

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

Room No: 449, Fourth Floor,

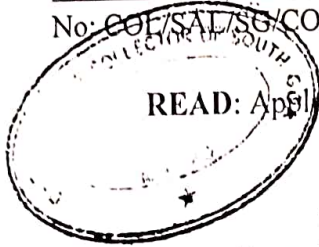
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAL/SG/CONV/36/2016 / 11004

Date: 17 / 9 / 2020.



**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) **M/S. We Builders and Realtors, 1. Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto 2. Mr. Sanjiv Antonio Agnelo Gomes 3. Gabriel Leao Pinto 4. Antoneta Florina Pinto, r/o.H.No.435/D, Guncawaddo, Varca Salcete-Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered under Survey No.3/21 (part) of Varca Village of Salcete Taluka, admeasuring an area 3380.00 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 under Survey No.3/21 of Varca Village of of Salcete Taluka, admeasuring area 3380.00Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/AK/351/2016/1117 dated 11/04/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.6,000/- per sq.mts., as per the form I & XIV the land was not tenanted prior to the enforcement of the Tenancy Act, the proposed conversion is for residential purpose, as per form I & XIV there are no Tenants/Mundkars on the

proposed land for conversion, there is an access available to the site in question, the plot in question falls in Survey No.3/21 of Varca Village of Salcete Taluka, however in the occupants column name of the applicant does not figure, the proposed conversion may be considered, there exist 2 coconut trees and pimple tree in the plot proposed for conversion, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao, has submitted six copies of plan and a copy of details in appendix I to Schedule II of Survey No.3/21 of Varca Village of Salcete Taluka vide letter No.2/SSLR/175/2016/2862 dated 21/12/2016.

AND WHEREAS, the Town Planner, Margao, reported that the land under Survey No. 3/21 of Varca Village of Salcete Taluka, as per the Regional Plan of Goa 2001 & 2021, (kept on hold), the plot in question is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 3380.00Sqmts vide report no: TPM/28800/Varca/3/21/16/4952 dated 27/10/2016.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/387/2016-17/1904 dated 18/10/2016, informed that his office has inspected the area and it is observed that the area land under Survey No: 3/21 of Varca Village of Salcete Taluka admeasuring area of 3380.00sq.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 under Survey No. 3/21 of Varca Village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.7,43,600/- (Rupees seven lakhs forty three thousand six hundred only) vide e-Challan No.COL/62/2019-20 dated 24/02/2020, in the State Bank of India, Margao.

The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Surexa P. Lotlecar, Notary Margao Reg. No.2623/2020 dated 03/03/2020.

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) above, also, 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 applicant as 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

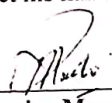


13. Traditional access, passing through the plot, if any shall be maintained.
14. The right of way of access road to property is 6.00 mts hence front setback of minimum  $3.00+3.00=6.00$  mtrs. shall be kept from centre line of road
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after 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 or 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.
23. 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.
24. 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.

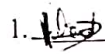
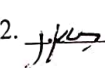
**Appendix-I**

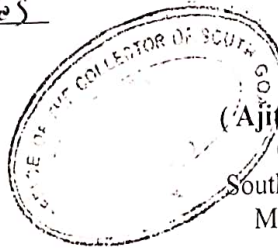
Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
57.40 Mts	99.70 Mts.	3380.00 sq.mts.	under Survey No.3/21 of Varca Village of Salcete Taluka	North: Sy.No.2/10,14,11 & Sy. No.3/18,13,14 South : Sy. No.2/4 & Sy. No.3/25, 26, 27 & Sy. No.39/1 & 2 East: Sy.No.3/13, 21 & Sy. No.39/2 West : Sy. No.2/4 & Sy. No.3/26 & 27
Conversion is Sanctioned for Residential purpose with permissible (S-2)F.A.R 60 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond 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 M/S. We Builders and Realtors, 1. Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto 2. Mr. Sanjiv Antonio Agnelo Gomes 3. Gabriel Leao Pinto 4. Antoneta Florina Pinto, r/o.H.no.435/D, Guncawaddo, Varca Salcete-Goa, hereunto set his hand this 16<sup>th</sup> day of September, 2020.

  
 Shri Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto Authorized signatory for M/S. We Builders and Realtors, (applicant)



Signature and designation of the witnesses:

-  Joao Jose Furtado
-  Joao Jose Fernandes



  
 (Ajit Roy, I.A.S.,)  
 Collector,  
 South Goa District,  
 Margao- Goa.

We declare, Shri Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto, 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.

-  Joao Jose Furtado
-  Joao Jose Fernandes

Copy to:

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

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

PLAN

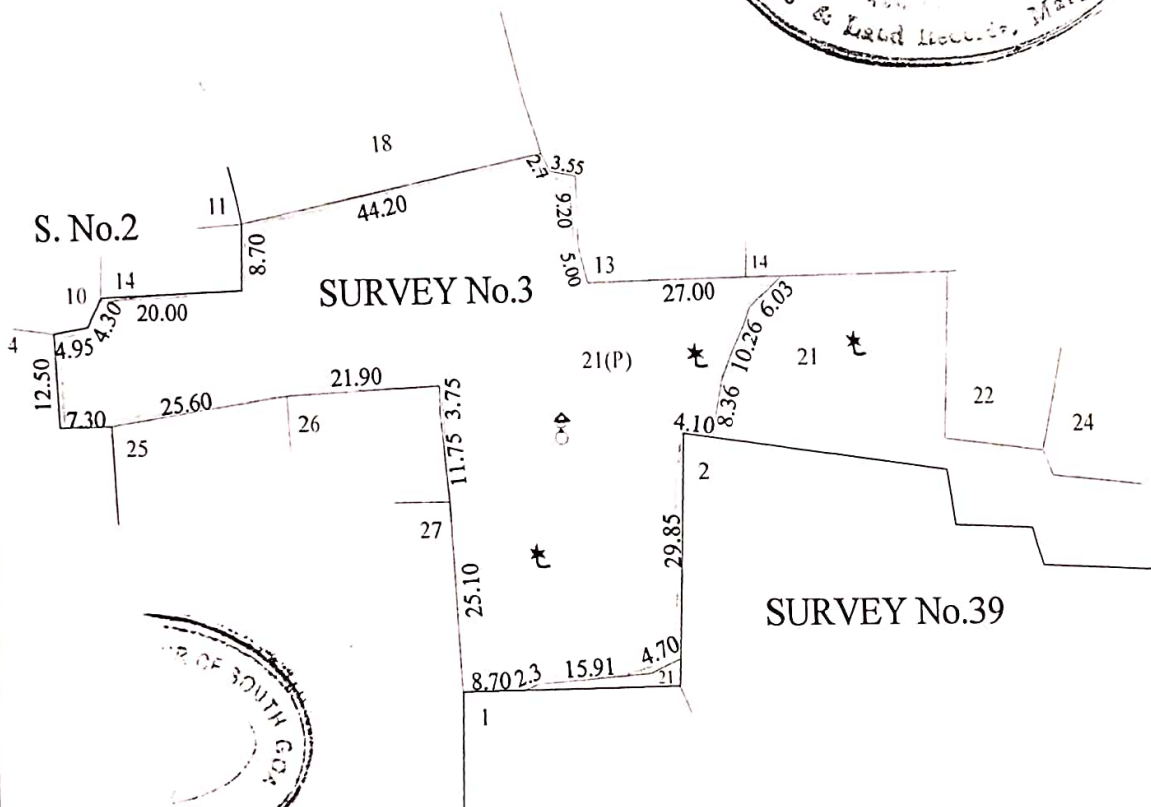
OF THE PROPERTY BEARING SURVEY No. 3/21 SITUATED AT VARCA VILLAGE  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY ANTONIO MARTINHO TEOTONIO  
PINTO & OTHER VIDE ORDER No. COL/SG/CONV/36/2016/9286 DATED 31/08/2016  
ISSUED BY THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO - GOA

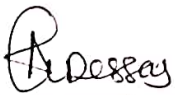



SCALE : 1:1000

 AREA TO BE CONVERTED S.NO. 3/21(P) = 3380.00 SQ-MTS.

INSPECTOR OF SURVEY & LAND RECORDS  
MARGAO - GOA



  
ANUPA C. DESSAI (F.S.)  
PREPARED BY

  
PARESH NAIK (H. S.)  
VERIFIED BY