



OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION SALCETE, MARGAO - GOA

Matanhy Saldhana Administrative Complex Phone Nos :- 0832-2794145
Fax Nos :- Email :- sdm-salcete.goa@nic.in

No.CDSAL02-24-98 / 483

Dated:- 10-Mar-2025

Read: Application dated 20-Feb-2024 from M/s S.A. Builders and Developers , Plot No. 24, Amrut nagar, Fatorda, Margao Goa

SANAD

SCHEDULE - II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules, 1969)

Whereas an application has been made to the DEPUTY COLLECTOR & SDO, Salcete, Margao - Goa hereinafter referred to as "the Deputy 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 thereunder), by Shri/Smt. M/s S.A. Builders and Developers inhabitant of being the occupant/tenant of PT Sheet No.46/3 in the village of Margao, in the Salcete 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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of PT Sheet No. 46/3 and measuring 477.56 Square Metres be the same a little more or less.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agriculture purpose for which the permission is granted and to prevent insanitary 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 Residential 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 contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No tree shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Appendix - i

Length and Breadth		Total superficial area	Forming (Part of) PT Sheet No. / Sub Div No	Boundaries				Remarks
North to south	East to west			5				
1	2	3	4	North	South	East	West	6
23.00 mts.	22.25 mts.	477.56 sq.mts	PT Sheet No. 46 Sub Div No. 3	sy.no. PTS 46 CH 3(P)	sy.no. PTS 46 CH 3(P)	sy.no. PTS 46 CH 3(P)	sy.no. PTS 46 CH 3(P)	1)THE LAND IN QUESTION IS PLAIN LAND 2)STRUCTURES SHOWN ON SURVEY PLAN BUT NOT THERE AT LOCO

Village : Margao


Taluka : Salcete

Remarks :-

1. The applicant has paid conversion fees of Rs.172,080.00 /-(RUPEES ONE LAKHS SEVENTY-TWO THOUSAND EIGHTY ONLY) vide challan No.47/25-26 dated 03-Mar-2025.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department,Salcete Margao Goa vide his report No.SGPDA/ZON-105/1172/23-24 dated 16-Oct-2023.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-South Goa,Division Margao Goa has given NOC for conversion vide report No. 5/SGF/CONV/948/24-25 dated 21-Jan-2025.
4. The Mamlatdar,Office of Mamlatdar,Salcete , Margao - Goa has submitted his report for conversion vide report No.MAM/SAL/CONV/AK/02-98/2024 dated 09-Jan-2025
5. The Inspector of Survey and Land Records,Margao-Goa has submitted his report for conversion vide report No. 2/ISLR/CONV/CTS/03/25 dated .
6. The development / construction in the plot shall be governed as per laws / rules in force.
7.
 - a) The applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.
 - b) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
 - c) Sanad shall not take away Mundkarial/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.
 - d)Any further development in the plot shall be strictly as per the rules in force.
 - e) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner u/s 17A of T.C.P. Act.
 - f) 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.
 - g) Traditional access, passing through the plot, if any, shall be maintained.
 - h) The proposal is not contrary to any scheme for the planned development of the village.
 - i)The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
 - j) 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.
 - k) N.O.C. from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
 - l)Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
 - m)Low lying land and water bodies, be protected and should not be harmed due to any activity.
 - n) 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.
 - o) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuing of Challan then the Applicant is liable 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, in affecting the payment thereof shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.
 - p) 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.
 - q) If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy. Collector & S.D.O., Salcete, or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



In witness whereof the DEPUTY COLLECTOR & SDO OF Salcete, Margao - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and M/s S.A. Builders and Developers has also hereunto set his/her hand this day 10th of March ,2025.




Sayyad
(M/s S.A. Builders and Developers)
(Partners of S.A. Builders & Developers)




(RAMESH N. GAONKAR)
DEPUTY COLLECTOR & SDO
SOUTH GOA

APPLICANT



Signature and Designature of witnesses :

1. Mrsa D. Bagewadi 
2. Nurahmad H. Madagamaw 

Complete address of Witness

1. H.No:- E-798 Gogal Margao-Goa
2. H.No:- E-29 Runderal Navelim

We declare that M/s S.A. Builders and Developers who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Mrsa D. Bagewadi 
2. Nurahmad H. Madagamaw 

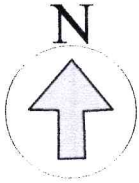
To,

1. The Dy Town Planner, The Town & Country Planning Department, Salcete Margao Goa
2. The Mamlatdar, Office of Mamlatdar, Salcete , Margao - Goa
3. The Inspector of Survey and Land Records, Margao-Goa
4. The Sarpanch, Village Panchayat / Municipal Council Margao, Salcete-Goa
5. The Talathi of Margao
6. M/s S.A. Builders and Developers, Plot No. 24, Amrut nagar, Fatorda, Margao Goa

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN

OF THE PROPERTY BEARING P.T.S. NO.46 CHALTA NO.3 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/s S.A.BUILDERS AND DEVELOPERS VIDE ORDER NO. CDSAL02-24-98 DATED 12/12/2024. BY DY. COLLECTOR & SDO SALCETE MARGAO GOA.



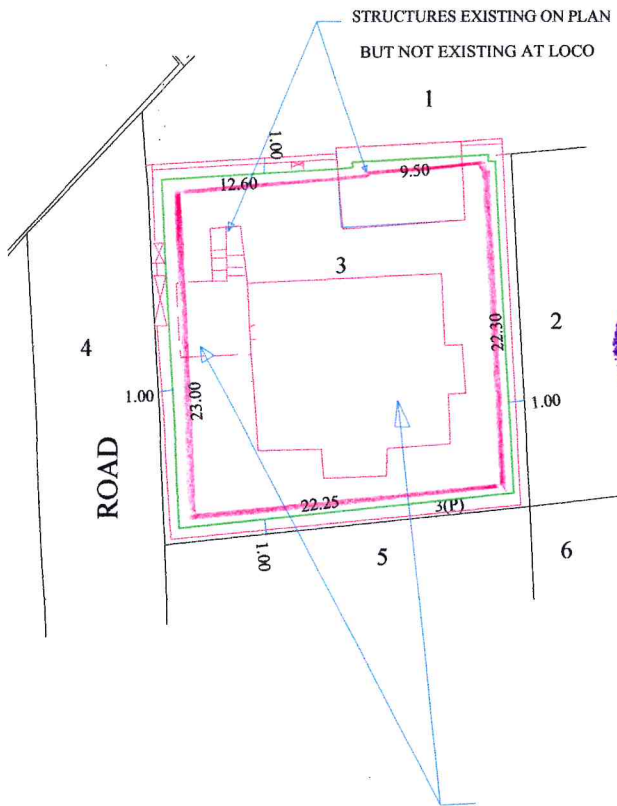
SCALE : 1:500

□ AREA TO BE CONVERTED 477.56 SQ. MTS.



B. Prabhudev
07/10/2025

I.S.&L.R.



STRUCTURES EXISTING ON PLAN
BUT NOT EXISTING AT LOCO

Newton Dsilva
NEWTON DSILVA (F.S.)
PREPARED BY

Raghunath Prabhudev
RAGHUNATH PRABHU DESSAI (HS.)
VERIFIED BY

SURVEYED ON:16/01/2025

File No.: 2/ISLR/CONV/CTS/03/2025