



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, 4th Floor, Conversion Cell Section,

Matanhy Saldanha Administrative Complex, Margao- Goa.

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No: AC-II/MOR/SG/CONV/17/2017/6383

Date: 16/06/2017.

READ: Application dated 21/03/2017 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. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya, through POA holder Mr. Kapil M. Betgiri, Off. No. 102, Kuber's Narayani Bldg., Near Ravindra Bhavan, Baina Vasco da Gama,** being the occupant of the plot registered **Land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** admeasuring an area **1744.00 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.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** admeasuring an area **1744.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Town Planner, Mormugao, has submitted report stating that the **Land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** as per the Outline Development Plan, Vasco-da-Gama planning area 2026, the plot in question is located in the Settlement Zone (S-1), having permissible F.A.R.100% & has recommended the conversion for Residential purpose, admeasuring an area 1617.82sqmts. vide report

No.DH/5902/MTP/2017/181 dated 18/04/2017 .

And whereas, the Dy Conservator of Forest, South Goa Division, Margao-Goa, has submitted report vide letter No 5/SGF/CONV/729/2016-17/17-18/345 dated 12/05/2017, has informed that his office has inspected the area under **Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa** admeasuring an area of 1744.00 is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan also the area 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 above area.

And whereas, the Mamlatdar of Mormugao, has submitted report vide no MAM/MOR/AK/CONV/10/2017/837 dated 16/05/2017, wherein he has stated such use of land will not affect public health, safety and convenience, the present market value of the land in question is around 10,000/- per sq.mts. approximately, there is a 6.00 mts wide road access to the land proposed for conversion, there are no Tenants/Mundkars/Lease Holders in the said property surveyed under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, there are no any cases running under Agricultural Tenancy Act/Mundkar Act. On the proposed for conversion, the land proposed for conversion is not low lying nor exists any water bodies existing on the land proposed for conversion, there exists old structures existing on the land proposed for conversion, the proposed land sought for conversion is situated under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, the land proposed for conversion does not fall s under 200 mts. and 500 mts. from HTL, the conversion application may be considered after taking into consideration after taking into consideration the above mentioned points, the part of the land is sloppy on the southern side and further it is informed that the Mamlatdar has submitted the six copies of the plan alongwith the details in Appendix-I of Schedule-II.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, was approved and applicant has deposited Conversion fees of Rs.3,39,743/- Rupees Three lakh thirty nine thousand seven hundred forty three only) vide e-challan no AC-II/18/2017-18 dated 16/06/2017, in the State Bank of India, D.H.Q. Margao-Goa.

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 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.

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 converted land.

13. The Right of way of access serving the plot under reference is 10.00mts hence front setback of minimum 5.00 mts +3.00=8.00mts. shall be kept from centre line of the road for secondary development.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. 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 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.
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.



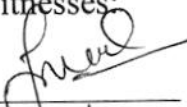
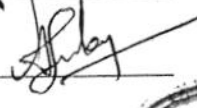
Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
80.00 mts	20.30 mts	1617.80 Sq.mts	Chalta No.24,25,27 28 (part) 29 to 41 of PTS.100 of Vasco city,	North: Chalta No.21 of PTS.100 of Vasco city, South: Chalta No.21 of PTS.100 of Vasco city East: Chalta No.53,42 of PTS.100 & Chalta No.106 of PTS.212 of Vasco city West: Chalta No.19 & 21 of PTS.100 of Vasco city
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC/Affidavit referred at page no: 1&2				

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, through POA holder **Mr. Kapil M. Betgiri**, Off. No. 102, Kuber's Narayani Bldg., Near Ravindra Bhavan, Baina Vasco da Gama, hereunto set his hand this 16th day of June 2017.

Mr. Kapil M. Betgiri POA holder of **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, (applicant)

Signature and names of the witnesses:

1. Prasad v. Panhalkar 
2. Anol Sukas Mulay 



(Johnson B. Fernandes)
Additional Collector-II
South Goa District,
Margao- Goa

We declare that **Mr. Kapil M. Betgiri** POA holder of **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, 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.

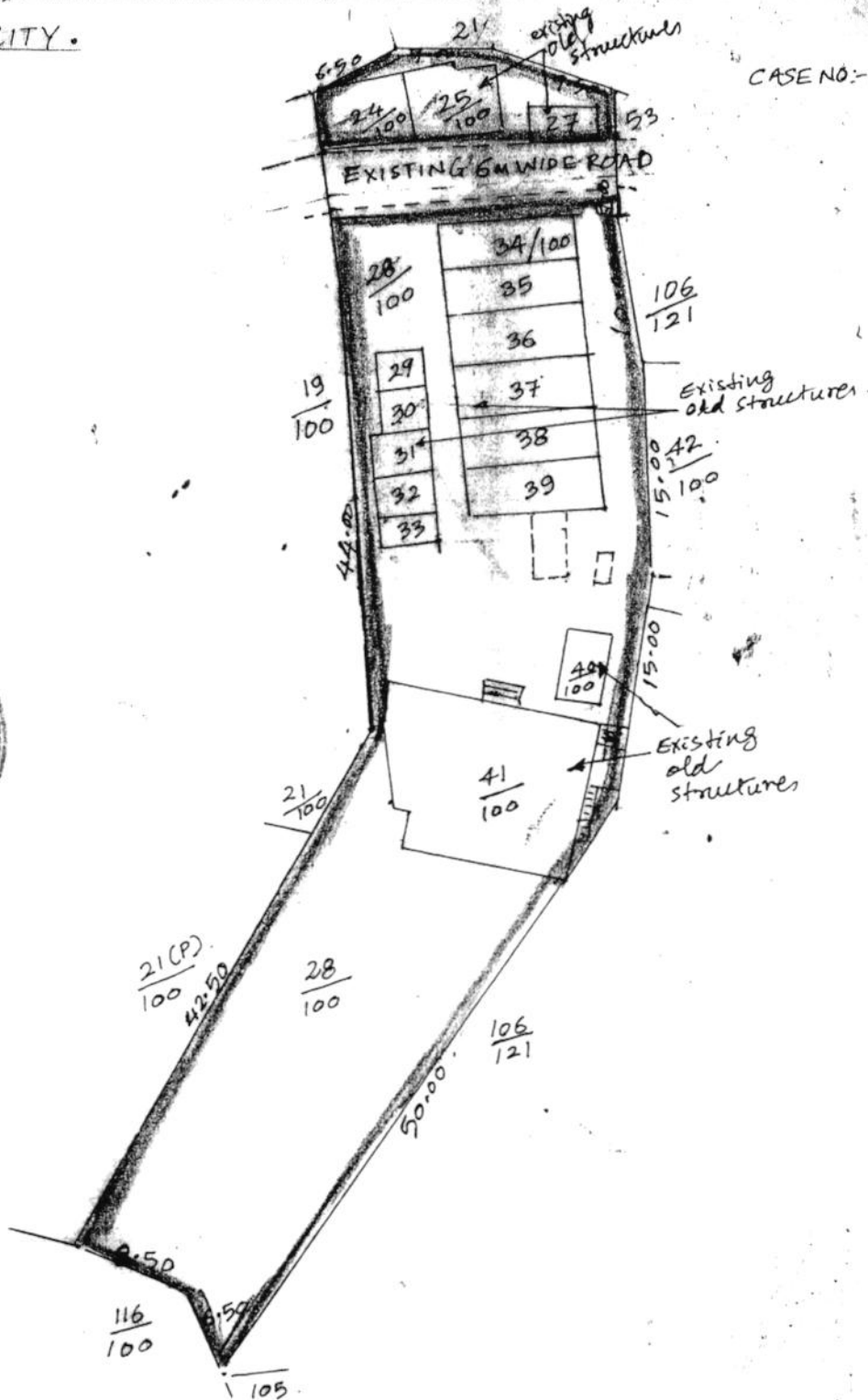
1. Prasad v. Panhalkar 
2. Anol Sukas Mulay 

Copy to:

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



PLAN SHOWING THE AREA PROPOSED FOR CONVERSION UNDER CHALTA NOS. 24, 25, 27, 28(PART), 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 & 41 OF P.T.S. NO. 100 OF VASCO CITY.



-TOTAL PROPOSED AREA FOR CONVERSION = 1617.82 SQ.MTS.

[Signature]
16/6/17

verified & Prepared by
[Signature]
(F.M. Pinto)
Field Surveyer,
o/o Maulatdar & Masmugao,
Vasco-da-Gama
DTD:- 19/04/2017

