



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: AC-II/SAL/SG/CONV/38/2021/१८००

Date: 20/08/2021.



READ: Application U/S 32 of LRC, 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) **Smt. Fatima Gaonkar, r/o. H.No.56/D, White House, Raia, Salcete, Goa**, being the occupant of the plot registered under Survey No421/3 of Loutolim Village of Salcete Taluka, Goa, admeasuring an area 1550.00 sq.mts (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 Land under Survey No. 421/3 of Loutolim Village of Salcete Taluka, Goa, admeasuring an area 1550.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/CI-I/67/2021/279 dated 30/07/2021, wherein he has stated the applicant is private owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.9000/- per sq.mts., there is a road/access to the site in question o the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the

[Signature]

proposed land for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally not Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violates any provision of Goa land use ac 1991, there is structure of plinth area of 76.00 sq mts in the proposed land, the proposed for conversion is surveyed under survey No. 421/3 of Loutolim Village of Salcete Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

AND WHEREAS, the applicant has submitted the Land Use/Zoning Information vide No.1659 dated 12/03/2021 from the Dy. Town Planner, Town & country & Planning Department, Margao, as per Zoning the properties bearing Survey No.421/3 of Loutolim Village of Salcete Taluka for an area of 1550.00 sq mts, as per the Regional Plan for Goa 2021, the plot under reference falls in Settlement Zone Village is having VP-2 status permissible FAR 60% .

AND WHEREAS, based on the Land Use/Zoning Information, the conversion of land under Survey no: 421/3 of Loutolim Village of Salcete Taluka, Goa and the conversion is approved and applicant has deposited Conversion fees of ₹1,16,250/- (Rupees one lakh sixteen thousand two hundred fifty only) and 5 time penalty of ₹13,500/- (Rupees thirteen thousand five hundred only) total comes to ₹1,29,750/-vide e-challan no AC-II/53/2021-22 dated 12/08/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Anand M. Redkar, Notary Margao Taluka, Reg. 9015/2021 dated 16/08/2021.

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.

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. Traditional access, passing through the plot, if any shall be maintained.
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 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 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.
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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
58.80 mts	22.00 mts	1550.00 Sq.mts	Survey No.421/3, of Village Loutolim of Salcete Taluka	North: Sy.No.421/5 South: S. No.421/8 East: Sy.No.421/6,7,7-A West: Road

Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60 based reports/NOC referred at page no: 1 & 2 in this sanad

In witness whereof the Additional Collector-II 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 **Smt. Fatima Gaonkar, r/o. H.No.56/D, White House, Raia, Salcete, Goa**, hereunto set his hand this 20th day of August 2021.

Fatima Gaonkar
Smt. Fatima Gaonkar, (applicant)

Signature and names of the witnesses:

- Agnelo fernandes fernandes*
- Kisan Sutar*



Sanjit Rodrigues
(Sanjit Rodrigues, I.A.S.)
Additional Collector-II,
South Goa District,
Margao- Goa.

We declare that Smt. Fatima Gaonkar, who has signed this sanad is, to our personal knowledge, the persons she represents himself to be, and that she has affixed her signature here to in our presence.

- Agnelo fernandes fernandes*
- Kisan Sutar*

Copy to:

- The Mamlatdar of Salcete-Goa.
- The Town Planner, Margao, Goa.
- The Dy. Conservator of Forests, Margao, Goa.
- The Inspector of Survey & Land Records, Margao, Goa.

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



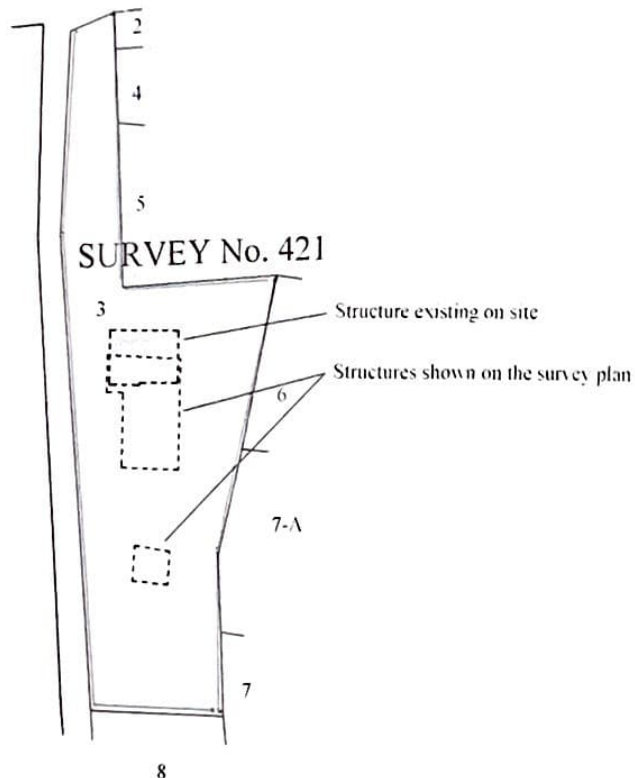
SCALE 1:1000

PLAN

OF THE PROPERTY BEARING SURVEY NO. 421 SUB DIV NO.3 SITUATED
AT LOUTOLIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE APPLIED BY FATIMA GAONKAR , VIDE MEMORANDUM NO.
SDO /SAL /CONV /LOUT /66 /2021 /5883-I, DATED 31.05.2021,
ISSUED BY ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT,
MARGAO, SALCETE-GOA



AREA TO BE CONVERTED = 1550.00 Sq.mts.



Angela Araujo
SURVEYED AND PREPARED BY
SMT. ANGELA ARAUJO (F.S.)