

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

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No: AC-II/CAN/SG/CONV/101/2018/11965

Date: 28 /10 /2019.

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, 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. Santosh Babu Tubki Associates, r/o. Patnem, Nagorcem-Palolem, Canacona, Goa, being the occupant of the plot registered under Survey No. 169/7 of Chaudi Village of Canacona Taluka, Goa, admeasuring an area 1477.00 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 Survey No. 169/7 of Chaudi Village of Canacona Taluka, Goa, admeasuring an area 1477.00 sq.mts be the same a little more or less, for the purpose of Residential use only.

AND WHEREAS, the Mamlatdar of Canacona, Goa, has submitted report vide no: MAM/CAN/CON/2018/24 dated 13/12/2018, the situated in Municipal area, the property is within 2 km radius form Railway line/Cremation/burial ground, the proposed land having public road access i.e. tar road and 20 mts katcha road, there is no tenants on the proposed land for conversion, as per manual copy of land index no name of tenants have been deleted at any time, there are no mundkars in the proposed land for conversion, there is no any tenancy on the proposed land for conversion as on till date, the said property was not originally a comunidade/afremento land but

originally at the time promulgation of records the said property is recorded in the name of Mathew Dias, as per form I & XIV the property/plot was originally recorded in the name of Mathew Dias, the proposed land does not fall in command area, the said land does not fall in command area, the said land is not low lying, there is no water bodies noticed, the proposal does not violates any provision of Goa land use act, 1991, there is no any structure in the proposed land for conversion. the proposed land for conversion falls in survey No.169/7 of Chaudi Village of Canacona Taluka. the proposed land for conversion does not fall under 500 mts of H.T.L. and 200 mts, the manuel form No.1 & XIV of Survey No.169/7 of Chaudi Village of Canacona Taluka, there is two phase electrical line is passing half portion of proposed plot for conversion there is no any specific information necessary to be furnished the conversion is recommended.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/575/2018-19/2562 dated 22/01/2019, informed that after his has inspected the area and it observed that the area under Survey No. 169/7 of Chaudi Village of Canacona Taluka admeasuring an area of 1477.00 sq.mts it is not a Govt. Forest and does not form part of any compartment 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. Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

AND WHEREAS, the Dy. Town Planner, Canacona, has reported that the as per regional Plan for Goa 2021 the plot under Survey 169/7 of village Chaudi of Canacona Taluka is earmarked as settlement zone, Goa, and the plot in question is located in the Settlement Zone having permissible FAR of 100 and recommended the conversion of said land for Residential purpose admeasuring an area 1477.00 Sq.mt., vide report no: TCP/2046/Chaudi/169/7/19/458 dated 01/08/2019 .

AND WHEREAS, the Inspector of Survey & Land Records, Canacona, Goa, has submitted the six copies of plan an admeasuring area of 1477.00 sq.mts. of Survey No.169/7 (part) of Chaudi Village of Canacona Taluka, vide letter No.2/ISLR/CAN/10/19/240 dated 27/09/2019

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 169/7 of Chaudi Village of Canacona Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹3,10,170/- (Rupees three lakh ten thousand one hundred seventy only) vide e-challan no AC-II/30/2019-20 dated 18/10/2019, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Adv. B.V. Sukhthanker, Notary for State of Goa, Reg. 790/2019

dated 21/10/2019 .

NOW THEREFORE, 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.
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 Mundecial/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 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. 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 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 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.

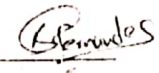
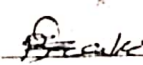
Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
34.00 mts	73.20 mts	1477.00 Sq.mts	Survey No.169/7(P), of Chadi Village Village of Canacona Taluka	North: Sy.No.169/3, 4 South: S. No.170/1, 2 East: Sy.No.173/14 & Sy. No. 170/2 West: Sy.No.169/7
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				

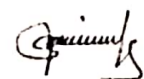
In witness whereof the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant M/S. Santosh Babu Tubki Associates, r/o. Patnem, Nagoreem-Palolem, Canacona, Goa, hereunto set his hand this 28th day of October 2019.


M/S. Santosh Babu Tubki Associates, (applicant)


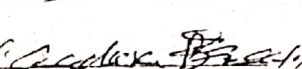
Signature and names of the witnesses:

1. Belanti Fernandes 
2. Bireem Girma Gada 




(Surendra Naik)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare that M/S. Santosh Babu Tubki Associates, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Belanti Fernandes 
 2. Bireem Girma Gada 
- Copy to:

1. The Mamlatdar of Canacona-Goa.
2. The Dy. Town Planner, Canacona, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Canacona, Goa.

Office of Inspector of Survey and Land Records
CANACONA-GOA

PLAN

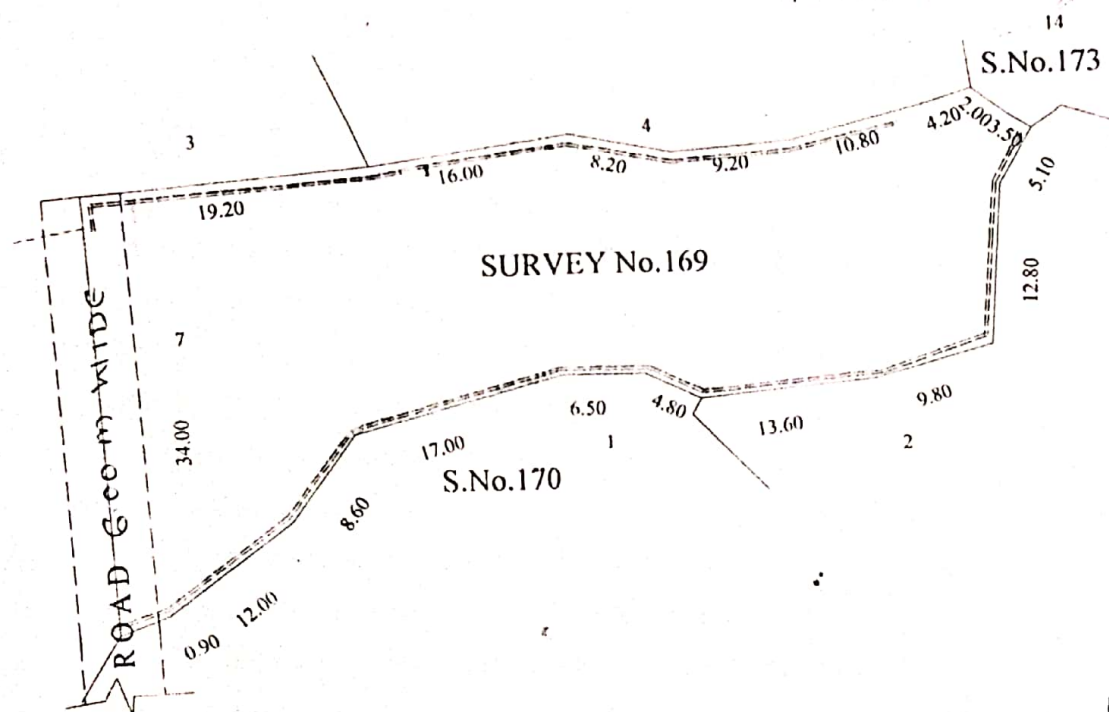
OF THE PROPERTY BEARING SURVEY NO. 169 SUB-DIV. NO. 7 SITUATED
AT CHAUDI VILLAGE OF CANACONA TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE
APPLIED BY SANTOSH BABU TUBKI VIDE ORDER NO.AC-II/CAN/SG/CONV/101/2018
DT. 12/09/2019 FROM THE ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO GOA.

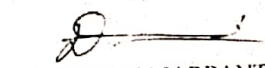
SCALE : 1:500



 - AREA TO BE CONVERTED 1477.00 Sq. Mts.

(SAVIO C. SILVEIRA)
Inspector of Survey & Land Records,




DAMU S KOMARPANT, (F.S.)

SURVEYED & PREPARED BY

Surveyed on : 20-09-2019


R.C. PRABHUDESSAI (H.S.)

VERIFIED BY

File No. 2/ISLR/CAN/10/2019