



Government of Goa
Directorate of Settlement and Land records
Survey Plan

Taluka / Village Name : MORMUGAO / Dabolim

Survey / Subdiv No. : 61/1-AA,61/1-AB,61/1-AC,61/1-AD,61/1-AE,61/1-AF,61/1-AG,61/1-AI,61/1-AJ,61/1-AK,61/1-AL,61/1-AM,61/1-AM,61/1-AN,61/1-AQ,61/1-AP,61/1-AO,61/1-AR,61/1-AS,61/1-AU,61/1-AW,61/1-AX,61/1-AY,61/1-



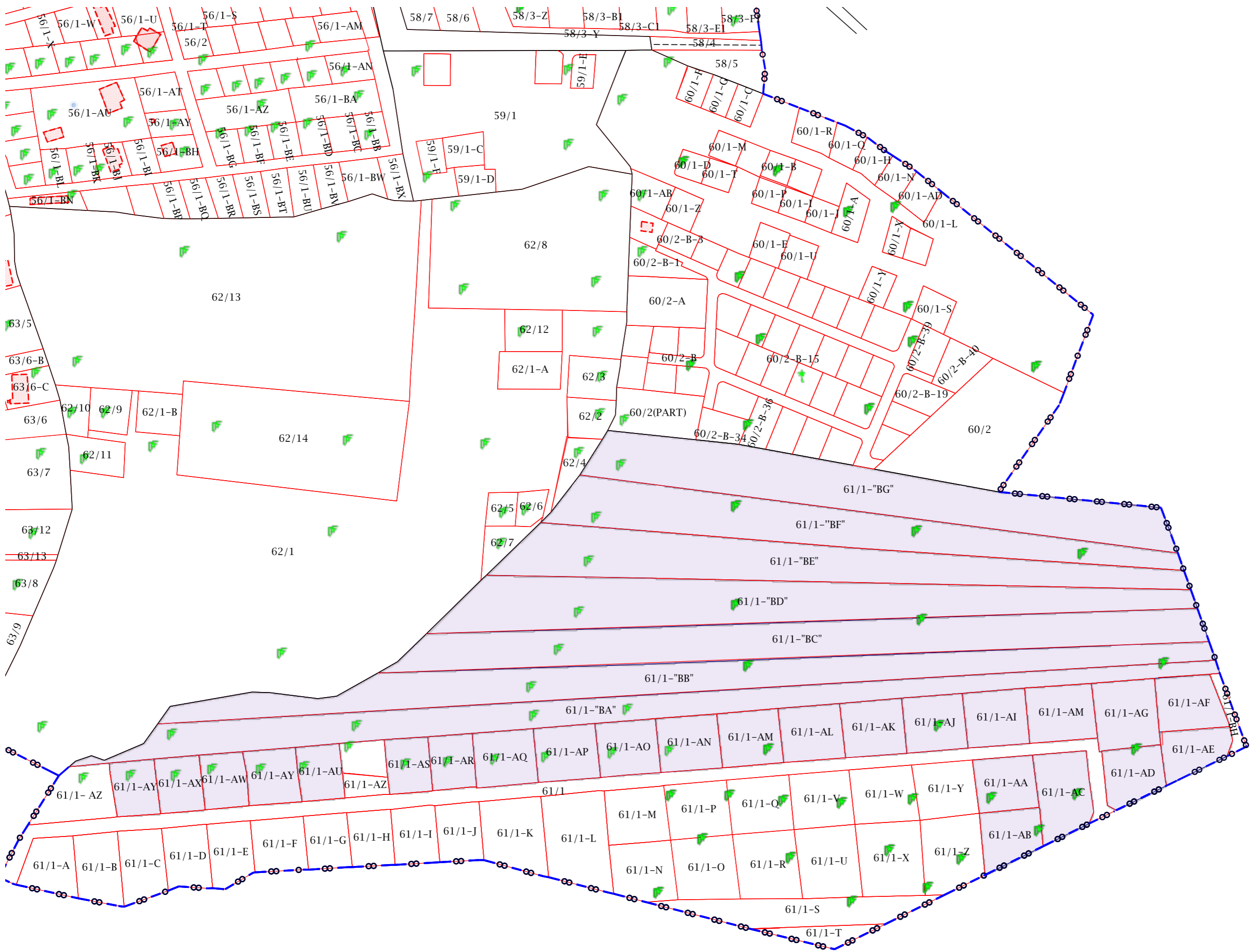
Scale 1:2000

ANAND V
VAIGANKAR

Digitally signed by ANAND V VAIGANKAR
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pseudonym=043313da2d1bb88439ee3f350f66e30e,
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ou=DIRECTORATE OF SETTLEMENT AND LAND
RECORDS, o=DIRECTORATE OF SETTLEMENT AND
LAND RECORDS, cn=ANAND V VAIGANKAR
Date: 2023.10.19 15:13:04 +05'30'

Appln date: 9-10-2023

Ref. No. :192344537





OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/MOR/SG/CONV/96/2021/8780

Date: 29/06/2022



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) **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa,** being the occupant of the plot registered under Survey No. 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE and 61/1-BF of Dabolim village of Mormugao Taluka, admeasuring an area **50400.00 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. 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE and 61/1-BF of Dabolim village of Mormugao Taluka - Goa, admeasuring an area **50400.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Member Secretary, Mormugao Planning & Development Authority, Vasco da Gama, has submitted report of Survey No. 61/1-B to 61/1-Z, 61/1-AA to 61/1-AY & 61/1-BA to 61/1-BF of Dabolim village of Mormugao Taluka, as per Outline Development Plan for Vasco da Gama Planning Area - 2026, the plot in question is located in the Settlement Zone (S2) having permissible F.A.R. 80 and 10.00 mtrs wide ODP road passing through Sy. No. 61/1-I,

1-S, 1-AS, 1-BA, 1-BB & 1-BC vide report no: MPDA/Zoning Certificate/2021-22/1045 dated 27/09/2021.

AND WHEREAS, the Mamlatdar of Mormugao Goa has submitted report vide no: MAM/MOR/CONV/2021/3138 dated 18/11/2021, wherein he has stated the 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 a 06.00 mtrs wide proposed road access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE and 61/1-BF of Dabolim village of Mormugao Taluka, the plot sought for conversion is falling in the funnel zone and is just opposite to the runway of the Airport. The plot sought for conversion is within 500 mtrs from the compound wall of the Airport Authority of India. Incase if habitation is allowed the possibility of bird hit cases cannot be ruled out, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be decided at your good end.

The Asst. Conservator of Forests, Margao Goa has reported that the Sy. No. 61 of Dabolim village of Mormugao Taluka does not falls under the Government Forest Land as identified by the forest Department. The said Survey No. does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation act, 1980 is not applicable. The conversion is recommended vide report No. 5/SGF/CONV/180/2021-22/2155 dated 16/12/2021.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE and 61/1-BF of Dabolim village of Mormugao Taluka, Goa was approved and applicant has deposited Conversion fees of ₹ 90,72,000/- (Rupees Ninety Lakhs Seventy Two Thousand only) vide e-challan no. COL/69/2022-23 dated 20/06/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Nand Kishore Dubey, Notary Vasco da Gama, Reg. No. 9099/2022 dated 24/06/2022.

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. 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. Traditional access, passing through the plot, if any shall be maintained.
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. *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.*
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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.
22. 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.
23. 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 Hissa No.	BOUNDARIES
North to South	East to West			
14.50 mts	580.00 mts	8400.00 Sq.mts	Survey No. 61/1-BA of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BB South: Survey No. 61/1-AF to 1-AZ East: Village Boundary Sancoale West: Survey No. 62/1
14.50 mts	580.00 mts	8400.00 Sq.mts	Survey No. 61/1-BB of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BC South: Survey No. 61/1-BA East: Village Boundary Sancoale West: Survey No. 62/1
18.70 mts	450.00 mts	8400.00 Sq.mts	Survey No. 61/1-BC of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BD South: Survey No. 61/1-BB East: Village Boundary Sancoale West: Survey No. 62/1
20.75 mts	405.00 mts	8400.00 Sq.mts	Survey No. 61/1-BD of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BE South: Survey No. 61/1-BC East: Village Boundary Sancoale West: Survey No. 62/1
22.60 mts	372.00 mts	8400.00 Sq.mts	Survey No. 61/1-BE of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BF South: Survey No. 61/1-BD East: Village Boundary Sancoale West: Survey No. 62/7
24.20 mts	347.00 mts	8400.00 Sq.mts	Survey No. 61/1-BF of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BG South: Survey No. 61/1-BE East: Village Boundary Sancoale West: Survey No. 62/4
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80 based reports/NOC referred at page no: 1 & 2 in this sanad.				

In witness whereof the Collector of South Goa District, Margao ,has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the Applicant **Mr. Davinder Singh** r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa, hereunto set her hand this 29 day of June 2022.


Mr. Narendra Toraskar POA for Mr. Davinder Singh (applicant)

Signature and names of the witnesses:

1. MR. RAHUL SINGH - Rahul

2. MR. KUNAL VAIPANT - Kunal



Jyoti Kumari
(Jyoti Kumari, IAS)
Collector
South Goa District,
Margao-Goa

We declare that Mr. Narendra Toraskar POA for Mr. Davinder Singh, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. MR. RAHUL SINGH - Rahul

2. MR. KUNAL VAIPANT - Kunal



Copy to:

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

OFFICE OF MAMLATDAR OF MORMUGAO
VASCO DA GAMA GOA

PLAN

SHOWING THE PROPOSED AREA FOR CONVERSION SANAD IN SURVEY
NUMBER 61/1-BA TO BF OF DABOLIM VILLAGE OF MORMUGAO TALUKA
FOR MR. DAVINDER SINGH.

<input type="checkbox"/>	AREA PROPOSED FOR CONVERSION IN SURVEY NO. 61/1-BA TO BF = 50400.00 SQ.MT.
<input type="checkbox"/>	AREA UNDER ROAD IN SURVEY NO. 61/1-BA, BB & BC = 442.00 SQ.MT.

PROPOSED AREA FOR CONVERSION = 50400.00 SQ.MT.

SCALE: 1:1000



S.No.61

S.No.62

S.No.173

S.No.61

Measured And Prepared By

(NITIN A.N. DESSAI)



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/MOR/SG/CONV/93/2021/9554

Date: 13 / 07 / 2022



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) **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa,** being the occupant of the plot registered under **Survey No. 61/1-AO of Dabolim village of Mormugao Taluka,** admeasuring an area **1085.00 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. 61/1-AO of Dabolim village of Mormugao Taluka - Goa,** admeasuring an area **1085.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Member Secretary, Mormugao Planning & Development Authority, Vasco da Gama, has submitted report of Survey No. 61/1-B to 61/1-Z, 61/1-AA to 61/1-AY & 61/1-BA to 61/1-BF of Dabolim village of Mormugao Taluka, as per Outline Development Plan for Vasco da Gama Planning Area - 2026, the plot in question is located in the Settlement Zone (S2) having permissible F.A.R. 80 and 10.00 mtrs wide ODP road passing through Sy. No. 61/1-I,

1-S, 1-AS, 1-BA, 1-BB & 1-BC vide report no: MPDA/Zoning Certificate/2021-22/1045 dated 27/09/2021.

AND WHEREAS, the Mamlatdar of Mormugao Goa has submitted report vide no: MAM/MOR/CONV/2021/3124 dated 18/11/2021, wherein he has stated the 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 a 06.00 mtrs wide proposed road access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 61/1-AO of Dabolim village of Mormugao Taluka, the plot sought for conversion is falling in the funnel zone and is just opposite to the runway of the Airport. The plot sought for conversion is within 500 mtrs from the compound wall of the Airport Authority of India. Incase if habitation is allowed the possibility of bird hit cases cannot be ruled out, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be decided at your good end.

AND WHEREAS, the Asst. Conservator of Forests, Margao Goa has reported that the Sy. No. 61 of Dabolim village of Mormugao Taluka does not falls under the Government Forest Land as identified by the forest Department. The said Survey No. does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation act, 1980 is not applicable. The conversion is recommended vide report No. 5/SGF/CONV/180/2021-22/2155 dated 16/12/2021.

AND WHEREAS, the Under Secretary (Revenue - I), Revenue Department, Government of Goa vide letter bearing No. 17/8/2022-RD/482 dated 13/05/2022 has clarified that the property was acquired, owned and possessed by late Shri. Eliterio Gomes and late Anna Francisca Fonseca of two aforaments and an encroachment which was regularized and legalized having a total area of 1,18,194.00 Sq. mtrs which is surveyed under No. 61/1 of Village Dabolim; as per Code of Comunidades. Through Inventory Proceedings, the property was devolved to the legal heirs. The legal heirs, i.e Ms. Barbara Gomes and others have sold the property to Shri. Davinder Singh. In this regard, it is seen that the above proposal does not fall within the purview of the Notification dated 25/11/1985. Therefore, necessary action may be taken as per rules in force.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 61/1-AO of Dabolim village of Mormugao Taluka, Goa was approved and applicant has deposited Conversion fees of ₹ 1,46,475/- (Rupees One Lakhs Fourty Six Thousand Four Hundred Seventy Five only) vide e-challan no. AC-II/65/2022-23 dated 20/06/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Nand Kishore Dubey, Notary Vasco da Gama, Reg. No. 9099/2022 dated 24/06/2022.

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. 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. Traditional access, passing through the plot, if any shall be maintained.
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. ***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.***
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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.

22. 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.

23. 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.

24. This sanad is issued to the occupant of the land bearing Survey No. 61/1-AO as per Section 32 of Goa Land Revenue Code, 1968 and does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.

25. The Applicant is liable for payment of requisite dues payable or to be paid to any Departments, Comunidade etc including appreciated value of land in Case of demand raised to that effect.

26. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this sanad is issued without prejudice to requirement of such permissions / approval which are required to be obtained from the concerned authorities / Departments by the Applicant.

Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
30.50 mts	35.60 mts	1085.00 Sq.mts	Survey No. 61/1-AO of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BA South: Survey No. 61/1 East: Survey No. 61/1-AN West: Survey No. 61/1-AP
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80 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 Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa, hereunto set his hand on this 13th day of July 2022.


Mr. Narendra Toraskar POA for Mr. Davinder Singh (applicant)

Signature and names of the witnesses:

1. KUNAL VASANTANI - Kunal
2. RAHUL SINGH - Rahul




(Paresch Far Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that Mr. Narendra Toraskar POA for Mr. Davinder Singh, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. KUNAL VASANTANI - Kunal
2. RAHUL SINGH - Rahul

Copy to:

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



OFFICE OF MAMLATDAR OF MORMUGAO
VASCO DA GAMA GOA

PLAN

SHOWING THE PROPOSED AREA FOR CONVERSION SANAD IN SURVEY
NUMBER 61/1-AO OF DABOLIM VILLAGE OF MORMUGAO TALUKA FOR
MR. DAVINDER SINGH.



AREA PROPOSED FOR CONVERSION
IN SURVEY NO. 61/1-AO = 1085.00 SQ.MT.



SCALE:1:1000



Measured And Prepared By

(NITIN A.N. DESSAI)



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

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Date: 13/07/2022



READ: Application U/S 32 of LRC, 1968

S A N A D

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(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) **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa,** being the occupant of the plot registered under **Survey No. 61/1-AP of Dabolim village of Mormugao Taluka,** admeasuring an area **1085.00 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. 61/1-AP of Dabolim village of Mormugao Taluka - Goa,** admeasuring an area **1085.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Member Secretary, Mormugao Planning & Development Authority, Vasco da Gama, has submitted report of Survey No. 61/1-B to 61/1-Z, 61/1-AA to 61/1-AY & 61/1-BA to 61/1-BF of Dabolim village of Mormugao Taluka, as per Outline Development Plan for Vasco da Gama Planning Area - 2026, the plot in question is located in the Settlement Zone (S2) having permissible F.A.R. 80 and 10.00 mtrs wide ODP road passing through Sy. No. 61/1-I,

1-S, 1-AS, 1-BA, 1-BB & 1-BC vide report no: MPDA/Zoning Certificate/2021-22/1045 dated 27/09/2021.

AND WHEREAS, the Mamlatdar of Mormugao Goa has submitted report vide no: MAM/MOR/CONV/2021/3125 dated 18/11/2021, wherein he has stated the 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 a 06.00 mtrs wide proposed road access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 61/1-AP of Dabolim village of Mormugao Taluka, the plot sought for conversion is falling in the funnel zone and is just opposite to the runway of the Airport. The plot sought for conversion is within 500 mtrs from the compound wall of the Airport Authority of India. In case if habitation is allowed the possibility of bird hit cases cannot be ruled out, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be decided at your good end.

AND WHEREAS, the Asst. Conservator of Forests, South Goa Division, Mormugao Goa has reported that the Sy. No. 61 of Dabolim village of Mormugao Taluka does not falls under the Government Forest Land as identified by the Forest Department. The said Survey No. does not falls under the private forest land as identified by the Forest Department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation act, 1980 is not applicable. The conversion is recommended vide report No. 5/SGF/CONV/180/2021-22/2155 dated 16/12/2021.

AND WHEREAS, the Under Secretary (Revenue - I), Revenue Department, Government of Goa vide letter bearing No. 17/8/2022-RD/482 dated 13/05/2022 has clarified that the property was acquired, owned and possessed by late Shri. Eliterio Gomes and late Anna Francisca Fonseca of two aforaments and an encroachment which was regularized and legalized having a total area of 1,18,194.00 Sq. mtrs which is surveyed under No. 61/1 of Village Dabolim; as per Code of Comunidades. Through Inventory Proceedings, the property was devolved to the legal heirs. The legal heirs, i.e Ms. Barbara Gomes and others have sold the property to Shri. Davinder Singh. In this regard, it is seen that the above proposal does not fall within the purview of the Notification dated 25/11/1985. Therefore, necessary action may be taken as per rules in force.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 61/1-AP of Dabolim village of Mormugao Taluka, Goa was approved and applicant has deposited Conversion fees of ₹ 1,46,475/- (Rupees One Lakh Fourty Six Thousand Four Hundred Seventy Five only) vide e-challan no. AC-I/68/2022-23 dated 29/06/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Nand Kishore Dubey, Notary Vasco da Gama, Reg. No. 9712/2022 dated 24/06/2022.

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.

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. 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. Traditional access, passing through the plot, if any shall be maintained.
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. ***Prior approval/NOC/Permission is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, including any other authorities prior to undertaking any construction in the land so converted.***
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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.

22. 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.

23. 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.

24. This sanad does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.

25. The Applicant is liable for payment of requisite dues payable or to be paid to any Departments, Comunidade etc including appreciated value of land in case of demand raised to that effect.

26. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this sanad is issued without prejudice to requirement of such permissions / approval which are required to be obtained from the concerned authorities / Departments by the Applicant.


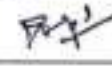
Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
30.00 mts	35.50 mts	1085.00 Sq.mts	Survey No. 61/1-AP of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BA South: Road East: Survey No. 61/1-AO West: Survey No. 61/1-AQ
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80 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 **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa**, hereunto set his hand on this 13th day of July 2022.


Mr. Narendra Toraskar POA for Mr. Davinder Singh (applicant)


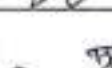
Signature and names of the witnesses:

1. Mr. Kunal Vanjani - 
2. Mr. Dushvath Mhamal - 




(Srinet Kothwale)
Additional Collector - I
South Goa District,
Margao- Goa

We declare that **Mr. Narendra Toraskar POA for Mr. Davinder Singh**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Mr. Kunal Vanjani - 
2. Mr. Dushvath Mhamal - 

Copy to:

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



OFFICE OF MAMLATDAR OF MORMUGAO
VASCO DA GAMA GOA

PLAN

SHOWING THE PROPOSED AREA FOR CONVERSION SANAD IN SURVEY
NUMBER 61/1-AP OF DABOLIM VILLAGE OF MORMUGAO TALUKA FOR
MR. DAVINDER SINGH.



AREA PROPOSED FOR CONVERSION
IN SURVEY NO. 61/1-AP = 1085.00 SQ.MT.



SCALE: 1:1000



Measured And Prepared By

(NITIN A.N. DESSAI)



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/MOR/SG/CONV/91/2021/9556

Date: 13 / 07 / 2022



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) **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa,** being the occupant of the plot registered under Survey No. 61/1-AQ of Dabolim village of Mormugao Taluka, admeasuring an area 1085.00 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. 61/1-AQ of Dabolim village of Mormugao Taluka - Goa, admeasuring an area 1085.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

✓ AND WHEREAS, The Member Secretary, Mormugao Planning & Development Authority, Vasco da Gama, has submitted report of Survey No. 61/1-B to 61/1-Z, 61/1-AA to 61/1-AY & 61/1-BA to 61/1-BF of Dabolim village of Mormugao Taluka, as per Outline Development Plan for Vasco da Gama Planning Area - 2026, the plot in question is located in the Settlement Zone (S2) having permissible F.A.R. 80 and 10.00 mtrs wide ODP road passing through Sy. No. 61/1-I,

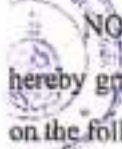
1-S, 1-AS, 1-BA, 1-BB & 1-BC vide report no: MPDA/Zoning Certificate/2021-22/1045 dated 27/09/2021.

AND WHEREAS, the Mamlatdar of Mormugao Goa has submitted report vide no: MAM/MOR/CONV/2021/3131 dated 18/11/2021, wherein he has stated the 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 a 06.00 mtrs wide proposed road access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 61/1-AQ of Dabolim village of Mormugao Taluka, the plot sought for conversion is falling in the funnel zone and is just opposite to the runway of the Airport. The plot sought for conversion is within 500 mtrs from the compound wall of the Airport Authority of India. Incase if habitation is allowed the possibility of bird hit cases cannot be ruled out, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be decided at your good end.

AND WHEREAS, the Asst. Conservator of Forests, Margao Goa has reported that the Sy. No. 61 of Dabolim village of Mormugao Taluka does not falls under the Government Forest Land as identified by the forest Department. The said Survey No. does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation act, 1980 is not applicable. The conversion is recommended vide report No. 5/SGF/CONV/180/2021-22/2155 dated 16/12/2021.

AND WHEREAS, the Under Secretary (Revenue - I), Revenue Department, Government of Goa vide letter bearing No. 17/8/2022-RD/482 dated 13/05/2022 has clarified that the property was acquired, owned and possessed by late Shri. Eliterio Gomes and late Anna Francisca Fonseca of two aforaments and an encroachment which was regularized and legalized having a total area of 1,18,194.00 Sq. mtrs which is surveyed under No. 61/1 of Village Dabolim; as per Code of Comunidades. Through Inventory Proceedings, the property was devolved to the legal heirs. The legal heirs, i.e Ms. Barbara Gomes and others have sold the property to Shri. Davinder Singh. In this regard, it is seen that the above proposal does not fall within the purview of the Notification dated 25/11/1985. Therefore, necessary action may be taken as per rules in force.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 61/1-AQ of Dabolim village of Mormugao Taluka, Goa was approved and applicant has deposited Conversion fees of ₹ 1,46,475/- (Rupees One Lakhs Fourty Six Thousand Four Hundred Seventy Five only) vide e-challan no. AC-II/65/2022-23 dated 20/06/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Nand Kishore Dubey, Notary Vasco da Gama, Reg. No. 9099/2022 dated 24/06/2022.

 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. 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. Traditional access, passing through the plot, if any shall be maintained.
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. ***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.***
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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

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.

22. 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.

23. 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.

24. This sanad is issued to the occupant of the land bearing Survey No. 61/1-AQ as per Section 32 of Goa Land Revenue Code, 1968 and does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.

25. The Applicant is liable for payment of requisite dues payable or to be paid to any Departments, Comunidade etc including appreciated value of land in Case of demand raised to that effect.

26. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this sanad is issued without prejudice to requirement of such permissions / approval which are required to be obtained from the concerned authorities / Departments by the Applicant.



Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
30.20 mts	35.80 mts	1085.00 Sq.mts	Survey No. 61/1-AQ of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BA South: Road East: Survey No. 61/1-AP West: Survey No. 61/1-AR
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80 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 **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa**, hereunto set his hand on this 13th day of July 2022.


Mr. Narendra Toraskar POA for Mr. Davinder Singh (applicant)

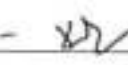
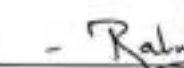
Signature and names of the witnesses:

1. Kunal Vantani - 
2. Rahul Singh - 




(Paresh Fal Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that Mr. Narendra Toraskar POA for Mr. Davinder Singh, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Kunal Vantani - 
2. Rahul Singh - 



Copy to:

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

OFFICE OF MAMLATDAR OF MORMUGAO
VASCO DA GAMA GOA

PLAN

SHOWING THE PROPOSED AREA FOR CONVERSION SANAD IN SURVEY
NUMBER 61/1-AQ OF DABOLIM VILLAGE OF MORMUGAO TALUKA FOR
MR. DAVINDER SINGH.



AREA PROPOSED FOR CONVERSION
IN SURVEY NO. 61/1-AQ = 1085.00 SQ.MT.



SCALE:1:1000



Measured And Prepared By

(NITIN A.N. DESSAI)



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-I/MOR/SG/CONV/93/2021/9563

Date: 13 /07/2022



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) **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa,** being the occupant of the plot registered under Survey No. 61/1-AF and 61/1-AR of **Dabolim village of Mormugao Taluka**, admeasuring an area 1891.00 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. 61/1-AF and 61/1-AR of **Dabolim village of Mormugao Taluka - Goa**, admeasuring an area 1891.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Member Secretary, Mormugao Planning & Development Authority, Vasco da Gama, has submitted report of Survey No. 61/1-B to 61/1-Z, 61/1-AA to 61/1-AY & 61/1-BA to 61/1-BF of Dabolim village of Mormugao Taluka, as per Outline Development Plan for Vasco da Gama Planning Area - 2026, the plot in question is located in the Settlement Zone (S2) having permissible F.A.R. 80 and 10.00 mtrs wide ODP road passing through Sy. No. 61/1-I, 1-S, 1-AS, 1-BA, 1-BB & 1-BC vide report no: MPDA/Zoning Certificate/2021-22/1045 dated 27/09/2021.



AND WHEREAS, the Mamlatdar of Mormugao Goa has submitted report vide no: MAM/MOR/CONV/2021/3118 dated 18/11/2021, wherein he has stated the 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 a 06.00 mtrs wide proposed road access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 61/1-AF and 61/1-AR of Dabolim village of Mormugao Taluka, the plot sought for conversion is falling in the funnel zone and is just opposite to the runway of the Airport. The plot sought for conversion is within 500 mtrs from the compound wall of the Airport Authority of India. In case if habitation is allowed the possibility of bird hit cases cannot be ruled out, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be decided at your good end.

AND WHEREAS, the Asst. Conservator of Forests, South Goa Division, Margao Goa has reported that the Sy. No. 61 of Dabolim village of Mormugao Taluka does not falls under the Government Forest Land as identified by the Forest Department. The said Survey No. does not falls under the private forest land as identified by the Forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation act, 1980 is not applicable. The conversion is recommended vide report No. 5/SGF/CONV/180/2021-22/2155 dated 16/12/2021.

AND WHEREAS, the Under Secretary (Revenue - I), Revenue Department, Government of Goa vide letter bearing No. 17/8/2022-RD/482 dated 13/05/2022 has clarified that the property was acquired, owned and possessed by late Shri. Eliterio Gomes and late Anna Francisca Fonseca of two aforaments and an encroachment which was regularized and legalized having a total area of 1,18,194.00 Sq. mtrs which is surveyed under No. 61/1 of Village Dabolim; as per Code of Comunidades. Through Inventory Proceedings, the property was devolved to the legal heirs. The legal heirs, i.e Ms. Barbara Gomes and others have sold the property to Shri. Davinder Singh. In this regard, it is seen that the above proposal does not fall eithin the purview of the Notification dated 25/11/1985. Therefore, necessary action may be taken as per rules in force.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 61/1-AF and 61/1-AR of Dabolim village of Mormugao Taluka, Goa was approved and

applicant has deposited Conversion fees of ₹ 2,55,285/- (Rupees Two Lakhs Fifty Five Thousand Two Hundred Eighty Five only) vide e-challan no. AC-I/63/2022-23 dated 29/06/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Nand Kishore Dubey, Notary Vasco da Gama, Reg. No. 9696/2022 dated 24/06/2022.

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. 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 Mundcari/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. Traditional access, passing through the plot, if any shall be maintained.
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. *Prior approval/NOC/Permission is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, including any other authorities prior to undertaking any construction in the land so converted.*
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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.

22. 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.

23. 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.

24. This sanad does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.


25. The Applicant is liable for payment of requisite dues payable or to be paid to any Departments, Comunidade etc including appreciated value of land in Case of demand raised to that effect.

26. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this sanad is issued without prejudice to requirement of such permissions / approval which are required to be obtained from the concerned authorities / Departments by the Applicant.

Appendix-I


Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
30.60 mts	36.50 mts	1116.00 Sq.mts	Survey No. 61/1-AF of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BA South: Survey No. 61/1-AE East: Survey No. 61/1-BH West: Survey No. 61/1-AG
30.50 mts	25.40 mts	775.00 Sq.mts	Survey No. 61/1-AR of Dabolim village of Mormugao Taluka	North: Survey No. 61/1-BA South: Road East: Survey No. 61/1-AQ West: Survey No. 61/1-AS
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80 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 **Mr. Davinder Singh r/o Flat No. B-310, Prabhu's Emerald, near KFC, Alto Dabolim, Mormugao Goa**, hereunto set his hand on this 15th day of July 2022.



Mr. Narendra Toraskar POA for Mr. Davinder Singh (applicant)

Signature and names of the witnesses:


1. KUNAL VANTANI - 


2. DASHARATH MHAMAL - 




(Srinet Kothwale)
Additional Collector - I
South Goa District,
Margao-Goa

We declare that Mr. Narendra Toraskar POA for Mr. Davinder Singh, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. KUNAL VANTANI - 

2. DASHARATH MHAMAL - 



Copy to:

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

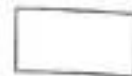
OFFICE OF MAMLATDAR OF MORMUGAO
VASCO DA GAMA GOA

PLAN

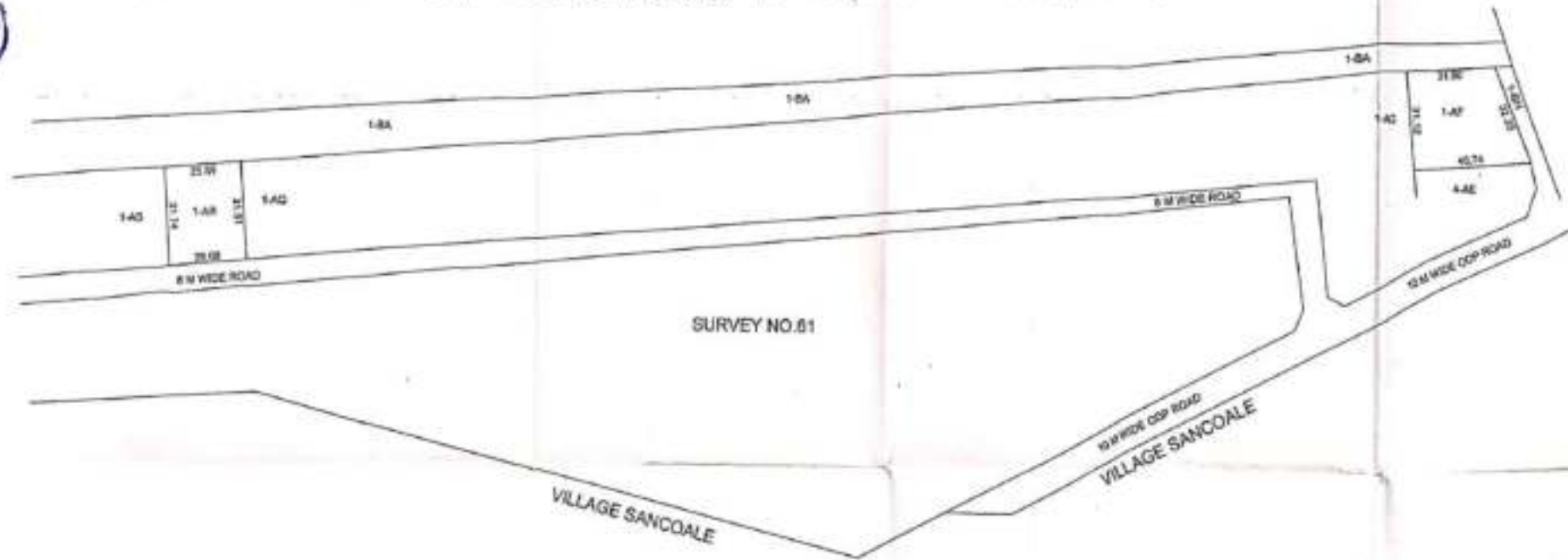
SHOWING THE PROPOSED AREA PART-A & PART-B FOR CONVERSION SANAD IN
SURVEY NO. 61/1-AF & 61/1-AR OF DABOLIM VILLAGE OF MORMUGAO TALUKA
FOR MR. DAVINDER SINGH.



SCALE:1:1000



AREA SHOWING PART-A & PART-B PROPOSED FOR CONVERSION SANAD IN
SURVEY NO. 61/1-AF & 61/1-AR FOR AN AREA FOR 775.00 SQ.MT + 1116.00 SQ.MT
RESPECTIVELY



Measured And Prepared By

(NITIN A.N. DESSAI)