

No. RB/CNV/339/77
Government of Goa, Daman and Diu
Office of the Collector of Goa,
Panaji, P. O. C. No. 403001

Dated: 15 July 1978
July 1978.

Read: 1. Order No. RB/CNV/339/77/2890, dt. 12-7-1977.
2. Application dt. 5-7-1978.

SANAD
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 expression shall, where the context so admits include the rules and orders thereunder) by ~~Shri~~ Narcinva Ramchandra Pai Angle, New Bazar P.O. Box No. 64, Margao being the occupant of the plot registered under _____ known as "GOGAL" situated at Margao Goa registered under No. Chalta No. 1 (Part) of Sheet No. 159 (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 a part of P. T. Sheet No. 159, Chalta No. 1 (Part) admeasuring 7117.00 square metres be the same a little more or less for the purpose of construction of residential buildings.

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

1. *Levelling and clearing to 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 order.

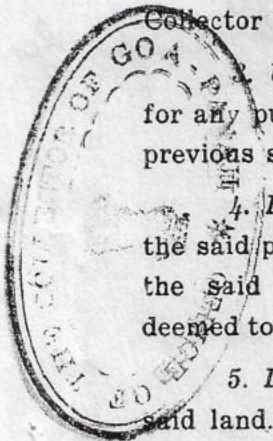
3. *Use*— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential ~~Industrial or other non-agricultural~~ purpose, without the previous sanction of the Collector.

4. *Building time limit*— The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates*— The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *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 undertake 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.



7. Code provisions applicable— Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX — I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	REMARKS
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
98.50 mts	90.40 mts	7117.00 sq.mts	Chalta No.1 (Part) of Sheet No. 159.	North:- Chalta No.15 of P.T.S No. 131 and Chalta No.1 (Part) of P.T.S No. 1. South:- Road. East:- Chalta No.3 of P.T.S No.159 and chalta No. 1 (Part) of P.T.S No. 159. West:- Chalta No.16 of P.T.S No.131.	

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Narcinva Ramchandra Pai Angle New Bazar, P.O.Box No.64, Margao Goa. has also hereunto set his hand this 10th day of July Nov 1978.

N. F. Angle
(Signature of the applicant)

Stamp
S. N. Bai Angle
New Bazar, Margao-Goa

(Signature and designation of Witnesses)

1. L. Ugaonkar
P.O. USGAON - GOA.



(Signature and designation of Witnesses)

2. Address
Collector of Goa

1. Signature
2. Signature

We declare that Shri Smt. Narcinva Ramchandra Pai Angle, New Bazar, P.O.Box-64, Margao. 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

1. Stamp
2. L. Ugaonkar

Dated : 12th July, 1977

O R D E R

Whereas Shri Narsinva Ramchandra Pai Angle, Margao, Salcete Taluka, Goa District, made an application dated 2-5-1977 to the Collector of Goa, under Section 32 of the Goa, Daman and Diu Land Revenue Code 1968, for conversion of use of land from agricultural to non-agricultural i.e. for residential purpose, of the land bearing Chalta No. 1(part) of P.T. Sheet No. 159, situated at Cogol Margao City, Salcete Taluka, Goa District, admeasuring 7117 square metres and belonging to the said applicant, more particularly described in the appendix I hereto, and indicated on the site plan annexed hereto:

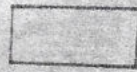
Whereas on enquiry it has been found that there is no objection over the proposed conversion of use of said land for residential purpose.

Now, therefore, I, Narendra Prasad, Collector of Goa, in exercise of the powers conferred on me by virtue of section 32 of the Goa, Daman and Diu Land Revenue Code 1968, hereby allow the said conversion of use of agricultural land for non-agricultural purpose, subject to the provisions of the said Code and rules thereunder, and on the following nine conditions, namely:

Contd....2/-

PLAN

Of the plot bearing Chalta No 1 (part) of P. Sheet No 159 situated at Gogol Margao cu Saleete taluka applied by Sri Narainva Ramehandra Pai Angle for conversion of use of from agricultural into non agricultural purpose.

 Area to be converted 7117 sq. mts.

Scale 1:500

C H A L T A No 16 P. T. S H E E T

No 131

P. T. S H E E T

98.50

No 16

C H A L T A

Chalta No 1 (part) of P. Sheet No 159

CHALTA No 1 (PART) OF SHEET No 159

59.50

16.00

6.00

31.00

90.40

A

D

No.COL/SG/CONV/33/2012/1994
Office of the Collector,
South Goa District,
Margao-Goa

Date: 08 /02/2013

- Ref: 1) 5/SGF/CONV/145/2012-13/468 dated 30/05/2012 of Forest Dept., Margao.
2) TPM/Conv/Margao/PTS159/Ch.1/2012/3811 dated 08/10/2012 of Dy. Town Planner, Salcete.
3) MAM/SAL/CON/48/2012/197 dated 16/06/2012 Mamlatdar Salcete.

READ: Application dated 27/03/2012 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)

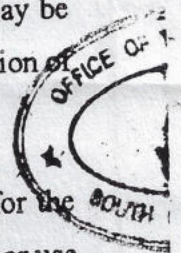


Whereas an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) by **Mr. Suhas N Pai Angle & Mr. Vilas N. Pai Angle, Rep by PoA holder Shri. Damodar Naik, C/o Commonwealth Developers Pvt. Ltd, laxmi Building, Below Cine Lata, P.O.Box no: 7, Margao-Goa, being the occupant' of the plot registered under Chalta no: 1(Part) of P.T.Sheet no:159, Margao City, 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 **Chalta no: 1(Part) of P.T.Sheet no:159, Margao City, Salcete Taluka, Goa** admeasuring an area **3457 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 Application 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 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 20.00mts hence front setback of minimum 10.00mts + 3.00mts = 13.00 mts 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	Forming (part of) P.T. Sheet No: /Chalta No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
55.30 mts	62.50 mts	3457 Sq.mts	Chalta no: 1(part) P.T.Sheet no: 159, Margao City, Salcete Taluka	North: PTS no:131/Ch.no:16 South: PTS no:159/Ch no:1 East: PTS no:131/Ch no:3 West: PTS no:131/Ch no:1	

Conversion is Sanctioned for Commercial/Industrial Housing purpose with permissible F.A.R 100% based on the reports referred at Sr. no; 1 to 3 of page no: 1.. Applicant has credited Conversion fees of Rs. 207420/- (Two lakh seven thousand four hundred & twenty only) vide challan no 76/12-13 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 Mr. Suhas N Pai Angle & Mr. Vilas N. Pai Angle, Rep by PoA holder Shri. Damodar Naik, C/o Commonwealth Developers Pvt. Ltd, laxmi Building, below Cine Lata, P.O.Box no: 7, Margao-Goa, hereunto set his hand this 08th day of February 2013.

(Signature)
Mr. Suhas N Pai Angle & Mr. Vilas N. Pai Angle,
Rep by PoA holder Shri. Damodar Naik,
C/o Commonwealth Developers Pvt. Ltd,
laxmi Building, Below Cine Lata, P.O.Box no: 7,
Margao-Goa

Signature and designation of the witnesses:

- (Signature)*
Ramesh Shantaram Gaidar
- (Signature)*
Ramesh N. P. Desai

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




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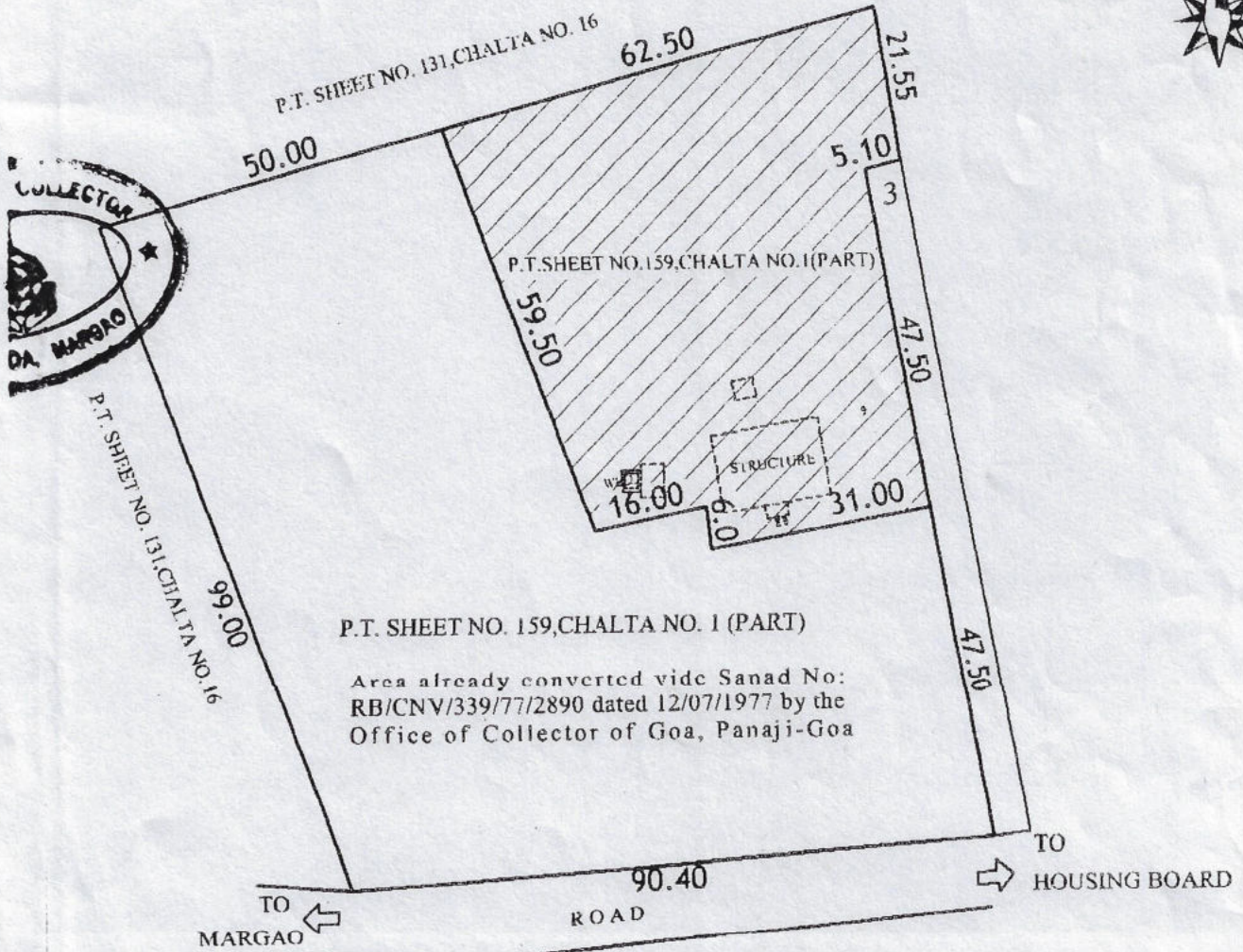
- The Inspector of Survey and Land Records, Salcete
- The Town and Country Planning Dept., Salcete
- The Dy. Conservator of Forest, Margao-Goa
- The Mamlatdar of Salcete.



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

PLAN OF PROPERTY BEARING CHALTA NO: 1(part) of P.T.Sheet No: 159, MARGAO CITY APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON-AGRICULTURE IN COVERSION CASE NO: COL/SG/CONV/33/2012 PURPOSE BY Shri. Suhas N Pai Angle & Shri. Vilas N Pai Angle, Rep by Poa holder Shri Damodar Naik, C/o Commonwealth Developers Pvt Ltd, Laxmi Building, Below Cine Lata, P.O.Box No: 7, Margao-Goa.

 AREA TO BE CONVERTED
SCALE 1 : 1000



PREPARED BY
IMRAN MULLA (F.S)

OFFICE OF THE COMMISSIONER
SOUTH DAKOTA
MADISON

IN AN ORDER TO BE HAD IN FULL FORCE AND EFFECT FROM THE DATE OF THE ISSUANCE OF THIS ORDER, THE COMMISSIONER OF THE GAME AND FISH COMMISSION OF THE STATE OF SOUTH DAKOTA HAS DEEMED IT ADVISABLE TO TAKE THE FOLLOWING ACTION:

SECTION 1. THE GAME AND FISH COMMISSION OF THE STATE OF SOUTH DAKOTA HAS DEEMED IT ADVISABLE TO TAKE THE FOLLOWING ACTION:



WITNESSED MY HAND AND SEAL OF OFFICE AT MADISON, SOUTH DAKOTA, THIS _____ DAY OF _____, 19____.