

OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, 4th floor, Matanhy Saldanha Administrative Complex,
Margao-Goa.

Email:Cols @nic.in

Phone No.2794431

No. AC-1/SAL/SG/CONV/67/2017/12792

dated: 20 / 11 / 2017.



READ: Application U/s 32 of Land Revenue Code, 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) **Suhas Harold Sanjeevrao & Juliana Fernandes, r/o. RH2, Mystical Rose of Monte Hill, Margao-Goa,** being the occupant of the plot registered under **Survey No. 101/2 of Raia Village of Salcete Taluka,** 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 **Survey No. 101/2 of Raia Village of Salcete Taluka,** admeasuring an area **2974.00 Sq. mts.** be the same a little more or less, for the purpose of for **Residential Purpose** only.

And Whereas, the Inspector of Survey & Land Records, Margao-Goa, has submitted the six copies of plan of Survey No.101/2 of Raia Village of Salcete Taluka and further informed that there exist old structure of area admeasuring 250.00 sq.mts. as per the survey plan & Form I & XIV, in the proposed conversion vide No.2/SSLR/152/2017/2343 dated 16/11/2017.

And Whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI-II/2017/50 dated 3/10/2017, wherein he has stated such use

will not affect public health, safety and convenience, the market value of the land is about Rs.4,000/- per sq.mts., there exist residential structure in the land propose for conversion, there is an access to the site in question, there is no Tenants/Mundkars on the proposed land for conversion, the area proposed for conversion shown as Dry.Crop area and there existing a name of Maria Joaquim Fernandes in other rights column, as per the form I & XIV there doesn't exist tenants name in the Tenant column, the land proposed for conversion is surveyed under 101/2 of Village Raia of Salcete, and there exist old residential structure having its plinth area about 120 sq.mts. the land proposed for conversion residential purpose and the land is low lying area nor exist any water body, it is not coming under C.R.Z. Regularization either 200 meters or 500 meters from HTL, there are no trees in the proposed land for conversion; the conversion application may be decided.

And Whereas, the Town Planner, Margao, reported that the land under Survey No. 101/2 of Raia Village of Salcete Taluka, as per the Regional Plan of Goa 2001 Regional Plan for Goa, 2021, the area proposed for conversion is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 2974.00 Sq. mts. vide report no: TPM/29741/Raia/101/2/17/4471 dated 13/11/2017.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao, letter no: 5/SGF/CONV/441/2017-18/2684 dated 06/11/2017, has informed that office has inspected the area and it is observed that the area land under Survey No: 101/2 of Raia Village of Salcete Taluka admeasuring area of 2974.00sq.mts is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the said area.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: 101/2 of Raia Village of Salcete Taluka, was approved. The applicant has credited Conversion fees & penalty Rs.404464/- (Rupees four lakhs four thousand four hundred sixty four only) vide challan no AC-II/58/2017-18 dated 17/11/2017, 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. **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-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 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.
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. The right of way of road is 15.00mts. hence front setback of minimum 7.5mts.+3.00=10.5mts. shall be kept from centre line of road.
14. Traditional access, passing through the plot, if nay shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. 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.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
20. 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.
21. 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.
22. 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.
23. In future, if any dispute arises regarding the ownership, title, etc, then 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


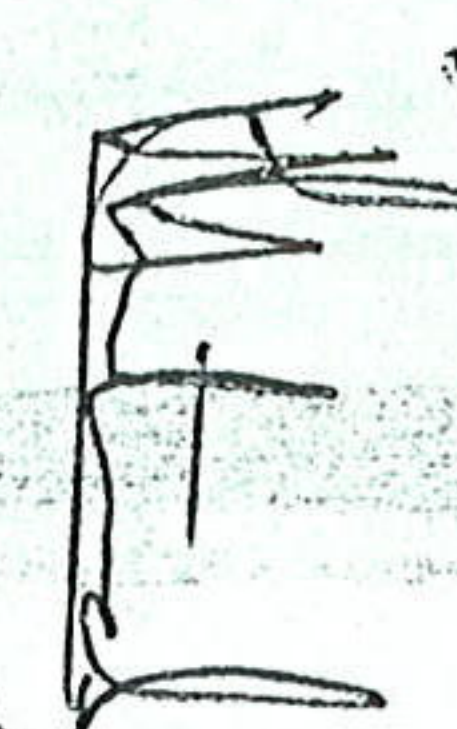

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West*			
85.50 mts.	40.70 mts.	2974.00	Survey No. 101/2 of Raia Village of Salcete Taluka	North: Sy.No.101/2 South: Sy.No. 101/5 East: Sy.No. 101/3 West: Sy.No.101/3

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC/ mentioned at page 1 & 2.

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the Applicant **Suhas Harold Sanjevrao & Juliana Fernandes, r/o. RH2, Mystical Rose of Monte Hill, Margao-Goa,** hereunto set his hand this 20th day of November, 2017.

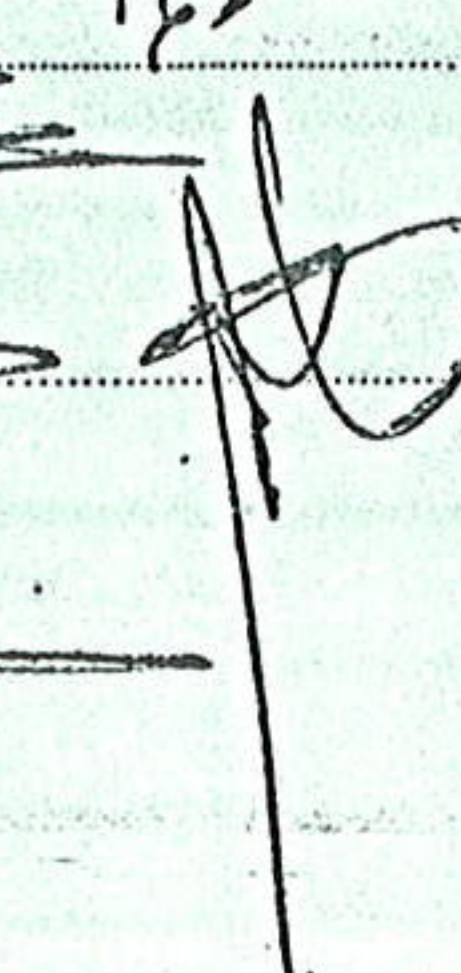
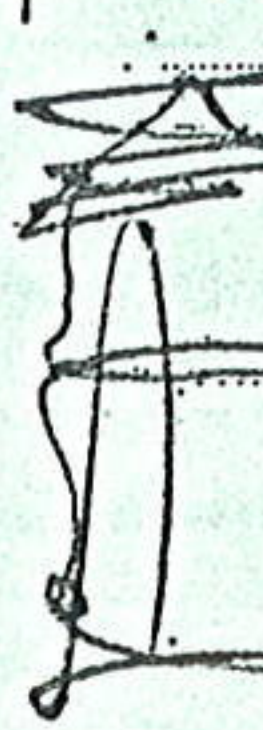

Suhas Harold Sanjevrao applicant and PoA for Juliana Fernandes,
 (Applicant)

Signature and designation of the witnesses:

1. Surinder C. Samuel Dami 
 2. Manoel Furlado 
 (Agnelo A.J. Fernandes,) Additional Collector-I,
 South Goa District,
 Margao-Goa 



We declare that **Suhas Harold Sanjevrao, applicant and PoA for Juliana Fernandes,** 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.

1. Surinder C. Samuel Dami 
 2. Manoel Furlado 

Copy to:

1. The Superintendent of Survey and Land Records, Margao-Goa.
2. The Town and Country Planning Dept., Margao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa.
4. The Mamlatdar of Salcete.

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

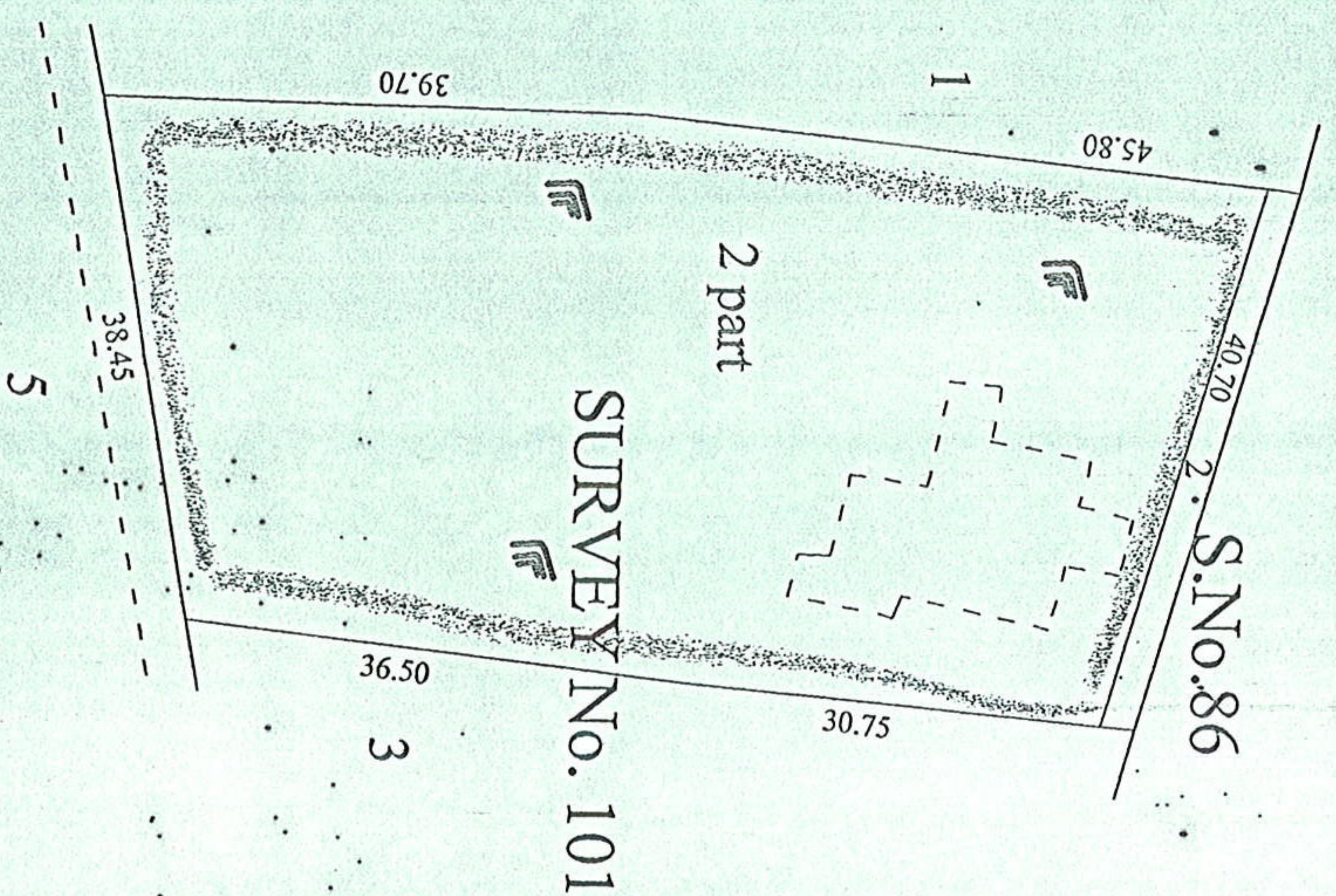
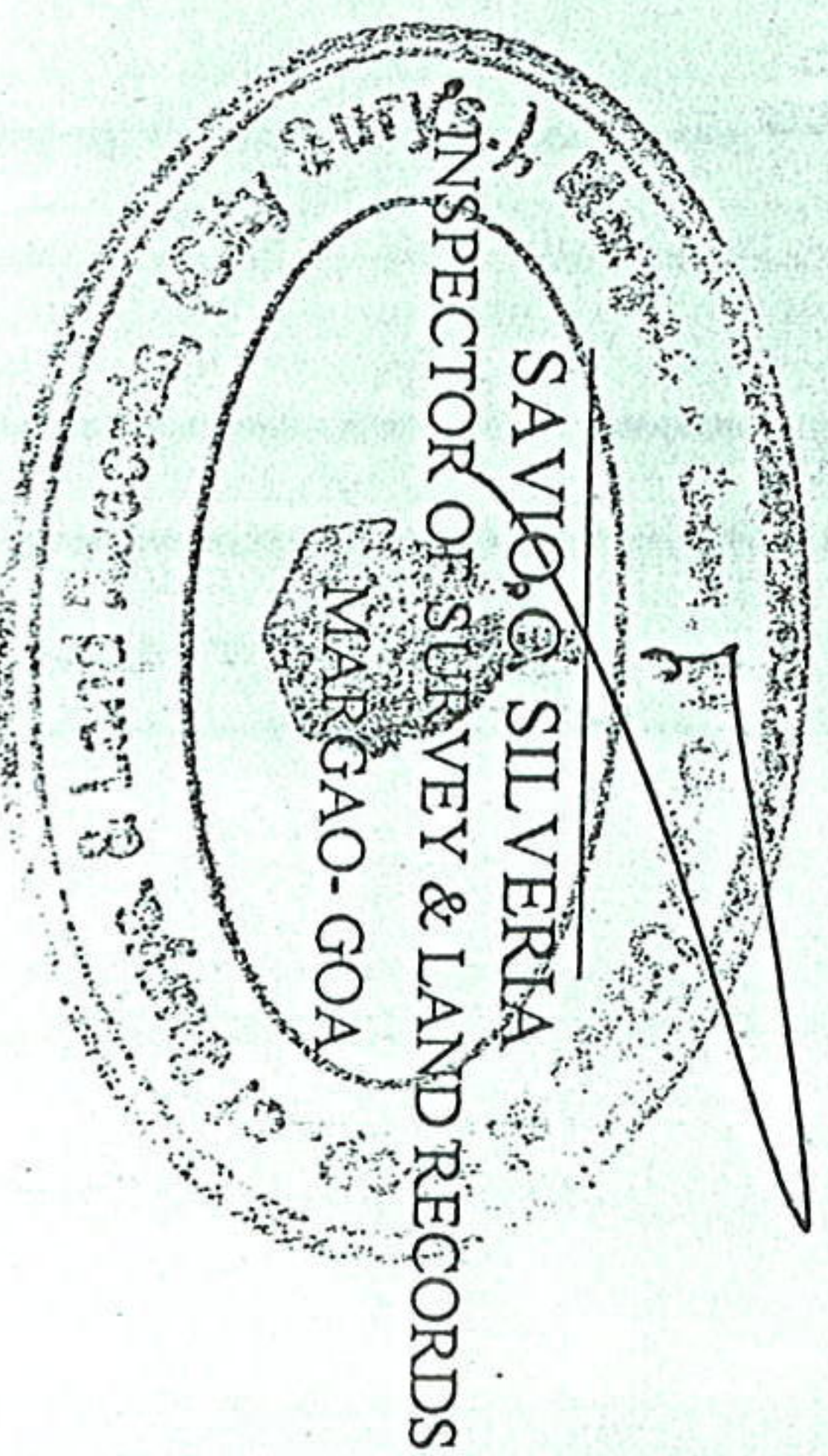
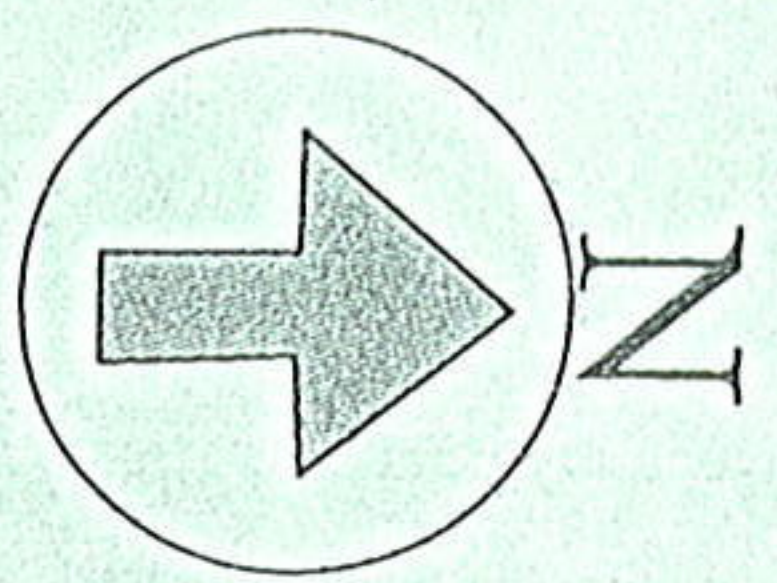
PLAN


OF THE PROPERTY BEARING SURVEY NO.101 SUB. DIV. NO. 2 (PART) SITUATED AT RAIA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL-INTO NON AGRICULTURE PURPOSE BY MR. HAROLD SANJEEVARAO & MRS. JULIANA FERNANDES, VIDE ORDER NO. AC-1 / SAL / SG / CONV / 67 / 2017 / 11462; DATED 20-10-2017, & CORRIGENDUM NO. AC-1 / SAL / SG / CONV / 67 / 2017 / 12006; DATED 02-11-2017 ISSUED BY THE ADD. COLLECTOR-I, SOUTH GOA DISTRICT, MARGAO - GOA

SCALE : 1:1000.




- AREA TO BE CONVERTED = 2974.00 SQ. MTS.




PRASAD P. S. DESSAI, (F.S.)
PREPARED BY

SURVEYED ON : 07/10/2017


PRITI BONDBAGKAR, (H.S.)
VERIFIED BY

File No.: 2/SLR/152/2017