



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, Conversion Cell, Matanhy Saldanha Administrative
Complex,
Margao-Goa.**

Email: Cols @nic.in

Phone No. 2794431

No. AC-II/MOR/SG/CONV/86/2016/6405

dated: 16/06/2017.



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) **Everton Vales r/o. H.No.240, Opp. Neval Store Depo Alto, Dabolim-Goa**, being the occupant of the plot registered under **Survey No. 126/1-C of Cortalim Village of Mormugao 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. 126/1-C of Cortalim Village of Mormugao Taluka**, admeasuring an area **530.00** Square meters be the same a little more or less, for the purpose of **Residential** use only.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/394/2016-17/2183 dated 24/11/2016, has informed that the said Sy. No.126 of Cortalim Village of Mormugao Taluka was included by the South Goa Forest Division Committee in prospective Private Forest. But however it is ascertained that the said plot admeasuring 530.00 sq.mts. having survey no.126/1-C of Cortalim Village of Mormugao Taluka do not fit the criteria of identification of private Forests. Hence FCA 1980 is not applicable to

[Signature]
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this 530.00 sq. mts. area bearing Sy. No.126/1-C of Cortalim village of Mormugao Taluka is not a Government Forest, does not form of any compartments of South Goa Division Working Plan.

And Whereas, subsequently The Town Planner, Mormugao, has submitted report stating that the land under Sy. No.126/1-C of Cortalim Village of Mormugao Taluka, as per the Outline Development Plan Vasco-da-Gama 2001, the plot in question is located in the Settlement Zone (VP-1) having permissible F.A.R.80 has recommended the conversion of Land for Residential purpose admeasuring an 720.00sqmts. vide report no: DH/5725/4/MTP/16/330 dated 18/04/2016.

And Whereas, the Mamlatdar of Mormugao, Vasco-da-Gama has submitted report vide no: MAM/MOR/C.II/CONV/ 2016/2344 dated 02/11/2016 wherein he has stated that, such of land will not affect the public health, safety and convenience, the present market value of the land in question is around Rs.15000/- per sq.mts. approximately, there is 6.00 mts. wide road access in question to the land proposed for conversion, there are no Tenants/Mundkars/Lease Holders in the property bearing Survey No.126/1-C of Cortalim Village of Mormugao Taluka, there were no cases running under Agricultural Tenancy Act/Mundkar Act on the proposed for conversion, the land proposed for conversion is not low lying nor exists any water bodies in the land proposed for conversion, there does not exists structure on the proposed land, the proposed land sought for conversion is situated under Survey No.126/1-C of Cortalim Village of Mormugao Taluka, the proposed land does not falls under 500-mts. H.T.L. and 200 mts., the conversion application may be considered after taking into consideration the above mentioned points, the Mamlatdar further informed that the proposed land sought for conversion is sloppy in nature.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: 126/1-C of Cortalim Village of Mormugao Taluka, was approved The applicant has credited Conversion fees Rs.43,900/- (Rupees forty three thousand nine hundred only) vide challan no AC-II/8/2017-18 dated 19/04/2017, remitted on 25/04/2017, 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:

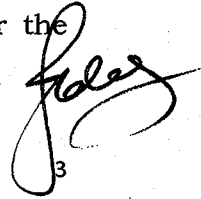
1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules thereunder 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.

 **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.

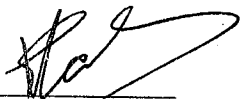

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11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose 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/access serving the plot under reference is 8.00 mts. each towards Eastern and Southern hence setback of minimum 4.00 mts.+3.00 mts.=7.00 mts. shall be kept from the centre line of the said road for secondary development.
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 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 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 development/construction 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 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 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 & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
28.50	18.16	530.00	Survey No. 126/1-C of Cortalim Village of Mormugao Taluka	North: Sy.No.126/1-B South : Road East: Road West : Sy. No.125/1-D
Conversion is Sanctioned for Residential purpose with permissible F.A.R 80 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 sent seal of his Office on behalf of the Government of Goa and the Applicant **Everton Vales r/o. H.No.240, Opp. Neval Store Depo Alto, Dabolim-Goa**, hereunto set his hand this 16th day of June, 2017.



Everton Vales (Applicant)

Signature and designation of the witnesses:

1. Manuel A Dias 
2. Blaise V. Dias 




(Johnson B. Fernandes)
 Additional Collector-II
 South Goa District,
 Margao- Goa.

We declare that Everton Vales r/o. H.No.240, Opp. Neval Store Depo Alto, Dabolim-Goa, 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. Manuel A Dias 
2. Blaise V. Dias 

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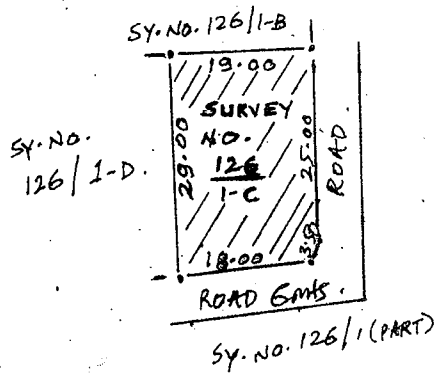
1. The Inspector of Survey and Land Records, Mormugao-Goa.
2. The Town and Country Planning Dept., Mormugao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Mormugao-Goa..

PLAN SHOWING THE PROPOSED AREA FOR CONVERSION UNDER SURVEY NO. 126/1-C
OF CORTALIM VILLAGE OF MORMUGAO TALUKA, BELONGING TO MR. EVERTON VALE

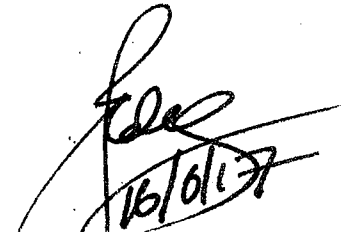
CASE NO :- AC-II/MOR/SG/CONV/86/2016



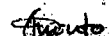
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 - PROPOSED AREA FOR CONVERSION = 530.00 SQ. MTS.


16/01/17

Prepared By:-


(F. M. PINTO)