



2014

OFFICE OF THE DY. COLLECTOR/SDM, MORMUGAO, VASCO DA GAMA.

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File No. 11/41/DYC/MOR/Conv/2013/107

Dated: 10.01.2014

- Read:**
1. Application dated 16/08/2013 from M/s. C.S. Construction through Attorney Holder Shri. Nazir Khan, o/o. Behind Hotel Anantashram, Vasco da Gama, Goa.
 2. Report No.5/SGF/CONV/416/2013-14/2012 dated 15/10/2013 from Dy. Conservator of Forests, South Goa Division, Margao, Goa.
 3. Report No.DH/5192/1/MTP/13/881 dated 17/12/2013 from Dy. Town Planner, Town & Country Planning Dept., Mormugao- Goa.
 4. Report No.52/CI-II/CONV/2013/3932 dated 12/10/2013 from Mamlatdar, Mormugao Taluka, Vasco da Gama, Goa.
 5. Report No.2/ISLR/CTS/VAS/CONV/47/2013 dated /11/2013 from Inspector of Surveys & Land Records, City Survey, Vasco, Mormugao.
 6. Challan No. 139/2013 dated 24/12/2013 amounting to Rs.2,35,000/-.

S A N A D
S C H E D U L E - II

(See Rule 7 of the Goa Daman and Diu Land Revenue (Conversion of use of land and non agricultural Assessment)

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa Daman and 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. C.S. Construction through Attorney Holder Shri. Nazir Khan, o/o. Behind Hotel Anantashram, Vasco da Gama, Goa, being the occupant of the plot registered under Chalta No. 73 P.T.Sheet No. 80-A situated at "Vasco city" "Mormugao Taluka" (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her 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 a part of Chalta No. 73 P.T.Sheet No. 80-A of admeasuring 470.00 sq.mtrs be the same a little more or less for the purpose of Residential/commercial use only.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provision 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 to prevent in 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 Residential/commercial or any other non-agricultural purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cases leviable on the said land.
5. **Code Provisions applicable:** Save as herein provided the grant shall be subject to the provision of the said Code and rules there under.
(a) In case inadvertently if there is any mistake in calculating the fees for conversion payable or here is revision of fees before issuance of challan, the applicant hereby undertakes to pay the difference' alongwith 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 liberty to the undersigned to revoke the said sanad and recover the balance as arrears of land Revenue



6. **Penalty clause:**

(a) If the applicant contravenes any of the forgoing 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 line 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 applicant as an arrears of land revenue.

APPENDIX - I								
Length & Breadth (Sq.mts)		Total Superficial Area (Sq.mts)	Forming (part of) Survey/ Chaita No. or hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5	6	7	8	9
15.50	34.35	470.00 sq.mtrs	73/80-A	73/81 & road	73/80, 88, & 169	73/81 & 169	73/80 & road	The proposed area for conversion is 470 sq mtrs

Remark:

1. The Conversion is recommended for Residential/commercial use only.
2. Applicant has paid Challan under No.139/2013 dated 24/12/2013 for an amount of Rs 2,35,000/- being the conversion charges.
3. The Right of way of road/access is 30.00 mts hence front setback of minimum 15.00 mts + 3.00 mts = 18.00 mts shall be kept from the centre line of the road.
4. Traditional access passing through the plot, if any, shall be maintained.
4. NOC/Permission from GCZMA & other authorities as applicable should be obtained.
5. Any further development in the plot shall be strictly as per the Rules in Force.

In witness whereof the Dy. Collector/SDO, Mormugao of Goa, has hereinto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant, M/s. C.S. Construction through Attorney Holder Shri. Nazir Khan, o/o. Behind Hotel Anantashram, Vasco da Gama, Goa, here also hereinto set his hand on this 10th day of January, 2014.

Signature of the Applicant



(Gaurish J. Shankhwalkar)
Deputy Collector/S.D.O.,
Mormugao, Vasco da Gama, Goa.

Name, Signature and Designation of Witnesses

1. Manuel A. Dias
2. Abdul Gaffar Kati

Signatures of witnesses

We declare that M/s. C.S. Construction through Attorney Holder Shri. Nazir Khan, o/o. Behind Hotel Anantashram, Vasco da Gama, Goa, who has signed this Sanad is/are, to our personal knowledge, the person he/she represent himself to be and that he/she has affixed his/her signature hereto in our presence.

To,
M/s. C.S. Construction through Attorney Holder Shri. Nazir Khan, o/o. Behind Hotel Anantashram, Vasco da Gama, Goa.

Copy to:

1. The Chief Officer, Mormugao Municipal Council, Vasco da Gama, Goa.
2. The Mamlatdar of Mormugao, Vasco da Gama, Goa.
3. The Member Secretary, Town and Country Planning Dept., Vasco da Gama, Goa.
4. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
5. The Dy. Conservator of Forests, South Goa Division, Margao, Goa.
6. O/c.