



OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,

Room no: 449, Matanhy Saldanha Administrative Complex,
Margao-Goa.

Email:Cols @nic.in

Phone No.2794431

No.COL/SG/CONV/25/2016 | 8026

dated 27/07/2016.



READ: Application 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 1. Mrs. Jaimini Jaldish Gaad applicant and P&A holder for 2. Shri. Jaldish Ramchandra Gaad 3. Smt. Rajani Narendr Sirat 4. Mr. Narendra Dattaram Sirat 5. Smt. Sheila Dattaram Porob 6. Shri Dattaram Mukund Porob 7. Smt. Lalan Ulas Falari 8. Shri Ulas Vaman Falari 9. Shri Ulhas Vaman Falari 10. Smt. Manik Laxmikant Alve 11. Shri. Siddesh Laxmikant Alve 12. Smt. Purva Siddesh Alve 13. Smt. Priya Krishnakant Pangam 14. Shri. Krishnakant Sakharam Pangam 15. Shri. Milind Laxman Natekar 16. Miss Saavi Milind Natekar 17. Miss Medhini Sagun Parodkar, r/o. C/o. M/s. Sre Estates Developments, Behind BSNL, Comba, Margao-Goa, being the occupant of the plot registered under Chalta NO. 34 & 35 of P.T. Sheet No. 199 of Margao City of Salclete Taluka, Goa, 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 & 35 of P.T. Sheet No. 199 of Margao City of Salclete Taluka, Goa, admeasuring an area 1544.00 Square meters be the same a little more or less, for the purpose of Residential use only.

And Whereas, the Dy.Conservator of Forest, South Goa Division, Margao Goa, vide letter No. 5/SGF/CONV/148/2016-17/855 dated 27/06/2016 has informed that his office has inspected land under Chalta No.34 & 35 of P.T. Sheet No. 199 Margao City of Salclete Taluka, Goa, admeasuring area of 1544.00 sq.mtrs and it is observed that the proposed land is not a Government Forest, does not form any compartments of south Goa Division Working Plan & the area also does not figure in the list of Survey numbers identified as private forest by State level expert committee & Forest (Conversation) Act,

1980 is not applicable to the said area.

And Whereas, the Mamlatdar of Salcete has submitted vide No. MAM/SAL/Conv/AK/2016/265 dated 15/06/2016, wherein he has stated such use will not affect public health, safety and convenience, the present market value is around 18000/- per sq.mtrs. there is an access to the site, there is no sign of paddy cultivation on the site, the said not low lying area nor exist water bodies, there does not exist structure in the proposed land, the plot in question falls in Chalta No.34 & 35 of P.T. Sheet No. 199 Margao City of Salcete Taluka, it is coming under C.R.Z. regularization either 200 mts/ or 500 mts High Tide Line. There does not exist trees on the proposed site for conversion but one.

And Whereas, the Town Planner, Margao has submitted report stating that the land under Chalta No.34 & 35 of P.T. Sheet No. 199 Margao City of Salcete Taluka, as per the outline Development plan Margao the plot in question is Located in the settlement (S1) having Permissible FAR 100, & has recommended the conversion of land for Residential purpose admeasuring an area 1544.00 sq.mtrs vide report No. TPM/28523/Margao/PTS.199/Ch. 34&35/163033 dated. 22/06/2016.

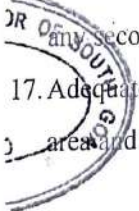
And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta NO. 34 & 35 of P.T. Sheet No. 199 of Margao City of Salcete Taluka, Goa, was approved The applicant has credited regular Conversion fees of Rs 3,24,240/- (Rupees Three lakh twenty four thousand two hundred forty only) vide e-challan no Col/29/2016-17 dated 18/07/2016, in the State Bank of India, 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 thereunder 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. The existing average width of access serving the plot is 4.00 mts. which should be proposed with 6.0mts wide access.
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. Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.

19. 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.

20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before 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 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.

21. 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.

22. 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 Div number	BOUNDARIES
North to South	East to West			
30.70	26.60	1400.00 sq.mts.	Chalta No. 34 of P.T.Sheet No. 199 of Margao City of Salcete Taluka	North: Chalta No. 45 of Margao City of Salcete Taluka South : Chalta No. 25 of Margao City of Salcete Taluka East: Chalta No. 35 of Margao City of Salcete Taluka West : Chalta No. 12 of Margao City of Salcete Taluka
30.70	4.10	144.00	Chalta No. 35 of P.T.Sheet No. 199 of Margao City of Salcete Taluka	North: Chalta No. 24 of Margao City of Salcete Taluka South : Chalta No. 30 of Margao City of Salcete Taluka East: Nallah West : Chalta No. 34 of Margao City of Salcete Taluka

Conversion is Sanctioned for Residential purpose with permissible F.A.R. 60% based on above mentioned reports/NOC/mentioned at page 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



Applicants 1. Mrs. Jaimini Jaldish Gaad applicant and PoA holder for 2. Shri. Jaldish Ramchandra Gaad 3. Smt. Rajani Narendr Sirat 4. Mr. Narendra Dattaram Sirat 5. Smt. Sheila Dattaram Porob 6. Shri Dattaram Mukund Porob 7. Smt. Lalan Ulas Falari 8. Shri Ulas Vaman Falari 9. Shri Ulhas Vaman Falari 10. Smt. Manik Laximikant Alve 11. Shri. Siddesh Laxmikant Alve 12. Smt. Purva Siddesh Alve 13. Smt. Priya Krishnakant Pangam 14. Shri. Krishnakant Sakharam Pangam 15. Shri. Milind Laxman Natekar 16. Miss Saavi Milind Natekar 17. Miss Medhini Sagun Parodkar, r/o. C/o. M/s. Sre Estates Developments, Behind BSNL, Comba, Margao-Goa, being the occupant of the plot registered under Chalta NO. 34 & 35 of P.T. Sheet No. 199 of Margao City of Salcete Taluka, Goa. r/o. C/o. M/s. Sre Estates Developments, Behind BSNL, Comba, Margao-Goa, hereunto set his hand this 27th day of July, 2016.

Jaldish

1. Mrs. Jaimini Jaldish Gaad applicant and PoA holder for 2. Shri. Jaldish Ramchandra Gaad 3. Smt. Rajani Narendr Sirat 4. Mr. Narendra Dattaram Sirat 5. Smt. Sheila Dattaram Porob 6. Shri Dattaram Mukund Porob 7. Smt. Lalan Ulas Falari 8. Shri Ulas Vaman Falari 9. Shri Ulhas Vaman Falari 10. Smt. Manik Laximikant Alve 11. Shri. Siddesh Laxmikant Alve 12. Smt. Purva Siddesh Alve 13. Smt. Priya Krishnakant Pangam 14. Shri. Krishnakant Sakharam Pangam 15. Shri. Milind Laxman Natekar 16. Miss Saavi Milind Natekar 17. Miss Medhini Sagun Parodkar,

Signature and designation of the witnesses:

1. Sanjay B. Kadayake *Sanjay B. Kadayake*
 2. Samba K. Holkar *Samba K. Holkar*



Swamik
 (Swamik M. Naik, I.A.S.)
 Additional Collector-I
 South Goa District,
 Margao-Goa

We declare that Mrs. Jaimini Jaldish Gaad, 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. Sanjay B. Kadayake *Sanjay B. Kadayake*
 2. Samba K. Holkar *Samba K. Holkar*



- Copy to:
1. The Superintendent 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.

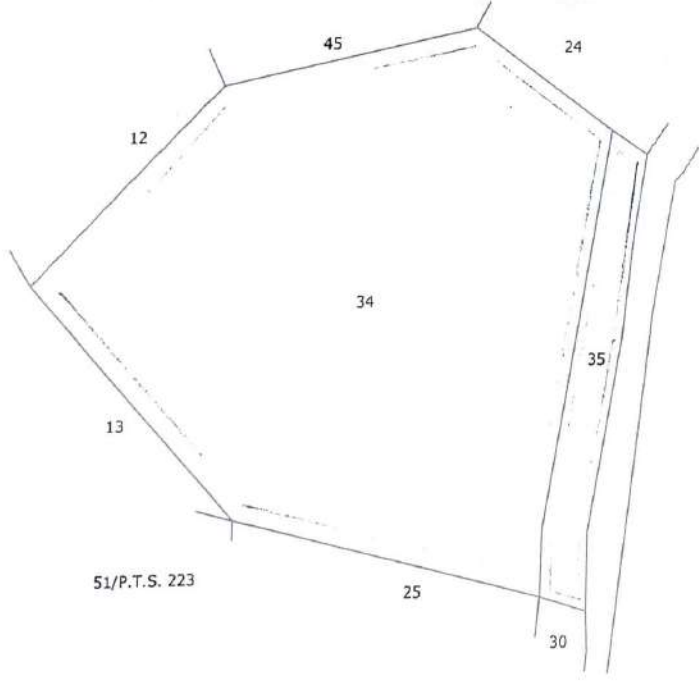
GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GOA.

PLAN



OF THE PROPERTY BEARING CHALTA NO. 34 & 35 OF P.T. SHEET NO. 199 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY SMT. JAIMINI JALDISH GAAD AND OTHERS. VIDE MEMORANDUM NO. COL/CONV/25 /2016/5881, DATED 08.06.2016, ISSUED BY DEPUTY COLLECTOR (REV) SOUTH GOA DISTRICT, MARGAO-GOA

- AREA TO BE CONVERTED UNDER CHALTA NO. 34 = 1400.00 Sq.mts
- AREA TO BE CONVERTED UNDER CHALTA NO. 35 = 144.00 Sq.mts



FOR THE GOVERNMENT OF GOA
SURVEYED AND PREPARED BY
SMT. VINAY M. NAIK (F.S.)
SURVEYED ON DATE: 15.06.2016

CASE NO. COL/CONV/25 /2016/5881