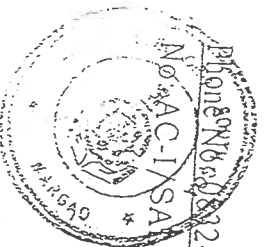


OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT  
Room No: 449, Fourth Floor,  
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

No. AC-1/SA/SG/CONV/101/2019/14202

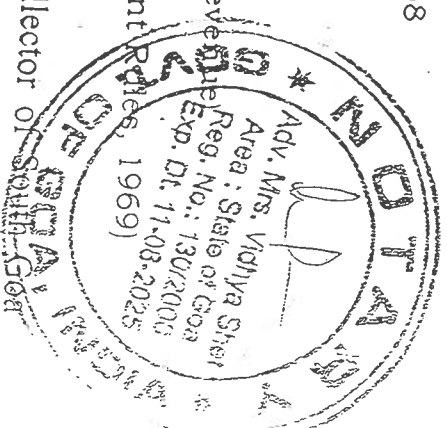
Date: 11/12/2020.



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 Code, 1968)  
(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) Hayat Infrastructure, rep by POA Azeem Abdul, H. No. 442/14, Alto Dabolim, Near Hotel Gate Gourmet Vasco Goa, being the occupant of the plot registered under Survey No. 116/4-A of Chicalim Village of Mormugao Taluka, admeasuring an area 1235.00 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 Survey No. 116/4-A of Chicalim Village of Mormugao Taluka, admeasuring an area 1235.00 sq.mts be the same a little more or less, for the purpose of Residential use only.

AND WHEREAS, the The Dy. Town Planner, Mormugao Taluka, has submitted report of Survey No.116/4-A of Chicalim Village of Mormugao Taluka, as per Outline Development Plan of Mormugao-2026, the plot under reference is:

compartment of South Goa Division Working Plan. The area also does not figure in the list of Survey numbers identified as private forest by State Level Expert Committee. Thus, the FCA 1980 is not applicable to the said plot.

AND WHEREAS, the Mamlatdar of Mormugao, has submitted report vide no: MAM/MOR/COVN/2020/1013 dated 11/08/2020, wherein he has stated 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 an accessed by 6.00 mts wide proposed road to the plot sought for conversion, there is no tenants/mundakars on the proposed land for conversion as per the form I & XIV, there was no Tenants/Mundakars on the land proposed for conversion as on till date, the land proposed for conversion is not low lying nor water bodies exists, there is exist no structure in the proposed land, the proposed for conversion is surveyed under survey No. 116/4-A of Chicalim Village of Mormugao Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 HTL, there are 3 coconut trees, 01 teakwood tree and 01 mango tree in the plot sought for conversion, the proposed conversion may be recommended.

AND WHEREAS, the Inspector of Survey & Land Records, Mormugao, Goa, has submitted the six copies of plan an admeasuring area of 1235.00 sq.mts. of Survey No. 116/4-A of Chicalim Village of Mormugao Taluka, further informed that there exists 3 coconut trees, 01, Mango Tree & 1 Teak wood tree and there is also electric line passing through the plot applied for conversion vide letter No.2/ISLR/MOR/CONV/15/2020/450 dated 22/09/2020

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 116/4-A of Chicalim Village of Mormugao Taluka, Goa, was approved and applicant has deposited Conversion fees of Rs.2,22,462/- (Rupees two lakh twenty two thousand four hundred sixty two only) vide e-challan no AC-1/37/2020-21 dated 01/12/2020, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Adv. Ms. Harjit Kaur Gurmit Singh, Notary Vasco da Gama, Reg. 4983/2020 dated 05/12/08/2020.

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 agricultural purpose for which the permission is granted and to prevent non-

Adv. Ms. Gurmit Singh  
Notary, Vasco da Gama  
Reg. No. 4983/2020



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 Mundecarial/Tenancy rights of any individual,

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.

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 6.00 mtrs.

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.

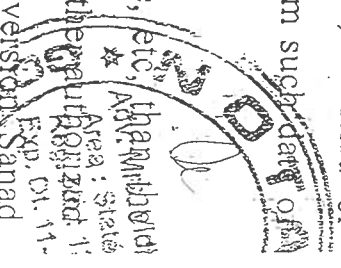
20.Low lying land, water bodies be protected and should not be harmed due to any activity.

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. the applicant shall be solely responsible and the Collector or any other authority shall not be officer on his behalf shall be at liberty to revoke the Conversion Sanad



25. The Minimum vertical and horizontal clearance between the building/structure & the electrical lines passing over or adjacent to the building/structure, respectively, shall not be less than that specified in the Rule No. 79& 80 of Indian Electricity Rules, 1956, as amended up to date.

### Appendix-I

Length & Breadth		Total Superficial Area	Forming Survey No Hissa No.	BOUNDARIES
North to South	East to West			
70.00 mts	20.60 mts	1235.00 Sq.mts	Survey No. 116/4-A of Chicalim Village of Mormugao Taluka	North: Sy.No.116/4 South: S. No.116/8 East: Sy.No.116/5 West: Sy.No.116/3

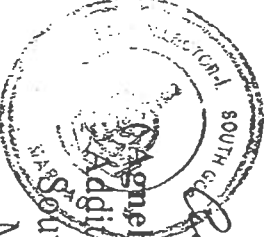
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC referred at page no: 1 & 2 in this sanad

In witness whereof the Additional Collector-I 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 **Hayat Infrastructure, rep by POA Azeem Abdul, H NO 442/14, Alto Dabolim, Near Hotel Gate Gourmet Vasco Goa,,** hereunto set his hand this                      day of December, 2020.

Azeem Abdul rep by POA of Hayat Infrastructure, (applicant)

Signature and names of the witnesses:

1. Joseph Menezes
2. Shailish More

  
Agonelo A.J. Fernandes  
Additional Collector-I,  
South Goa District,  
Margao-Goa

We declare that **Azeem Abdul**, 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.