



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Conversion Cell, Room No.449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

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No.COL/SAL/SG/CONV/93/2016/ /3362 Date: 28 /12/2016

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), **Anil R. Kunkolienker and Rajan R. Kunkolienkar, r/o. H.No.790, Chandwaddo, Opp. SBI Colony, Fatorda, Margao-Goa**, being the occupant of the plot registered land under Chalta No.41 of PTS No.45 Margao City of 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 under **Chalta No.41 of PTS No.45 Margao City of Salcete Taluka**, admeasuring area **1576.00 Sq.mts**, be the same a little more or less for the purpose of **Residential** use only.

And Whereas, the Inspector of Survey & land Records, Margao, has submitted six copies of the plan, a copy of details in appendix I to schedule II of the Chalta No. 41 PT Sheet No.45 of Margao City of Salcete Taluka, and further informed that there exists 1 structure 'A' admeasuring an area of =99.00 sq.mts asbestos sheet Roofing, 2. Steel structure 'B' admeasuring an area of =75.00 sq.mts. with polycarbonate sheet Roofing and 3. Structure 'C' admeasuring an area of 78.00 sq.mts. with Mangalore

tile Roofing within area to be converted, and the area is less than the order of Collector by 130.00 sq.mts. as it is acquired for Road widening vide Award No.LQN/2009 Order dated 09/10/2012 passed by Collector Margao-Goa, vide letter No.2/ISLR/CTS/17/2800 dated 05/12/2016.

And Whereas, the Mamlatdar of Salcete, vide letter no: MAM/SAL/CONV/AK/401/2016/374 dated 28/10/2016, has informed that such use will not affect public health, safety and convenience, the present market value of the land is about 18000/- per sq.mts., there is motarable access to the site in question, there are no tenants/mundkars on the proposed land for conversion and there was no any tenancy on the proposed land for conversion, the said land is not low lying nor exist water bodies, the applicant has extended front side of the existing house thereby converting an area bout 40 sq.mts. and there is one cowshed on the proposed site for conversion having plinth area bout 80 sq.mts. the plot in question falls in chalta No.41 of P.T.S. No.45 of Margao City, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts., the proposed conversion may consider after deciding point No.7, there exist 3 Mango, 2small teakwood, 6 jackfruit, 7 coconut, 1 tamarind and 2 firewood threes on the proposed site for conversion.

And Whereas, the Town Planner, Margao, has submitted report as per Outline Development Plan for Margao the land under P.T.S. No.45 Chalta No.41 Margao City of Salcete Taluka, is located in Settlement Zone having Permissible FAR of 100% & has recommended the conversion of Land for Residential purpose admeasuring an area 1706.00 sq.mts. vide report no: TPM/28898/Margao/45/Ch.41/16/5162 dated 14/11/2016.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/484/2016-17/2034 dated 03/11/2016, has informed that his office has inspected the area and it is observed that the said area under Ch.No.41 of PTS. No.45 of Margao City of Salcete Taluka admeasuring an area of 1706.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. It is 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.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No. 41 of PT Sheet No.45 of Margao City of Salcete Taluka, is approved & applicant has deposited conversion fees of ₹3,30,960/- (Rupees three lakhs thirty thousand nine hundred sixty only) and Penalty ₹2,64,600/- (Rupees two lakhs sixty four thousand six

hundred only) total comes to ₹5,95,560/- vide e-Challan No.COL/86/2016-17 dated 14/12/2016.

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 paid 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.



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 traditional access, passing through plot, if any shall be maintained.
14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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 any 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 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 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.
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, 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 & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
41.60 Mts.	48.50 Mts.	1576.00 Sq.mts	Land under Chalta No.41 of PTS No.45 Margao City of Salcete Taluka,	North: PTs No.41, Ch No. 45 South : ChNo.42 & 44 PTS No.45 East: Ch.No.40, PTS No.45 West : Ch.No.45 PTS No.45
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100% based reports/NOC referred at page no: 1 & 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 Applicants **Anil R. Kunkolienker and Rajan R. Kunkolienkar, r/o. H.No.790, Chandrwaddo, Opp.SBI Colony, Fatorda, Margao-Goa**, hereunto set his hand this 28th day of DECEMBER, 2016.

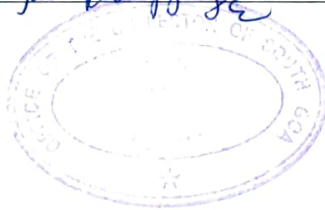
Anil R. Kunkolienker

Anil R. Kunkolienker and Rajan R. Kunkolienkar, (applicants)

Signature and designation of the witnesses:

1. Utpal V. Nagarkar *Nagarkar*

2. Datta S. Hegde *Dattajogle*



Swapna M. Naik
(Swapna M. Naik, I.A.S.,)
Collector,
South Goa District,
Margao- Goa

We declare **Anil R. Kunkolienker and Rajan R. Kunkolienkar**, 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.

1. Utpal V. Nagarkar *Nagarkar*

2. Datta S. Hegde *Dattajogle*

Copy to:

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

GOVERNMENT OF GOA
 DIRECTORATE OF SETTLEMENT & LAND RECORDS
 PANAJI - GOA

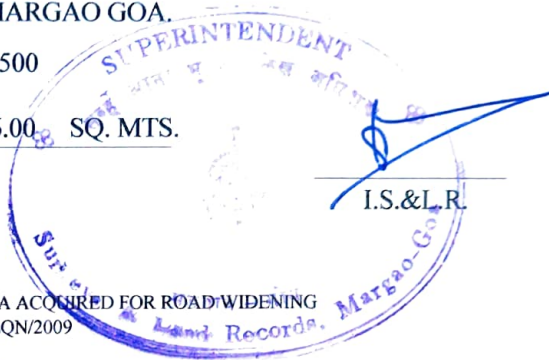
PLAN

OF THE PROPERTY BEARING CHALTA NO. 41 PART /P.T.S NO. 45 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY SHRI RAJAN R. KUNKULIENKAR AND SHRI ANIL RAMKRISHNA KUNKOLIENKAR VIDE ORDER NO. COL/CONV/93/2016/10973 DATED -20/10/2016. BY COLLECTOR SOUTH GOA, MARGAO GOA.

SCALE : 1:500

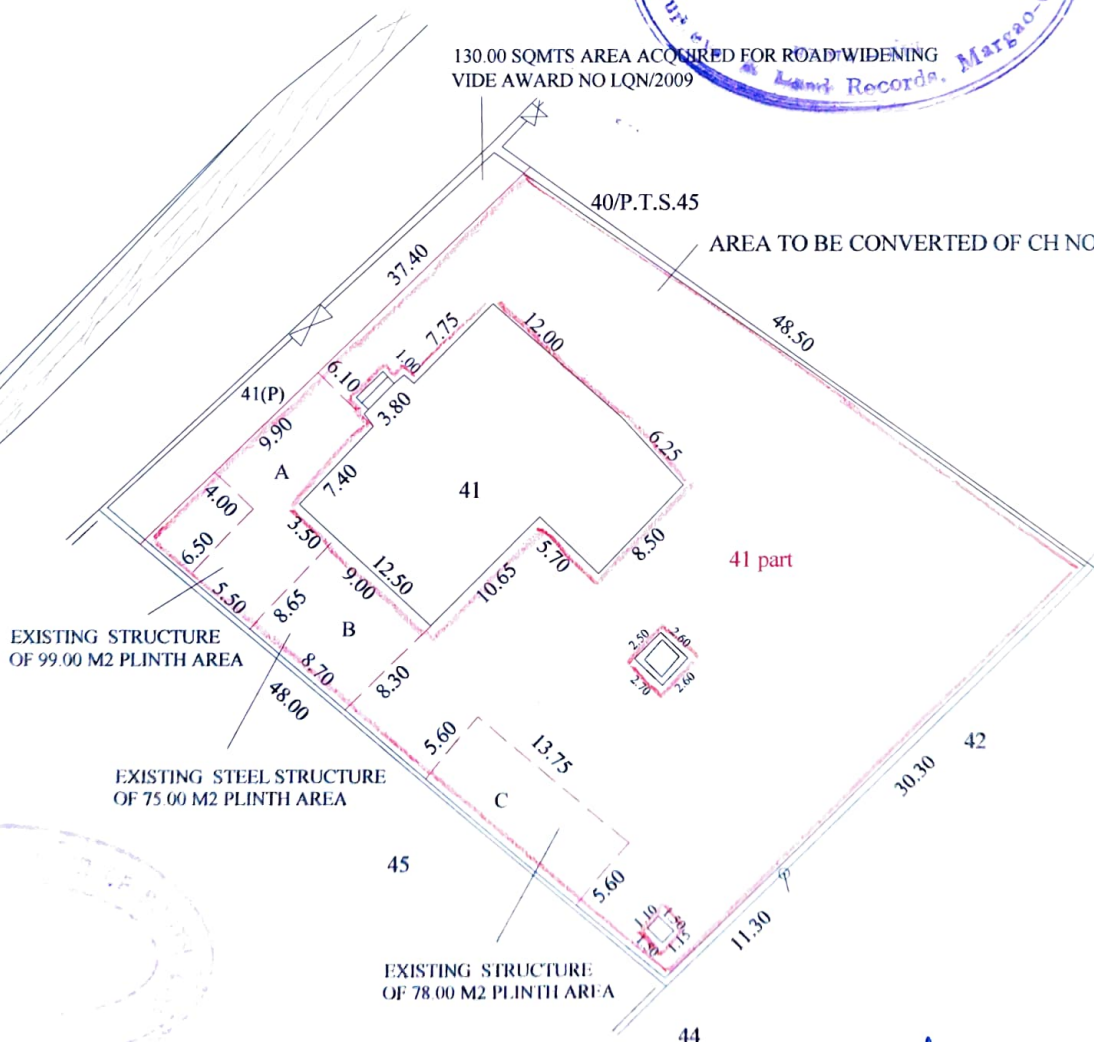


AREA TO BE CONVERTED 1576.00 SQ. MTS.



130.00 SQMTRS AREA ACQUIRED FOR ROAD WIDENING VIDE AWARD NO LQN/2009

AREA TO BE CONVERTED OF CH NO. 41 PART

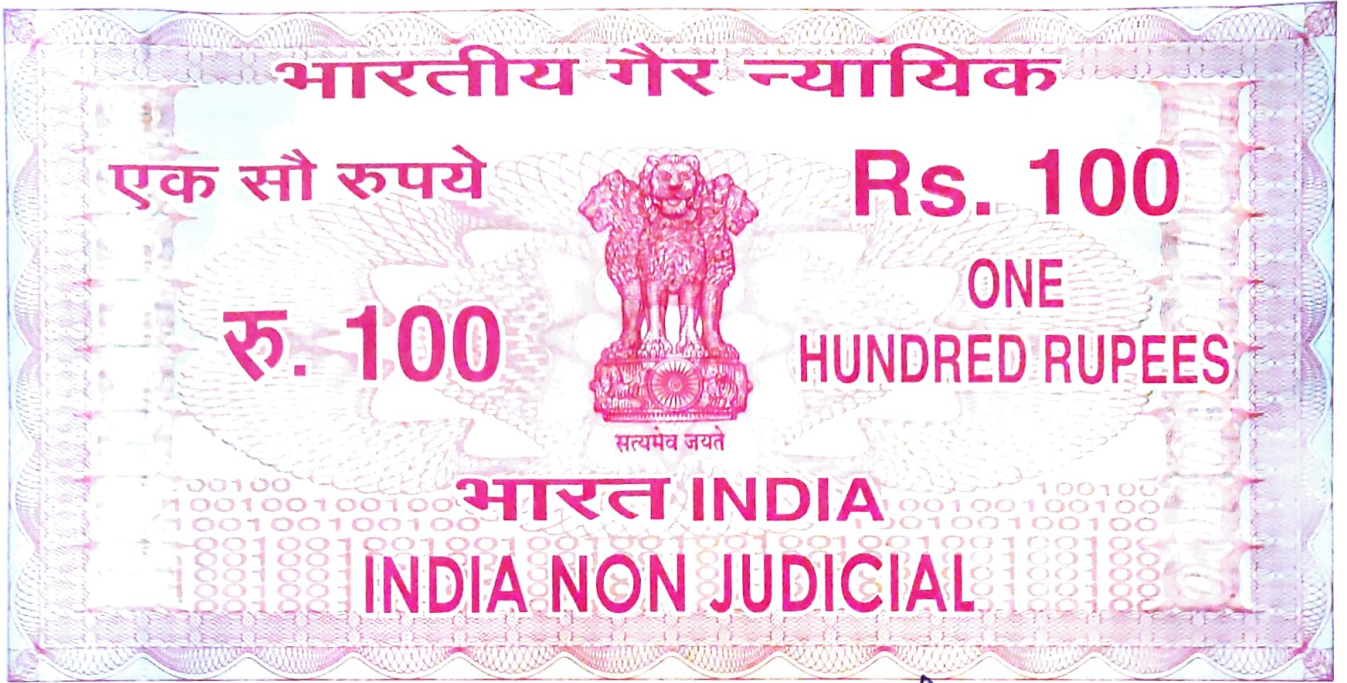


SAEESH R. DESSAI (F.S.)
 PREPARED BY

PRITI KHANDEPARKAR (H.S.)
 VERIFIED BY

SURVEYED ON: 15/11/16

File No.: 2/ISLR/CTS/17/2016



गोवा GOA

Sr. No. 24832 Place of Vend PONDA Date of issue 15/03/2021 A 208348

Value of Stamp Paper Rs. 100: Utpal U. Nageshkar

Name of the Purchaser: Ponda Gor Son of

For the purchase of one single stamp paper of the value of Rs. 100/-

and one set of Stamp Paper for the completion of the value is attached along with

Signature of The vendor Signature of The Purchaser

REG/STP/VEN/07/2015 DT. 11/12/2015

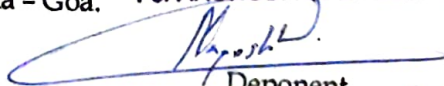


15/3

DECLARATION CUM UNDERTAKING

I, Shri. UTPAL UDAY NAGESHKAR, Partner of Arunoday Developers, son of Shri. Uday K Nageshkar, aged 38 years, Indian National, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state that once we in receipt of the Commercial Sanad the same shall be submitted to the office.

Solemnly affirmed on 15th day of March 2021 at Ponda - Goa. For ARUNODAY DEVELOPERS


Deponent Partner