



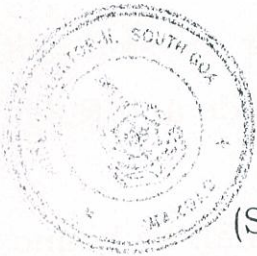
**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

Room No: 449, 4<sup>th</sup> Floor, Conversion Cell Section,  
Matanhy Saldanha Administrative Complex, Margao- Goa.  
Phone No: 0832-2794431 Fax No: 0832- 2794402  
Email: [cols.goa@nic.in](mailto:cols.goa@nic.in)

No: AC-II/SG/CONV/48/2016/ 9590

Date: 01/09/2017.

- READ:** 1. Conversion Sanad No. AC-II/CONV/48/2016/12302 dated 30/11/2016
2. Application dated 27/07/2017, u/s 32 of LRC, 1968 of applicant Mr S. N. Constructions and Vijaya Nanu, Essen Empire, Opp. KTC Buss Stand , Vasco Da Gama for change of use from Residential to Commercial



**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) **S.N. Constructions and Vijaya S Nanu ,Essen Empire, Opp KTC Bus stand, Vasco Da Gama,** being the occupant of the plot registered Land under **Survey No 136/6 of Chicalim Village of Mormugao Taluka,** admeasuring an area **5900.00 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 136/6 of Chicalim Village of Mormugao Taluka** admeasuring an area **5900.00 sq.mts** be the same a little more or less, for the purpose of **Commercial** use only.

And Whereas, the Town Planner, Mormugao vide report vide no: DH/5789/2/MTP/2017/448 dated 22/08/2017, has submitted

that as per the Outline Development Plan, Vasco-da-Gama, planning area 2026, the plot in question is located in the Commercial Zone (C2) having permissible F.A.R.150 and the conversion is recommended for Commercial purpose admeasuring area 5900.00m2..

And Whereas, based on the report the Town Planner, Mormugao the plot under **Survey No 136/6 of Chicalim Village of Mormugao Taluka** was approved for Commercial purpose and applicant has deposited Conversion fees of ₹4956000/- (Rupees forty nine lakhs fifty six thousand only ) **vide e-challan no AC-II/33/2017-18 dated 31/08/2017**, in the State Bank of India, Margao-Goa.

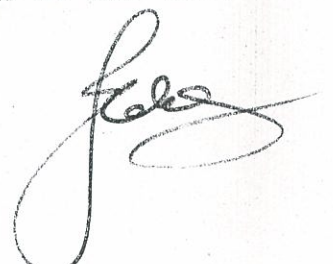
Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

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 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 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.



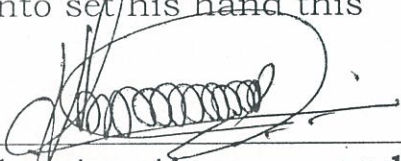

17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any activity.
19. If this Sanad is inconsistent with any law in force in the state of Goa or any decision 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 of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be 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/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.
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.
23. The dimension of the plot converted for residential purpose bearing Survey No 136/6 of Village of Chicalim Village of Salcete Taluka is as follows:-  
From North to South on East is 105.00 mts. , on West is 106.50 mts.  
From East to West on North is 50.00 mts., on South is 61.50
24. **The applicant is not permitted to construct or develop an area of 2300.00 m2 in the proposed area for conversion, which is identified as private forest by the Dy. Conservator of forests, Margao ( As per plan at page No. 7 of this sanad which is highlighted in orange color).**




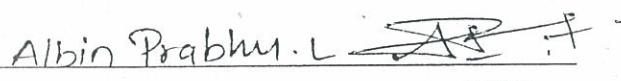
**Appendix-I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
55.40	106.60	5900.00 Sq.mts	<b>Survey No 136/6 of Chicalim Village of Mormugao Taluka</b>	North: S No 136/1 & 7 South: S No 136/2 & River East: S No 136/7 & 2 West: S No 136/1 & River
Conversion is Sanctioned for Commercial purpose with 150 FAR based NOC referred at page no: 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 **S.N. Constructions and Vijaya S Nanu, Essen Empire, Opp KTC Bus stand, Vasco Da Gama**, hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

  
**S.N. Constructions**                      and                        
**Vijaya S Nanu, (applicants)**

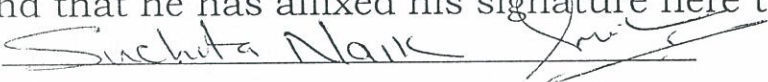
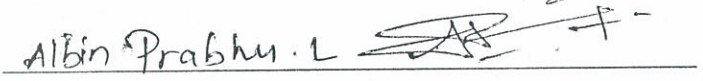
Signature and names of the witnesses:

-   
Suchita Naik
-   
Albin Prabhu



  
**( Johnson Bedy Fernandes )**  
 Additional Collector-II,  
 South Goa District,  
 Margao- Goa

We declare **Santhan S Nanu and Vijaya S Nanu, Essen Empire, Opp KTC Bus stand, Vasco Da Gama**, 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.

-   
Suchita Naik
-   
Albin Prabhu

Copy to:

- The Town and Country Planning Dept., Mormugao-Goa.
- The Dy. Conservator of Forest, Margao-Goa.
- The Mamlatdar of Mormugao-Goa.
- The Inspector of Survey & Land Records, Mormugao-Goa.

