

No.COL/SG/CON/56/2012/238
Office of the Collector,
South Goa District,
Margao-Goa

Date: 27/11/2012

- Ref: 1) 5/SGF/CONV/248/2012-13/1137 dated 29/08/2012 of Forest Dept., Margao.
2) TPM/24527/Margao/44/34/2012/3166 dated 22/08/2012 of TCP, Salcete.
3) MAM/SAL/CON/138/2012/238 dated 26/07/2012 Mamlatdar Salcete.
4) MAM/SAL/CON/2012/367 dated 16/10/2012 Mamlatdar Salcete

READ: Application dated 19/06/2012 U/s 32 of Land Revenue Code, 1968

S A N A D

S C H E D U L E - II



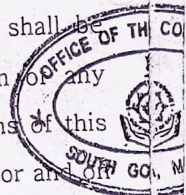
See Rule 7 of the Goa, Daman & Diu Land Revenue
Conversion of Use of Land non-agricultural Assessment Rules, 1969)

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 M/s R.P.C Builders & Developers, Shop no: 5, Alzira Apts., Fatorda, Margao-Goa, being the occupant of the plot registered under Chalta no: 34 of P.T.Sheet no: 44, Margao City, Salcete Taluka, 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: 34 of P.T.Sheet no: 44, Margao City, Salcete Taluka admeasuring an area 2046.40 Square meters be the same a little more or less, for the purpose of Commercial/Industrial Housing 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:

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 deposited non agricultural assessments 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 Residential 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 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. 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.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/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.
10. Any further development in the plot shall be strictly as per the rules in force.



11. 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.
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 access is 06.00mts hence front setback of minimum $3.00\text{mts} + 3.00\text{mts} = 6.00\text{mts}$ 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, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. 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.
19. 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 said Sanad and/or recover the balance as arrears of land Revenue from Applicant .
20. 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.
21. 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.

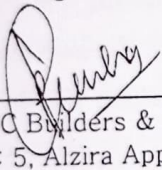


Appendix-I

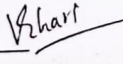
Length & Breath		Total Superficial Area	Forming (part of) Survey No. & Sub Division No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
57.00 mts	35.90 mts	2046.40 Sq.mts	Chalta no: 34 of P.T.Sheet no: 44, Margao City, Salcete Taluka	North: PTS no: 44/Ch. no: 21 South: PTS no: 44/Ch. no: 32 East: PTS no: 62/Ch. no: 94 & Road West: PTS no: 43/Ch. no: 10	

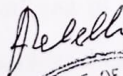
Conversion is Sanctioned for Commercial/Industrial Housing purpose with permissible F.A.R 60% based on the reports/NOC/Affidavit of referred at Sr. no: 1 of 4 of Page no: 1. Applicant has credited Conversion fees of ₹ 126000/- (One Lakh Twenty six thousand only) vide challan no 64/11-12 in the State 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 M/s R.P.C Builders & Developers, Shop no: 5, Alzira Appts., Fatorda, Margao-Goa hereunto set his hand this 27th day of November 2012.

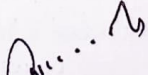

M/s R.P.C Builders & Developers,
Shop no: 5, Alzira Appts.,
Fatorda, Margao-Goa

Signature and designation of the witnesses:

1. Vinayak R. Chari Parsekar 

2. Ivon Rebelto 




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

Copy to:

1. The Inspector of Survey and Land Records, Salcete.
2. The Town and Country Planning Dept., Salcete
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Salcete.
5. M/s R.P.C Builders & Developers, Shop no: 5, Alzira Appts., Fatorda, Margao-Goa

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