



**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

Room No: 449, Fourth Floor,

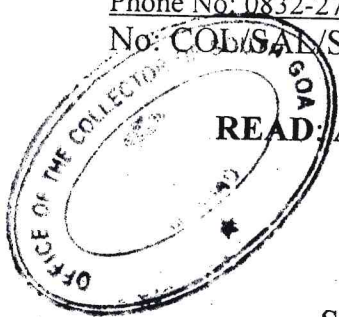
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAN/SG/CONV/06/2020/10964

Date: 14/9/2021.



**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) **M/s. Radiance Estates, Shop. No. 6, Coelho Appts opp. Pandava Chapel Church Aquem Margao Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered **under Survey No. 186/5, Dramapur Village of Salcete Taluka**, (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 **under Survey No. 186/5, Dramapur Village of of Salcete Taluka**, admeasuring area **1025.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Margao, reported that the land under **Survey No. 186/5, Dramapur Village of Salcete Taluka, Goa**, as per the Regional plan for Goa 2021, the plot under reference is earmarked as Settlement zone having permissible F.A.R.60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **1025.00Sqmts** vide report no: TPM/32319/Dramp/136/5/2020/3704 dated 20/08/2020.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/127/2020-21/1324 dated 09/10/2020,

informed that his office has inspected the area and it is convey that land under **Survey No. 186/5, Dramapur Village of Salcete Taluka, Goa** admeasuring area of **1025.00sq.mts** is not a Government Forest, does not form of 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 and also Forest (Conservation) Act, 1980 is not applicable to the above area.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no. MAM/SAL/CONV/CI-II/2020/24 dated. 31/12/2020, has informed that the applicant is occupant class I, the land situated in Village area, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.5,000/- per sq.mts., there is an access/road to the site in question, there was no tenants/Mundkars on the proposed land for conversion, there was no Tenancy on the land proposed land for conversion as on till date, the said property was not originally a Comunidade/Aframento land, the said plot was not originally Government/Alwara land, the proposed land is not fall in command area, the said land not falling under National Highway, the said land is not low lying area nor exist water bodies, there exist no structure in the proposed land for conversion, the land proposed for conversion is surveyed under Survey No. 186/5, Dramapur Village of Salcete Taluka, the land is not falls under 500 mts H.T.L and 200 mts, there is no any electrical line passing through the area sought for conversion, the conversion application may be recommended.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the 6 copies plan an admeasuring area of 1025.00 Sq.mts of Survey No. 186/5, Dramapur Village of Salcete Taluka, Goa, and further informed that the land in question is Garden, vide letter NO.2/ISLR/42/2021/1449 dated 16/07/2021

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. **186/5, Dramapur Village of Salcete Taluka**, is approved & applicant has deposited conversion fees of Rs. 76,875/- (Rupees Seventy six thousand eight hundred seventy five only) vide e-Challan No.COL/57/2021-22 dated 18/08/2021, in the State Bank of India, Margao, The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Adv. (Mrs.) Omega Afonso, Notary Salcete Goa, Reg. No. 4454/2021 dated 18/06/2021.

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 has paid 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) above, also 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 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.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not

use the Sanad for pursuing any illegal or antinational activities on this converted land.

13. The right way of road is 6.00mts hence front setback of minimum  $3.00+3.00=6.00$ mts shall be kept from centre line of road.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after 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 or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
23. 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.
24. In future if any dispute arises regarding the ownership, title, etc, then 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 & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
49.40Mts	21.80 Mts.	1025. 00 sq.mts.	under Survey No. 186/5, Dramapur Village of Salcete Taluka	North: Sy.No. 181/9,10,11 South : Sy. No.186/1 East: Sy. No.186/6 West : Sy. No.186/4
Conversion is Sanctioned for Residential purpose Settlement zone having permissible F.A.R. 68, based on above mentioned reports/NOC & Affidavit cum Indemnity Bond 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 applicant) **M/s. Radiance Estates, Shop. No. 6, Coelho Appts opp. Pandava Chapel Church Aquem Margao Goa**, hereunto set his hand this 13<sup>th</sup> day of May 2021.

Mehboob

Arshad Shaik Muzavor

**Mehboob Alam Khan & Mr. Arshad Shaik Muzavor** representing by its **Paterners of M/s. Radiance Estates** (applicant)

Signature and designation of the witnesses:

1. SAYED YAHYA
2. Noor Alam Khan

Ruchika  
13/5/2021  
(Ruchika Katyal, I.A.S)  
Collector,  
South Goa District,  
Margao- Goa.

We declare, Mehboob Alam Khan & Mr. Arshad Shaik Muzavor , who has signed this sanad is, to our personal knowledge, the person both represents himself to be, and that both has affixed his signature hereto in our presence.

1. SAYED YAHYA
2. Noor Alam Khan

Copy to:

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

GOVERNMENT OF GOA  
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS  
PONDA- GOA

PLAN

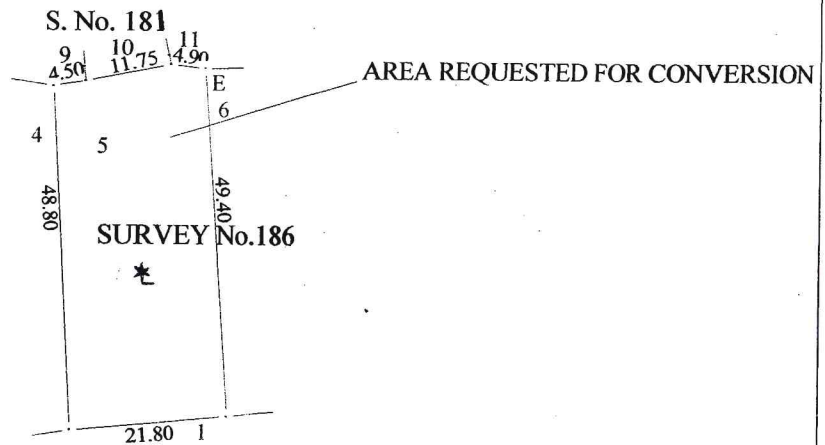
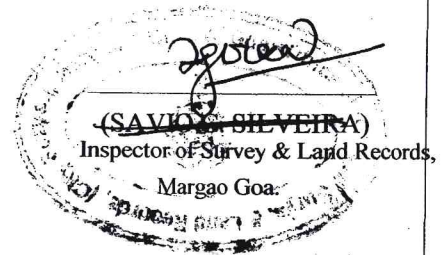
OF THE PROPERTY BEARING SURVEY No. 186/5 SITUATED AT DRAMAPUR VILLAGE  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/s RADIANCE ESTATES  
VIDE ORDER NO. COL/SAL/SG/CONV/06/2020/1311 DATED 03-02-2021. ISSUED BY THE  
DEPUTY COLLECTOR (REV) MARGAO GOA.



SCALE : 1:1000



☐ AREA TO BE CONVERTED SURVEY NO. 186/5 = 1025.20 SQ. MTS.



SUSHMA K. NAIK (F.S.)  
PREPARED BY

PRITI BONDBAGKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 26-04-2021

File No.: 2-SLR-42-2021