

No. SDO-II/SAL/CONV/39/2021/ 235  
Office of the Deputy Collector &  
Sub Divisional Officer, Margao.  
Dated:- 21/03/2022

Read: Application dated 10/02/2021 of M/s Chaitanya Associates represented by its partners Mr. Virendra Kamat and Mr. Vaikunth alias Nilesh Kirtani c/o Near Hari Mandir, Margao Goa.

**S A N A D**  
**SCHEDULE - II**

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.

**Whereas** an application has been made to the Collector of Goa hereinafter referred to as "the Collector" (which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 hereinafter referred to as "the said Code" (which expressions shall, where the context so admits include the rules and orders there under) by **M/s Chaitanya Associates represented through its partners Mr. Virendra Kamat and Mr. Vaikunth alias Nilesh Kirtani c/o Near Hari Mandir, Margao Goa** hereinafter referred to as "the Applicant" (which expression shall, where the context so admits include his/her 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 **PT Sheet No. 226 and Chalta No. 1 of Margao City of Salcete taluka admeasuring an area of 286.09 m<sup>2</sup>**, be the same a little more or less, for the purpose of residential use only.

**And whereas**, the Town Planner, Margao, has submitted report stating that the land under **PT Sheet No. 226 and Chalta No. 1 of Margao City of Salcete taluka**, as per the Outline Development Plan for Margao 2028 the plot is located in settlement zone (C2), having **permissible F.A.R. 150** and recommended the conversion of Land for **Commercial purpose** admeasuring an area **286.00 m<sup>2</sup>** vide Report No: TPM/33382/conv/Margao/PtsNo. 226/Ch.No.1/2021/2848 dated 24/06/2021 with a condition that the right way of road is 20.00 mtrs hence front setback of minimum 10.00+3.00 mtrs shall be kept from centre line of road.

**And whereas**, the Dy. Conservator of Forest, South Goa Division, Margao vide letter No: 5/SGF/CONV/234/2021-22/2391 dated 11/01/2022, informed that his office has inspected the area and it is observed that the area under **PT Sheet No. 226 and Chalta No. 1 of Margao City of Salcete taluka** admeasuring an area of **286.09 sq.mts** is not a Government 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 and also Forest (Conservation) Act, 1980 is not applicable to the above area.

**And whereas**, the Mamlatdar of Salcete has submitted report vide No: MAM/SAL/CONV/AK-6241/2021/386 dated 25/10/2021, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.16,000/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, as per the form I & XIV that there doesn't exist tenants name in the tenant column, the land proposed or conversion is surveyed under **PT Sheet No. 226 and Chalta No. 1 of Margao City of Salcete taluka**. The land is for **Commercial** purpose and there is structure of approximately 153.00 sq.mts on the land proposed for conversion. There are no trees on the land proposed for conversion and it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL.



**And whereas,** the Inspector of Survey & land Records, Margao, has submitted six copies of Plan, Schedule II and appendix I, further informed that the land in question is Garden vide report No.2/ISLR/Conv/CTS/13/2021/2225 dated 07/10/2021. Also new construction of basement RCC work admeasuring 153.00 m2 was found in progress at site.

**And Whereas,** after obtaining NOC/report for proposed conversion of Land from the above mentioned authorities, the conversion of Land under **PT Sheet No. 226 and Chalta No. 1 of Margao City of Salcete taluka** was approved. The applicant has credited conversion fees of Rs 4,61,760/- (Rupees Four Lakh Sixty One Thousand Seven Hundred Sixty only) vide challan No. 145/21-22 dated 15/11/2021, in the State Bank of India Margao- Goa including penalty of Rs. 2,38,680/-.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules thereunder and on the following conditions, namely :-

1. **Levelling 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 to prevent insanitary 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 residential 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 applicant as an arrears of land revenue.

**Code provisions applicable** - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

1. 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.
2. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
3. 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.



4. Any further development in the plot shall be strictly as per the rules in force.
5. 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.
6. 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.
7. Traditional access, passing through the plot, if any shall be maintained.
8. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
9. 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.
10. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
11. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
12. Low lying land, water bodies be protected and should not be harmed due to any activity.
13. 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.
14. 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.
15. 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.
16. 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.



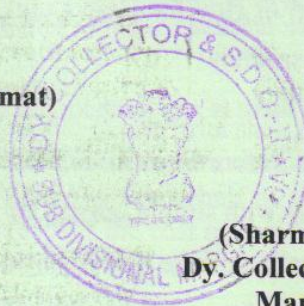
APPENDIX - 1

	Length and Breadth		Total Superficial Area	Forming (Part of Survey No.)	Boundaries	Remarks
	North to South	East to West	Total Superficial area	Forming Part of Survey No. And Sub Division No.	North, South, East, West	
	1.	2.	3.	4.	5.	6.
A	46.30 mts	9.40 mts	286.00 mtrs	under PT Sheet No. 226 and Chalta No. 1 (part) of Margao City of Salcete taluka	As per attached Plan	
Conversion is sanctioned for Residential purpose with permissible F.A.R. 150 based on above mentioned reports/NOC/mentioned at page 1 and 2.						

In witness whereof the Dy. Collector & S.D.O-II. Salcete, Margao, has hereunto set the hand and the Seal of the Office on behalf of the Administrator of Goa and the applicant M/s Chaitanya Associates represented by its partners Mr. Virendra Kamat and Mr. Vaikunth alias Nilesh Kirtani c/o Near Hari Mandir, Margao Goa has signed below.

*[Signature]*

Mr. Vaikunth alias Nilesh Kirtani  
(on behalf of Chaitanya Associates  
For self and for partner Mr. Virendra Kamat)  
(Applicant)



*[Signature]*  
(Sharmila U Gaunkar)  
Dy. Collector & S. D. O.-II  
Margao - Goa

Signature of the witnesses: -

1 *[Signature]*  
2 *[Signature]*

We declare that Mr. Vaikunth alias Nilesh Kirtani c/o Near Hari Mandir, Margao Goa on behalf of M/s Chaitanya Associates, for self and for partner Mr. Virendra Kamat, 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.

Copy:

1. M/s Chaitanya Associates represented through its partners Mr. Virendra Kamat and Mr. Vaikunth alias Nilesh Kirtani c/o Near Hari Mandir, Margao Goa.
2. The Mamlatdar of Salcete, Margao- Goa.
3. The Dy Town Planner, TCP, Margao Goa.
4. The Dy Conservator of Forest Margao.
5. The Municipal Council/ V.P. Secretary.



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

PLAN

OF THE PROPERTY BEARING CHALTA No.1(Part) /P.T.S NO. 226 SITUATED AT MARGAO CITY  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM

AGRICULTURAL INTO NON AGRICULTURAL PURPOSE BY M/s CHAITANYA ASSOCIATES

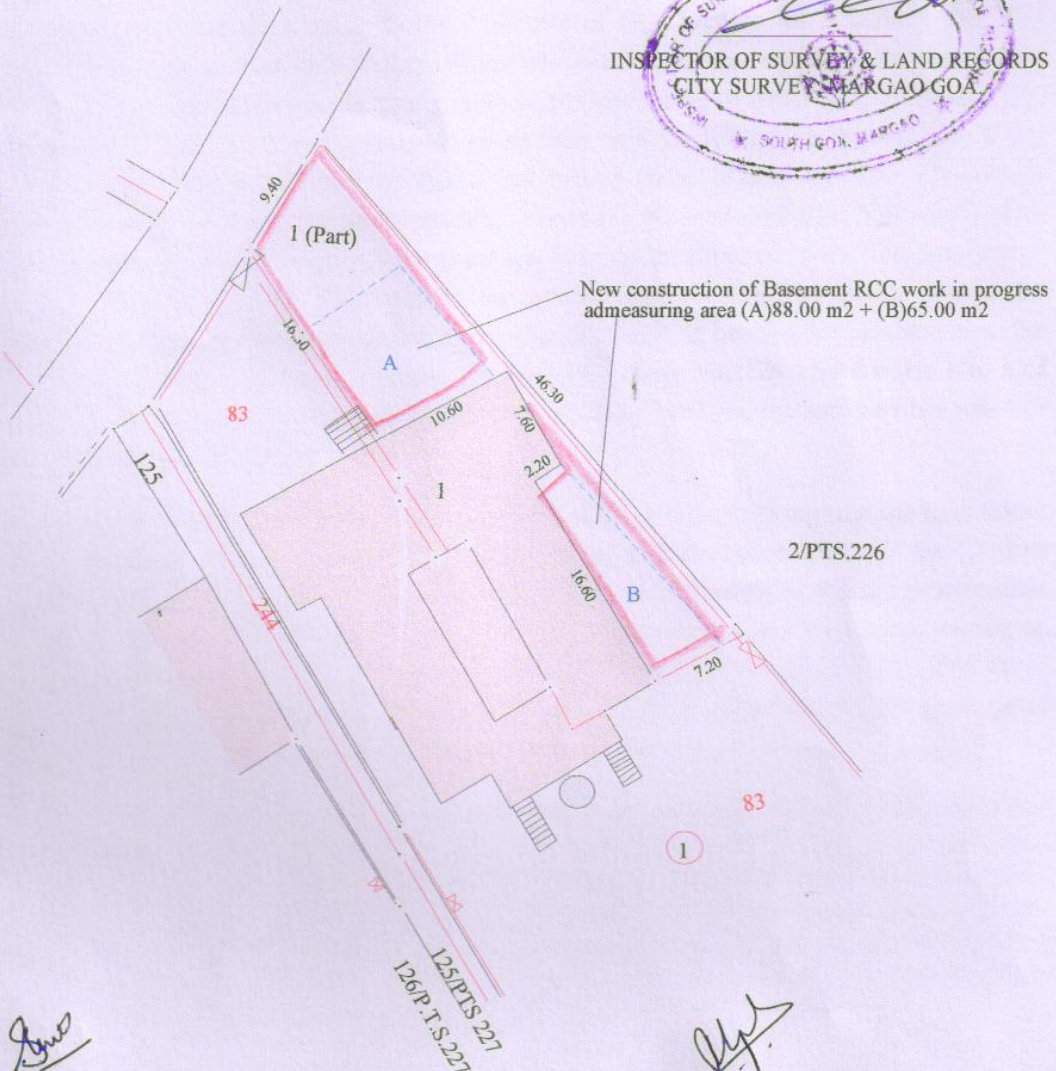
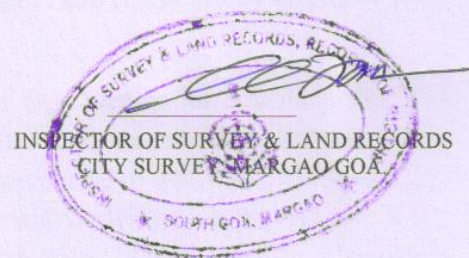
VIDE ORDER NO. SDO-II/SAL/CONV/39/2021/2066, DATED: 23/04/2021

BY DY.COLLECTOR & S.D.O.,-II, MARGAO GOA.

SCALE : 1:500



AREA TO BE CONVERTED CHALTA NO. 1(PART) /P.T.S NO. 226 = 286.00 SQ. MTS.



SHILPA G. DESSAI (F.S.)

PREPARED BY

PRITI BONDBAGKAR (H.S.)

VERIFIED BY

SURVEYED ON: 29/07/2021

File No.: 2/ISLR/CTS/13/2021