



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

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No: **AC-II/MOR/SG/CONV/72/2019/6366**

Date: **15 / 6 / 2021.**



READ: Application U/S 32 of LRC, 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) **Pedro Bravo Da Costa, r/o. Office at Bravo's Clinic, Next to Pai Nursing Home Vaddem, Vasco-da-Gama, Goa**, being the occupant of the plot registered under Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka, Goa, admeasuring an area **826.00 sq.mts** (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 Land under Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka, Goa, admeasuring an area **826.00 sq.mts** be the same a little more or less, for the purpose of **Commercial** use only.

The Asst. Conservator of Forest, South Goa Division, Margao- Goa, has submitted report vide letter No 5/SGF/CONV/283/2019-20/1719 dated 26/09/2019, has informed that his office has inspected the area and it is observed that the area under Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka admeasuring an area of 826.00. is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan. the said area/plot does not figure in the list of survey

numbers identified as private forest by State level Expert Committee & newly appointed committee Forest(Conservation) Act, 1980, is not applicable to the said area/plot.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/CONV/2019/3989 dated 16/09/2019, wherein he has stated the applicant is private owner and land situated City area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.10,000/- per sq.mts., there is 15.00 mts wide road access, there was no Tenants/Mundakars on the land proposed for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally not Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists there is lake to the North side of the proposed plot for conversion, there is no structure in the proposed land, the proposed for conversion is surveyed under Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization eighter 200 mts. or 500 mts. HTL, the proposed conversion is recommended.

AND WHEREAS, the Town Planner, Mormugao, has submitted report stating that the Land under Chalta No. 71 of P.T.S. No. No.94 of Vasco City of Mormugao Taluka, as per the Outline Development Planning Area 2026, the plot in question is located in the Commercial (C1), having permissible F.A.R. 200, has recommended the conversion for Commercial purpose, an admeasuring area of 826.00 sq.mts. vide report No.DH/6447/MTP/19/633 dated 17/09/2019 .

The Inspector of Survey & Land Records, City Survey, Vasco-da-Gama, has submitted the six copies of plan an admeasuring area of 826.00 sq.mts. of Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka, vide letter No.2/ISLR/CTS/VAS/CONV/08/2020/334 dated 12/08/2020

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹10,90,320/- (Rupees ten lakh ninety thousand three hundred twenty only) vide e-challan no AC-II/9/2021-22 dated 19/04/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Suryakumar N. Naik, Notary Vasco-da-Gama, Reg. 4650/2021 dated 30/03/2021.

NOW THEREFORE, 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:

1. **Leveling 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 and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under 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 granted purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable 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 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 Application as an arrears of land revenue.
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. ***NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.***
8. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. Sanad shall not take away Mundecial/Tenancy rights of any individual, if any, 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.
11. Any further development in the plot shall be strictly as per the rules in force.
12. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.



Specified

13. 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.
14. The Right of way of road/access serving the plot under reference is 20.00 mts hence front setback of minimum $(10.00 \text{ mts} + 3.00 \text{ mts}) = 13.00 \text{ mts}$ shall be kept from the centre line of the road for secondary development.
15. Traditional access, passing through the plot, if any shall be maintained.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
17. 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.
18. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity.
21. 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.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-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 or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicants.
23. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
24. In future if any dispute arises regarding the ownership, title, etc, than the applicant 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 & Breadth		Total Superfi cial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
39.90 mts	23.95 mts	826.00 Sq.mts	Chalta No. 71 of P.T.S. No.94 of Vasco City of Mormugao Taluka	North: PTS No.94,95 of Ch Nos.36, 44 South: Road East: PTS No.94 of Ch. Nos. 88,47 & 89 West: PTS No.94 of Ch. Nos. 135, 50
Conversion is Sanctioned for Commercial purpose with (C-1) having permissible F.A.R 200 based reports/NOC referred at page no: 1 & 2 in this sanad				

In witness whereof the Additional Collector-II 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 **Pedro Bravo Da Costa, r/o. Office at Bravo's Clinic, Next to Pai Nursing Home Vaddem, Vasco-da-Gama, Goa,** hereunto set his hand this **15th** day of **June** 2021.

Shri Shailesh Sadashiv More PoA for Pedro Bravo Da Costa (applicant)

Signature and names of the witnesses:

1. Avinash Kadam
2. Krishna Hanijan



(Signature)
(Sanjit Rodrigues, I.A.S.)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare that Shri Shailesh Sadashiv More, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Avinash Kadam
2. Krishna Hanijan

Copy to:

1. The Mamlatdar of Mormugao-Goa.
2. The Town Planner, Mormugao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Mormugao, Goa.



GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Directorate of Settlement and Land Records

VASCO-GOA

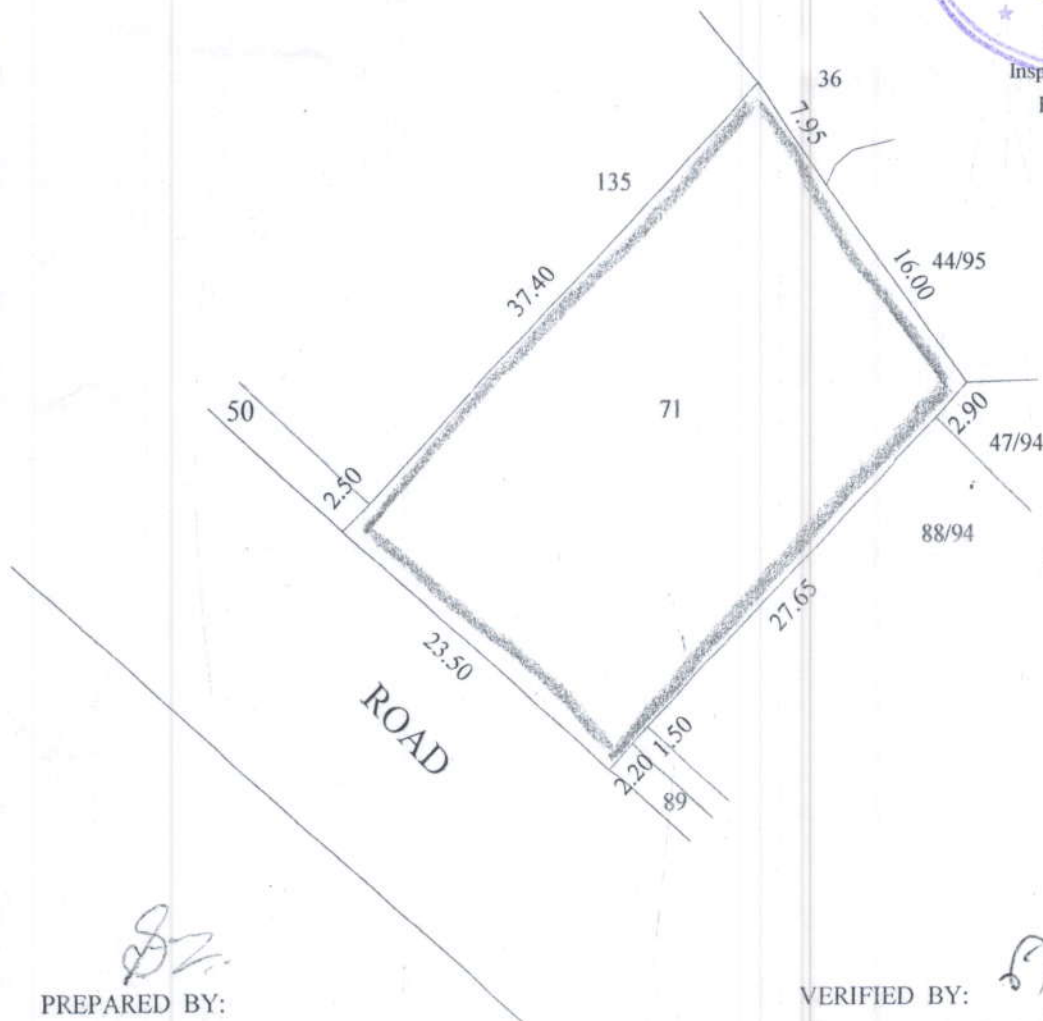


SHOWING THE LAND BEARING CHALTA No. 71 OF P. T. SHEET NO. 94 SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY SHRI PEDRO BRAVO COSTA FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON-AGRICULTURAL PURPOSE VIDE ORDER No.AC-11/MOR/SG/CONV/72/2019/8261 DATED 21/07/2020 FROM O/O. ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO, GOA.

SCALE :1:500



PROPOSED AREA FOR CONVERSION 826.00 Sq. Mtrs



PREPARED BY:
SYDNEY XAVIER (F.S)

VERIFIED BY:
SMT. MRUNAL T. RANE (H. S.)

FILE No.: 2/ISLR/CTS/VAS/CONV/08/2020