

No.COL/SG/CONV/12/2011/7884
Office of the Collector,
South Goa District,
Margao-Goa

Date: 18 AUG 2011

- Ref: 1) 5/365/CONV/52/11-12/493 dated 31/05/11 of Forest Dept.,
Margao
- 2) MAM/SAL/CON/10/207/2011/208 dated 02/05/10 of Mamlatdar
Salcete
- 3) TPM/Conv/Margao/PTS193/Ch.22/2011/338 dated 04/07/10 of
TCP, Salcete.
- 4) 2/ISLR/CTS/36/11/1358 dated 28/07/2011 of ISLR Salcete.

READ: Application dated 03/03/2011 U/s 32 of Land Revenue Code, 1968



S A N A D

S C H E D U L E - II

Rule 7 of the Goa, Daman & Diu Land Revenue
Version 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) by Shri Ratnakar Vithal Raikar, H. no: 2177, Marlem-Borda(Post Fatorda), Margao-Goa being the occupant of the plot registered under Chalta no: 22 of P.T.Sheet no: 193, Margao City, 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 a part of Chalta no: 22 of P.T.Sheet no: 193, Margao City, Salcete Taluka admeasuring 2437 Square meters be the same a little more or less, for the purpose of RESIDENTIAL use only.

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 been credited non-agricultural assessment fees of Rs 97480/- (Ninety Seven thousand four hundred & eighty only) vide challan no 165/10-11 dated 10/08/2011 in the State Bank of India, Margao for non agricultural purpose 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 residential 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.
6. (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.
7. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
8. The Applicant shall comply with the CRZ Regulations and 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.
9. If any person claims ownership right and succeeds, the conversion shall stand automatically revoked.
10. 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.

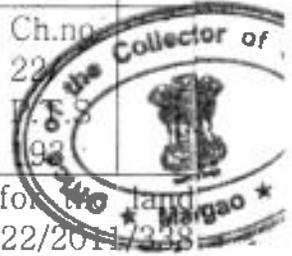


11. Any further development in the plot shall be strictly as per the rules in force.
12. No hill cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
13. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
14. The Right of way of road/access is 10mts hence front setback of minimum 5.00 & 3.00 = 8.00 mts shall be kept from centerline of road.
15. Traditional access/road passing through the plot, if any shall be maintained
16. The Applicant should obtain prior permission for cutting of trees if the said plot form the concerned Forest Department, if required.
17. If the Land falls in the command area of Selaulim Irrigation Project Permission shall be obtained from Water Resources Department.
18. 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.
19. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before 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 of 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 Applicant
21. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector/Additional Collector/Dy. Collector shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



Appendix-1

Sr. no	Length & Breath		Total Superfi cial Area in Sq,mts	Forming (part of)	BOUNDARIES				Re mark
	North to South in mts	East to west in mts			North	South	East	West	
1	2	3	4	5	6	7	8	9	10
1	30 mts	100 mts	2437 Sq,mts	Chalta no: 22 P.T.Sheet no: 193	Ch.no 21/ P.T.S 193	Ch.no 1/ P.T.S 203	Ch.no 22/ P.T.S 193	Ch.no 22/ P.T.S 193	



Conversion is Recommended for **RESIDENTIAL** with permissible Far 80% for land located in S-2, Zone, as per the report no: TPM/Conv/Margao/PTS193/Ch.22/2011 dated 04/07/10 of Town planner, Margao. Conversion fees of Rs 97480/- (Ninety Seven thousand four hundred & eighty only) vide challan no 165/10-11 dated 10/08/2011 in the State Bank of India, Margao.

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa and the Applicant **Shri Ratnakar Vithal Raikar**, H. no: 2177, Marlem-Borda(Post Fatorda), Margao-Goa hereunto set his hand this 18th day of August 2011.

(Handwritten signature of Shri Ratnakar Vithal Raikar)

(Shri Ratnakar Vithal Raikar,
H. no: 2177, Marlem-Borda(Post Fatorda),
Margao-Goa)

Signature and designation of the witnesses:

1. *(Signature)* Subhash G. Venekar

2. *(Signature)* Rajesh R. Raikar

(Signature) Sandip Jacques

 (SANDIP JACQUES)
 Collector
 South Goa District,
 Margao-Goa.

Copy to:

1. The Inspector of Survey and Land Records, Salcete.
2. The Town and Country Planning Dept., Salcete
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Salcete.
5. Shri Ratnakar Vithal Raikar, H. no: 2177, Marlem-Borda(Post Fatorda),
Margao-Goa