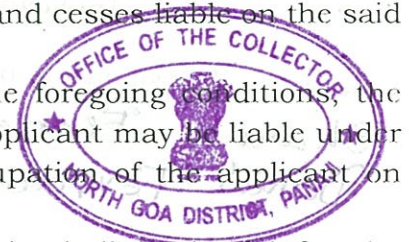
**6.a)** If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, 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.



**Contd....2**



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)   | BOUNDARIES                  |                                     |      |                                  | Remarks |
|---------|--------------------|-----------|------------------------|---|-----------------------------|-------------------------------------|------|----------------------------------|---------|
|         | North to           | East to   |                        |   | 5                           |                                     |      |                                  |         |
|         | 1                  | 2         | 3                      | 4                                       | North                       | South                               | East | West                             |         |
| 1.      | 22.60 mts          | 76.55 mts | 1521 Sq.Mts            | P.T.Sheet No. 17 Chalta No. 10/4 (PART) | P.T.Sheet No. 17 S.No. 10/3 | P.T.Sheet No. 17 Chalta No. 17 & 18 | ROAD | P.T.Sheet No. 17 S.No. 10/4 ROAD | NIL     |

City : Mapusa  
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 2,73,780/- and fine of Rs. 1,99,800/- both amounting to Rs. 4,73,580/- (Rupees Four Lakh Seventy Three Thousand Five Hundred Eighty Only) vide E-challan No.201600276643 dated 20/4/2016.
- The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2015-16/640 1988 dated 12/11/2015.
- The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1925/TCP/15/3684 dated 27/11/2015.
- The development/construction in the plot shall be governed as per laws/rules in force.
- The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.



In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the **Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria**, here also hereunto set his hand on this 27<sup>th</sup> day of April, 2016.

  
**(Allan J. A. Rosario Faria alias Allan Faria)**  
Applicant

  
**(SWAPNIL M. NAIK)**  
Additional Collector - I



Signature and Designature of Witnesses

- Sharon Fernandes 
- Daniel Ferrao 

Complete address of Witness

- Merees Vaddy
- H.No 40, Rajwaddo, Mapusa

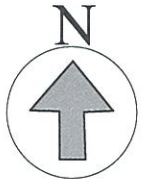
We declare **Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

- Sharon
- D. Ferrao

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

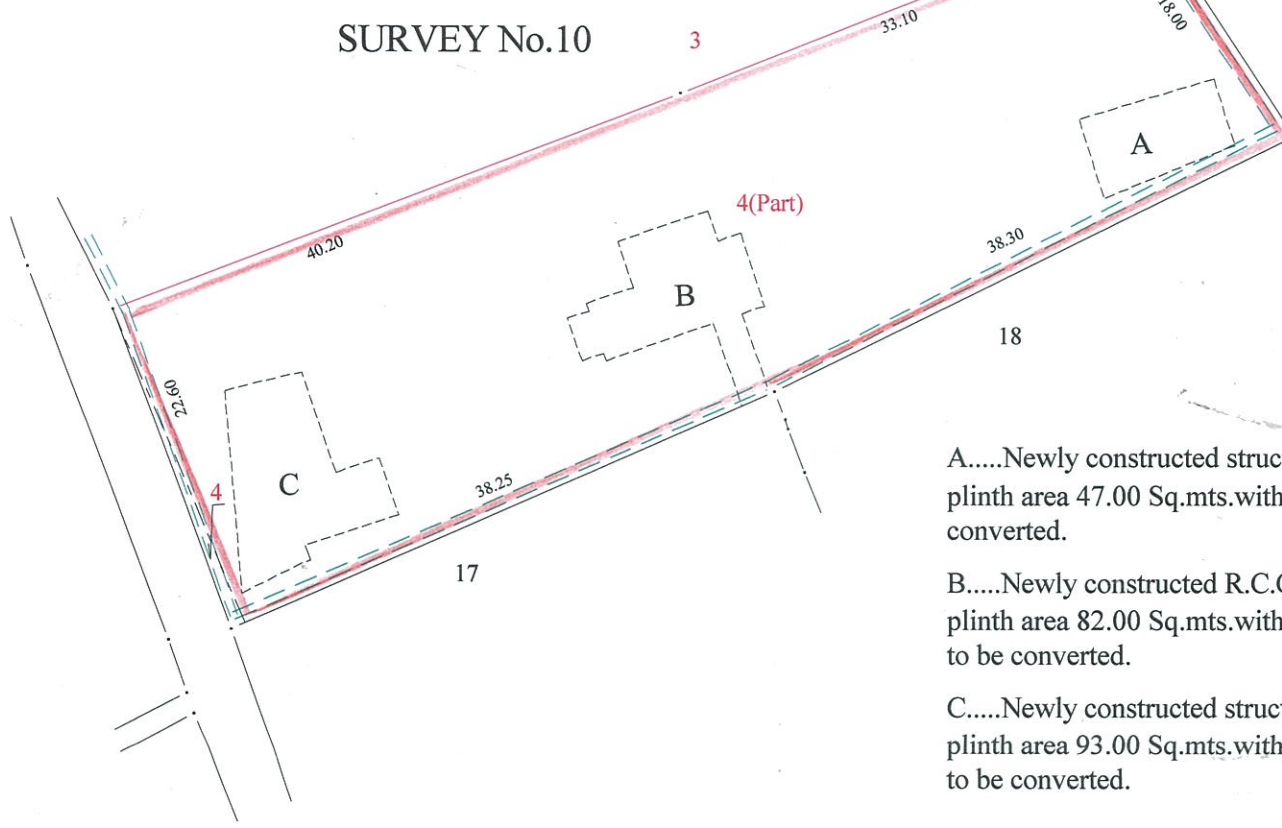


OF THE LAND BEARING CHALTA No.10/4 (Part) OF P.T.SHEET No.17  
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,  
APPLIED BY MR.ALLAN JEROME ANTHONY ROSARIO FARIA ALIAS ALLAN FARIA  
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE  
PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-I/61/2015 DATED-06-01-2016  
AND SUBSEQUENT ORDER DATED-11-03-2016, FROM THE OFFICE OF THE COLLECTOR  
NORTH GOA DISTRICT, PANAJI-GOA.

SCALE : 1:500

 AREA APPLIED FOR CONVERSION. ....1521 Sq. Mts.

  
ANAND V. VAIGANKAR  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



- A.....Newly constructed structure admeasuring plinth area 47.00 Sq.mts.within the area to be converted.
- B.....Newly constructed R.C.C.structure admeasuring plinth area 82.00 Sq.mts.within the area to be converted.
- C.....Newly constructed structure admeasuring plinth area 93.00 Sq.mts.within the area to be converted.

PREPARED BY

NILESH L. PASTE  
Field Surveyor

VERIFIED BY

YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 18/02/2016

FILE No. 05/CNV/CITY/MAP/16