



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT**

Matanhy Saldanha Administrative Complex,
Room No: 338, Revenue Branch, Margao- Goa.

Phone No: 0832-2794381

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-II/SG/CONV/06/2013/5/76

Date: 30/06/2014

- Ref:**
- 1) 5/SGF/CONV/503/12-13/1959 dated 18/12/2012 of Forest Dept., Margao.
 - 2) TPM/25090/Colva/29/12-B/2013/1055 dated 28/02/2013 of Dy.Town Planner, Salcete.
 - 3) MAM/SAL/CON/320/2012/478 dated 18/12/2012 Mamlatdar Salcete.
 - 4) 2/ISLR/6/13/7005 dated 20/05/2013 of Inspector of Survey & Land Records, Salcete
 - 5) Affidavit of applicant dated 24/06/2013 executed before Notary Mathew n Dias Recorded at Reg no: 5989



READ: Application dated 22/10/2012 U/s 32 of Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

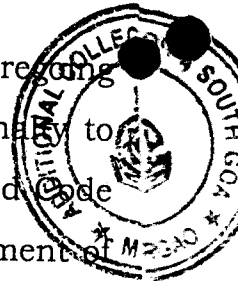
See Rule 7 of the Goa, Daman & Diu Land Revenue

(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 Kayji Real Estate Pvt. Ltd., Anand Bhavan, Old Station Road, Margao-Goa**, being the occupant of the plot registered under **Survey no: 29/12-B, Colva 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: 29/12-B, Colva Village, Salcete Taluka, Goa** admeasuring an area **2482 Square meters** be the same a little more or less, for the purpose of Residential 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:

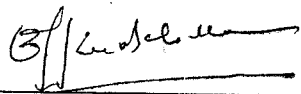
1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant shall pay the non-agricultural 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.
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.

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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 6.00mts, hence front setback of minimum 6.00mts 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

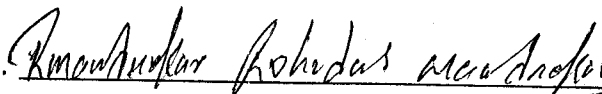
Length & Breath		Total Super ficial Area	Forming (part of) Survey Number & Sub Division Number	BOUNDARIES	Re m ar ks
North to South	East to West				
53.40 mts	72.40 mts	2482 Sq.mts	Survey no: 29/12-B, Colva Village, Salcete Taluka	North: Sy. No: 29/12, 12A. South : Sy. No: 28/29, 30 & 29/4. East: 28/18, 20 to 23. West : Sy. No: 29/2, 12.	
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60% based on the Reports/NOC/Letters referred at Sr. no; 1 to 5 of page no: 1. Applicant has credited Conversion fees of Rs. 34780/- (Three lakhs forty seven thousand four thousand eight only) vide challan no 130/13-14 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 Applicant **M/s Kayji Real Estate Pvt. Ltd., Anand Bhavan, Old Staion Road, Margao-Goa**, hereunto set his hand this 30th day of June 2014.


 Mr. Devidas S . Kudchadkar as PoA holder of
 M/s Kayji Real Estate Pvt. Ltd.,
 Anand Bhavan, Old Station Road, Margao-Goa

Signature and designation of the witnesses:

1.  Umesh Z. Shiradkar (L.O)

2.  Rohidas Morajkar




(D.S.MORAJKAR)
 Additional Collector-II
 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 Sa lcete.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

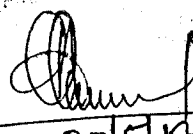
PLAN

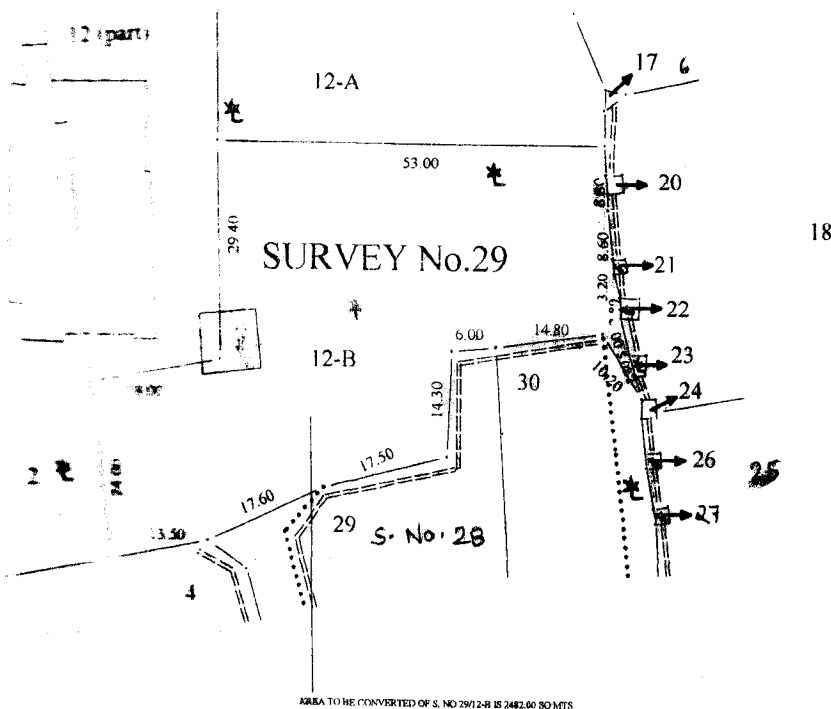
OF THE PROPERTY BEARING SURVEY No.29/12-B SITUATED AT COLVA VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/s. KAYJI REAL ESTATES PVT LTD
VIDE ORDER NO.AC-II/SG/CONV/66/2012/11439 DATED 7/11/12. BY ADD. COLLECTOR-II
& SDO MARGAO GOA.

SCALE : 1:1000



AREA TO BE CONVERTED 2482.00 SQ. MTS.


20/5/13
I.S.&L.R.




TEJA RAIKAR (F.S.)
PREPARED BY


SUDESH K. N. BHARELI (SUPERVISOR)
VERIFIED BY

File No.: 24SLR/6/13

Now, this is to certify that the permission to use for the said plot is hereby
anted subject to the provisions of the said Code and Rules there under and