

land would not affect public health safety and convenience, the market value of the land is about 10,000/- per sq.mts., accessed by 08.00 mts wide road to the plot sought for conversion. there is no Tenants/Mundkars on the proposed land, there was no tenancy on the proposed for conversion as on till date, the land was not originally a Comunidade/Aframento/Government land, the area does not falls in command area, the area does not falls in National Highway, the lands is not low lying area, there does not exist water bodies, there exist commercial building with ground + 8 Floors with plinth area s per building plan annexed in the file is 745.375 sq mts Swimming pool with plinth area 75.15 sq mts Security room with plinth area approximately 5.00 sq mts in the land proposed for conversion, the land proposed for conversion is surveyed under 23/1 of Dabolim Village of Mormugao Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 HTL., there is 3 phase electricity feeder at corner of the plot sought for conversion, the conversion application may considered after taking all the points into account, the conversion is recommended.

AND WHEREAS, the Inspector of Survey & Land Records, City Survey, Vasco-da-Gama, has submitted the six copies of plan an admeasuring area of 2503.00 sq.mts. of Survey No. 23/1-L of Dabolim Village of Mormugao Taluka, further informed that there exists Ground plus eight R.C.C. structure having total plinth area of 745.00 sq mts described as Part "A" on the plan attached and an area admeasuring 400.00 sq mts (Part "B") which is an recreational area consisting of a Swimming pool Security cabin etc having an area 400.00 sq mts, the Swimming pool area is 70.00 sq mts is included in the area marked as Part "B" this mentioned area is raised above existing ground level by approx 1.0 m there also exists compound wall on all four sides as depicted on the plan attached. letter No.2/SLR/MOR/CONV/17/2020/503 dated 29/10/2020.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/286/2020-21/1692 dated 15/12/2020, has informed that the Survey No. 23/1-L of Dabolim Village of Mormugao Taluka admeasuring an area of 2503.00 sq.mts. it not a Govt. Forest and does not form part of any compartment 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 (Conservation) Act, 1980 is not applicable to the above area.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 23/1-L of Dabolim Village of Mormugao Taluka, is approved & applicant has deposited conversion fees of Rs. 27,79,920/- (Rupees twenty seven lakhs seventy nine thousand nine hundred twenty only) vide e-Challan No.COL/61/2020-21 dated 04/02/2021, in the State Bank of India, Margao. The applicant has submitted the Affidavit cum Indemnity Bond, NOW THEREFORE, 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.
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 Applicant 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.

1. NOC is to be obtained from the Flag Officer Commanding Goa Area. (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.

2. 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.
3. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
4. Sanad shall not take away Mundecial/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.
5. Any further development in the plot shall be strictly as per the rules in force.
6. 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.

7. 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.
8. The Right of way of road/access serving the plot under reference is 10.00 mts. its Southern side and plot is served by 8.00 mts wide on East and West side, hence front setback minimum $5.00 \text{ mts} + 3.00 = 8.00 \text{ mts}$ shall be kept from the centre line of road for secondary development.
9. Traditional access, passing through the plot, if any shall be maintained.
10. The Applicant should obtain prior permission for cutting of trees in the plot from the Forest Department, if required.
11. 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.
12. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
13. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
14. Low lying land, water bodies be protected and should not be harmed due to any activity.
15. 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.
16. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after 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 or 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 Applicants.
17. 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.
18. 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 & Breadth		Total Super- ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
59.70 Mts	42.20 Mts.	2106.00 sq.mts.	under Survey No. 23/1-L. of Dabolim Village of Mormugao Taluka	North: Sy.No.23/1 South: Sy. No.23/1 East: Sy.No.23/1 West: Sy. No.23/1

Conversion is Sanctioned for Commercial (C-1) purpose with permissible F.A.R. 200% based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned page 1 & 2.

In witness whereof the Collector of South Goa District, Margao has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the Applicant V.T. Hotel and Resorts Pvt. Ltd. r/o. Chail Blossam, P.O. Chail teck-kandaghat, Distt-Solan, H.P., hereunto set her hand this 24th day of February 2021.

Pratik

Mr. Pratik Raichandani Authorized signatory of V.T. Hotel and Resorts Pvt. Ltd. (applicant)

Signature and designation of the witnesses:

Mithun Mithun Sarkar

2. *अज्ञात अज्ञात*



Ruchika
(Ruchika Katyal, I.A.S.,)
Collector,
South Goa District.
Margao- Goa.

We declare, Mr. Pratik Raichandani, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

Mithun Mithun Sarkar

2. *अज्ञात अज्ञात*

Copy to:

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



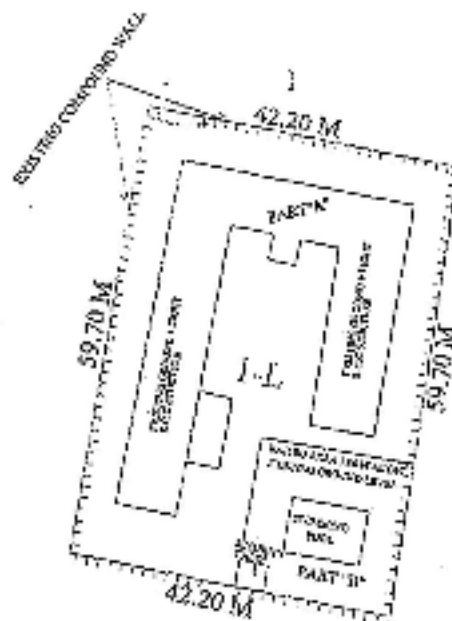
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO-GOA

PLAN

OF THE LAND BEARING SURVEY NO. 23/I-L SITUATED AT DABOLIM VILLAGE OF MORMUGAO TALUKA APPLIED BY V.T HOTELS PVT.LTD C/O MR NILESH SALKAR FOR CONVERSION OF LAND FROM AGRICULTURAL TO NON- AGRICULTURAL PURPOSE VIDE ORDER NO. COLAMOR/SG/CONV/58/2020/11644 DATED 15/10/2020 ISSUED BY DY COLLECTOR (REV) SOUTH GOA DISTRICT, MARGAO-GOA.

Scale 1:1000

AREA OF THE PLOT PROPOSED FOR CONVERSION..... 2503.00 Sq. Mts.



SURVEY NO. 23

PREPARED BY: *[Signature]*
RUDY ALAUQUERQUE (F.S)

VERIFIED BY: *[Signature]*
SMT. MRUNAL Y. RANE (HLS)