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: CAD2SAL03-23-58/96 Date: 12/06/2023

READ: Application U/S 32 of LRC, 1968

S A N A D

S C H E D U L E - II

[(See Rule 7 of the Goa Land Revenue)(Conversion of Use of Land and 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 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) **Rumeet Dwellers Private Limited r/o B/201, Status Residency, Padre Pedro, Ferrao Road, Fatorda Margao Goa,** being the occupant of the plot registered under **Chalta No. 16 of PTS No. 141** of **Margao City** of **Salcete** Taluka, admeasuring an area **1334.00** 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 Land under **Chalta No. 16 of PTS No. 141** of **Margao City** of Salcete Taluka-Goa, admeasuring an area **1334.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Member Secretary, South Goa Planning & Development Authority, Margao, has submitted report of Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka, as per Outline Development Plan for Margao Planning Area 2028, the plot in question is located in the Settlement Zone (S1) having permissible F.A.R. 100 admeasuring an area 1334.00 m2 vide report no: SGPDA/ZON-140/764/22-23 dated 09/09/2022.

Office of the Mamlatdar Salcete
Inward No: 10434
Date: 13/06/2023

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/03-58/2022 dated 21/04/2023, wherein he has stated the such use will not affect public health, safety and convenience, the market value of the land is about Rs. 14,000/- per sq.mts., there is a access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, there is no structure in the proposed land, the proposed land for conversion is surveyed under Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/16/2023-24/ dated 17/05/2023, stating that the said Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka does not falls under the Government Forest Land as identified by the Forest Department. The Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders and the Forest Conservation Act, 1980 is not applicable. The Conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of Rs. 3,20,160/- (Rupees Three Lakhs Twenty Thousand One Hundred Sixty only) vide e-challan no. AC-II/21/2023-24 dated 02/06/2023, in the State Bank of India.

NOW THEREFORE, it 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 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.

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. Traditional access, passing through the plot, if any shall be maintained.

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 revoke 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. Low lying land, water bodies be protected and should not be harmed due to any 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 after issuance of e-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 succe interest thereof in affecting the payment shall give the liberty to the unders gn to revoke the said Sanad and/or recover the balance as arrears of land Re enue from Applicants.

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 Hissa No.	BOUNDARIES
North to South	East to West			
13.50 mts	45.50 mts	1334.00 Sq.mts	Chalta No. 16 of PTS No. 141 of Margao City of Salcete Taluka	North: Road South: Ch. No. 19 & 37 PTS No. 141 East: Ch. No. 17 PTS No. 141 West: Ch. No. 3 & 5 PTS No. 8.
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100 based reports/NOC referred at page no: 1 & 2 in this sanad.				

In witness whereof the Additional Collector - II 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 **Rumeet Dwellers Private Limited r/o B/201, Status Residency, Padre Pedro, Ferrao Road, Fatorda Margao Goa,** hereunto set his hand on this 12th day of July 2023.

Mr. Rumeet Gosalia, Director of Rumeet Dwellers Private Limited (applicant)

Signature and names of the witnesses:

1. Mustafa Haveri

2. Viraj Naik

(Dipak Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that **Mr. Rumeet Gosalia, Director of Rumeet Dwellers Private Limited,** 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. Mustafa Haveri

2. Viraj Naik

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Inspector of Survey and Land Records, Margao Goa.

Government of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : Margao Village Name :Margao

Survey No./ Subdiv No : 141/16

Appln Date :27-Aug-2022 Ref. No.: 192218999

CHETAN CHANDRAKAN T JADHAV

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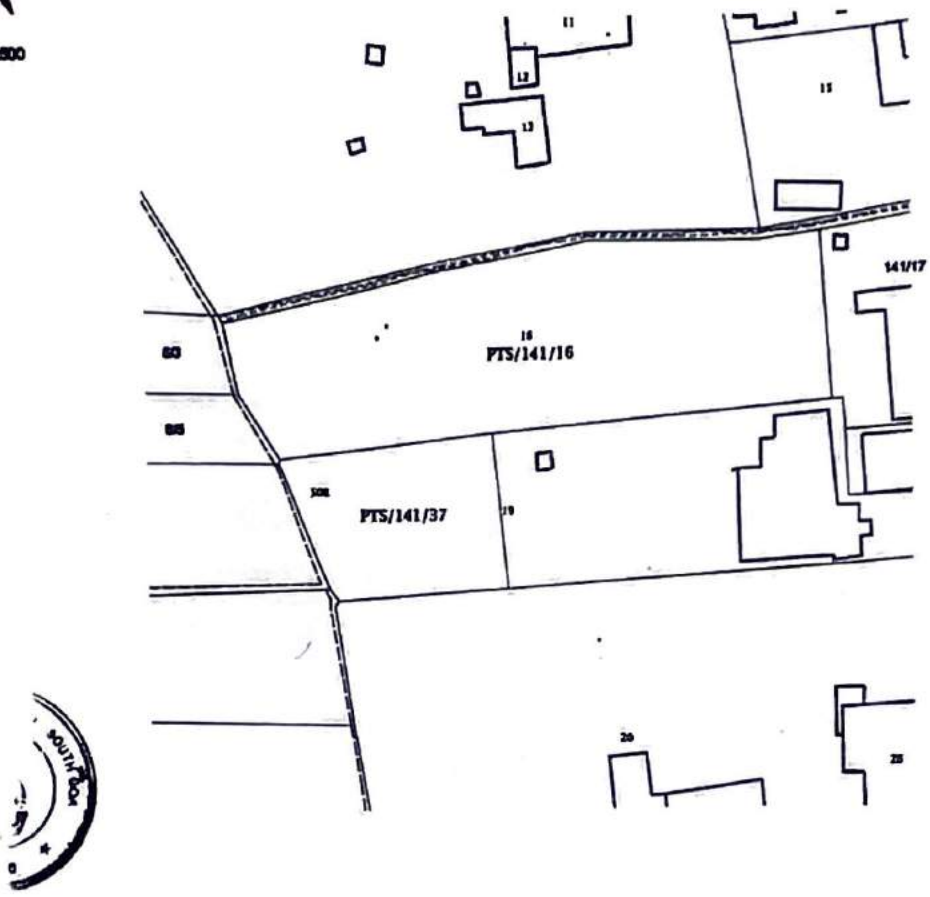
Scale 1:500



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