

Date: 25/07/2013

- Ref: 1) 5/SGF/CONV/231/2012-13/908 dated 27/07/12 of Forest Dept., Margao.  
2) 50/CI-I/CONV/2012/2610 dated 07/09/2012 Mamlatdar Mormugao.  
3) 50/CI-I/CONV/2012/3683 dated 15/11/2012 Mamlatdar Mormugao.  
4) DH/4971/1/MTP/12/1044 dated 04/09/2012 of Dy.Town Planner, Mormugao  
5) Affidavit cum Indemnity Bond of applicant dated 08/07/2012 executed before Notary Satishchandra Talauliker bearing Reg no: 7030/13

READ: Application dated 13/06/2012 U/s 32 of Land Revenue Code, 1968



S A N A D  
S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue  
(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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 there under) by **Mr. Francisco Xavier Da Silva Moniz, Rep PoA holder Shri Anil Maruti Sawant, Office no: 2, 3rd Floor, Karma Peas Building, Near. Old Bus Stand, Vasco-da-Gama, Goa** being the occupant of the plot registered under **Chalta no: 4, 6, 7, 8 & 12 of P.T.Sheet no: 145, Vasco-City, Mormugao-Goa** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his 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 **Chalta no: 4, 6, 7, 8 & 12 of P.T.Sheet no: 145, Vasco-City, Mormugao-Goa** admeasuring an area **3620 Square meters** be the same a little more or less, for the purpose of Residential use only.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

8. If any person claims ownership right and succeeds in it, the conversion shall stand

Applicant at his own peril.

in force in Goa. Any violations of these provisions shall be solely at the cost of the

7. The Applicant shall comply with the provisions of Town and Country Planning Act

the provisions of the said Code and Rules there under.

6. Code provisions applicable: Save as herein provided the grant shall be subject to

revenue.

recover the cost of carrying out the same from the Application as an arrears of land

behalf by the Collector and on such removal or alteration not being carried out and

use contrary to the provisions of this grant within such time as specified in that

Collector to direct the removal or alteration of any building or structure erected or

(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the

of the applicant on payment of such fine and assessment as he may direct.

liable under the provisions of the said Code continue the said plot in the occupation

Collector may, without prejudice to any other penalty to which the applicant may be

5. Penalty Clause: (a) If the applicant contravenes any of the foregoing conditions the

the said land.

4. Liability for rates: The applicant shall pay all taxes, rates and cesses leviable on

sanction of the Collector.

thereon for any purpose other than Residential purpose, without the previous

3. Use: The Applicant shall not use the said land and building erected or to be erected

of this Sanad.

by the Collector under the said Code and Rules thereunder with effect from the date

2. Assessment: The Application shall pay the non-agricultural assessment when fixed

for which the permission is granted and to prevent non-sanitary conditions.

the Land sufficiently to render suitable for the particular non-agricultural purpose

1. Leveling and clearing of the Land: The Applicant shall be bound to level and clear



existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.

10. Any further development in the plot shall be strictly as per the rules in force.

11. Necessary permission from Chief Town Planner under section 17A of TCP Act shall be obtain before converting the land

12. 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

13. The Right of way of road/access is 15.00mts hence front setback of minimum  $7.50\text{mts} + 3.00\text{mts} = 10.50\text{mts}$  shall be kept from centerline of road.

14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.

15. Applicant shall obtain necessary permission from Railway authorities before commencements of any development, if required.

16. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.

17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.

18. Applicant shall not disturb the natural flow of water.

19. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.

20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the



conversion Sanad shall also stand cancelled from such date of withdrawal,

REVOCATION OF OTHERWISE

shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

#### Appendix-I


Length & Breath		Total Superficial Area	Forming (part of) Survey No/Sub Div No. or PTS No/Ch. No	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
40.00 mts	105.00 mts	3620 Sq.mts	P.T.Sheet no: 145 Ch. No: 4, 6, 7, 8 & 12, Vasco-City, Mormugao Taluka	P.T.S no:/Ch. No: 1,2 & 143/21 & road	Nallah	Nallah	P.T.S 146/Ch. No: 1	


Conversion is Sanctioned for Residential purpose with permissible F.A.R 100% based on the report of Dy.Town Planner, Mormugao referred at Sr. no: 4 of page no: 1. Applicant has credited Conversion fees of Rs. 868800/- (Eight lakhs sixty eight thousand eight hundred only) vide challan no 35/13-14 respectively in the State Bank of India, Margao

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant Mr. Francisco Xavier Da Silva Moniz, Rep PoA holder Shri Anil Maruti Sawant, Office no: 2, 3rd Floor, Karma Peas Building, Near. Old Bus Stand, Vasco-da-Gama, Goa hereunto set his hand this 25<sup>th</sup> day of July 2013.

Mr. Francisco Xavier Da Silva Moniz,  
Rep PoA holder Shri Anil Maruti Sawant,  
Office no: 2, 3rd Floor, Karma Peas Building,  
Near. Old Bus Stand, Vasco-da-Gama, Goa

Signature and designation of the witnesses:

1. ANKITA RIVONKER 

2. Ramdas GAOIKAR 



(N.D. Agrawal)  
Collector  
South Goa District,  
Margao-Goa.

Copy to:

1. The Inspector of Survey and Land Records, Mormugao.
2. The Town and Country Planning Dept., Mormugao
3. The Dy. Conservator of Forest, Margao-Goa.
4. The Mamlatdar of Mormugao