NOTARY
SAYED ASBAS
ADVOCATE & NOTARY
TISWADI TALUKA
PANAJI GOA
Reg. No. 231/2010
Exp. On. 12/7/2020
GOVT. OF GOA (INDIA)

No.COL/SG/CONV/117/2011/12831
Office of the Collector,
South Goa District,
Margao-Goa

Date: 11/12/2012

Ref: 1) 5/SGF/CONV/512/11-12 dated 26/12/2011 of Forest Dept., Margao.
2) TPM/Const/utorda/104/133/107/2/12/121 dated 10/01/2012 of TCP, Salcete.
3) MAM/SAL/CON/694/2011/532 dated 30/12/2011 Mamlatdar Salcete.
4) PWD-VI/Adm/F-67/12-13/1103 dated 14/09/2012 of EE-VI, PWD, Fatorda.
5) PWD/WD-VI/ASWF-93/305/2012-13 dated 12/11/12 of EE-VI, PWD, Fatorda

READ: Application dated 18/11/2011 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)

OFFICE OF THE COLLECTOR
SOUTH GOA MARGAO

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 **Saldanha Developers Pvt. Ltd, D-S, 1, 2, Pancharatna, Martires Dias Road, Margao-Goa**, being the occupant of the plot registered under **Survey no: 104/1(part), 104/3(part) & 107/2(part) Utorda Village, Salcete Taluka, Goa** (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 **Survey no: 104/1(part), 104/3(part) & 107/2(part) Utorda Village, Salcete Taluka, Goa** admeasuring an area **6436.78 Square meters** be the same a little more or less, for the purpose of Commercial/Industrial Housing 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 shall deposited non agricultural assessments 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.

   (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.
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 access is 10.00mts & 8.00mts hence front setback of minimum 8.00mts & 7.00mts shall be kept from centerline of road.
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, it 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 the 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. 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.
19. 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 .
20. 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.

21. 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 In Sq.mts	Forming (part of) Survey No. & Sub Division No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
15.00 mts	56.66 mts	849.97 Sq.mts	**Survey no: 107/1(part)**	Sy. No: 107/1 & road	Sy. No: 104/1	Road	Sy. No: 108/3	
100.00 mts	52.30 mts	5230.02 Sq.mts	**Survey no: 104/1(part)**	Sy. No: 107/2	Sy. No: 104/3	Road	Sy. No: 108/3, 4	
7.82 Mts	46.50 Mts	356.79 Sq. mts	**Survey no: 104/3(part)**	Sy. No: 104/1	Sy. No: 104/2, 4	Road	Sy. No: 108/3	
Total Area		**6436.78 Sq.mts**	Utorda Village, Salcete Taluka, Goa					

Conversion is Sanctioned for Commercial/Industrial Housing purpose with permissible F.A.R 60% based on the reports/NOC/Affidavit of referred at Sr. no; 1 to 5 of Page no: 1. Applicant has credited Conversion fees of ₹ 514943/- (Five lakh fourteen thousand nine hundred & forty three only) vide challan no 68/11-12 in the State Bank of India, Margao

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 M/s Saldanha Developers Pvt. Ltd, D-S, 1, 2, Pancharatna, Martires Dias Road, Margao-Goa hereunto set his hand this 11 th day of ~~November~~ December 2012.

Shri Premnath B Sawant, PoA for Saldanha Developers Pvt. Ltd,
D-S, 1, 2, Pancharatna, Martires Dias Road,
Margao-Goa

Signature and designation of the witnesses:

1. Francisco Fernandes

2. Soma Mandrekar

(N.D. Agrawal)
Collector
South Goa District,
Margao-Goa.

Copy to:

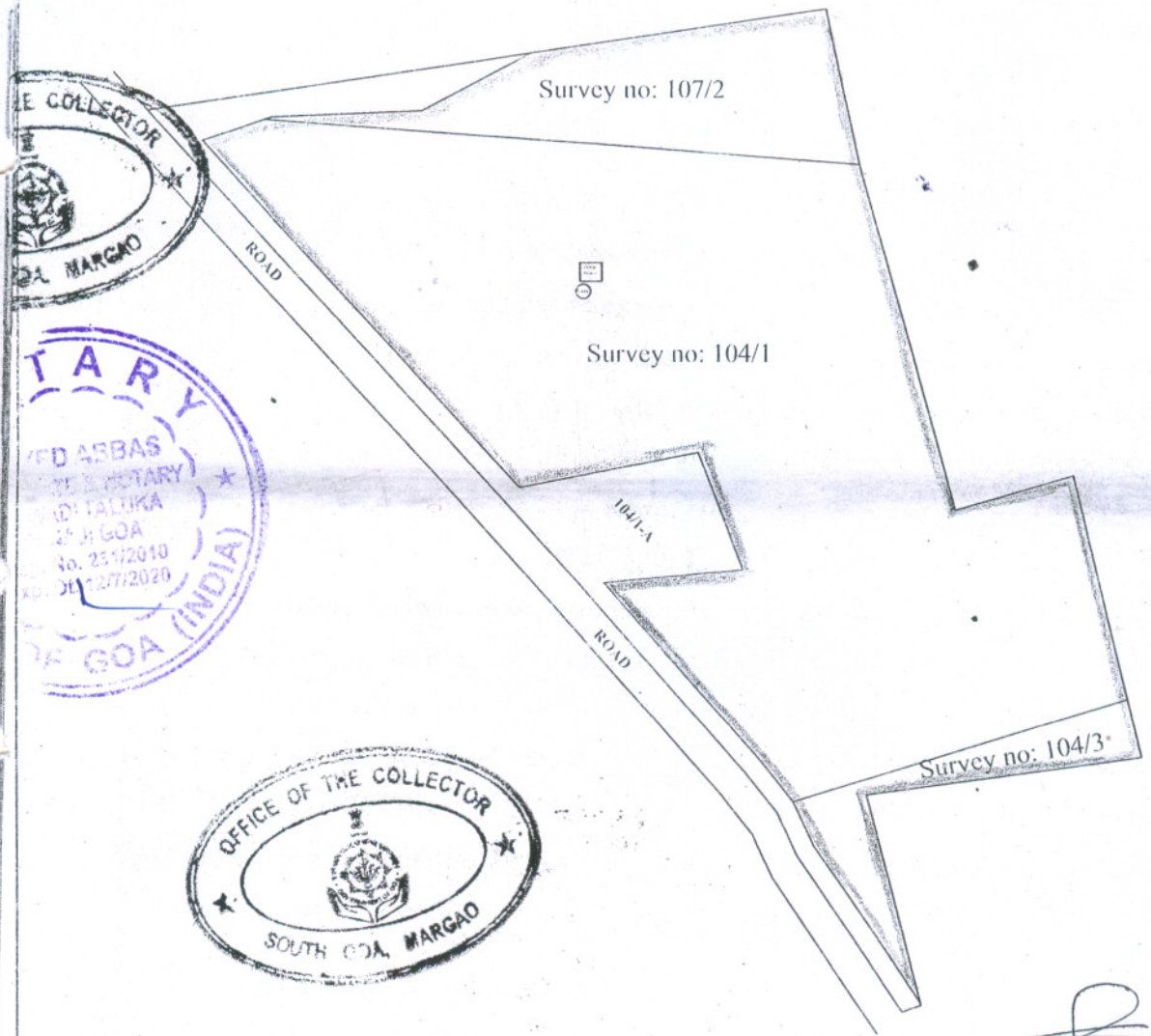
1. The Inspector of Survey and Land Records, Salcete.
2. The Town and Country Planning Dept., Salcete
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Salcete.

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA

PLAN OF THE PROPERTY BEARING SURVEY NO: 107/2(part), 104/1(part) & 104/3(part), UTORDA VILLAGE, SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURE IN COVERSION CASE NO: COL/SG/CONV/117/2011 PURPOSED BY SALDANHA DEVELOPERS (P) LTD.

AREA TO BE CONVERTED

Scale. 1:1000



IMRAN MULLA (F.S)
PREPARED BY