



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

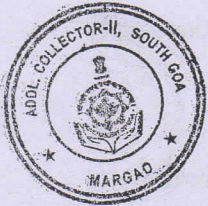
Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/Mor/SG/CONV/106/2018/13285

Date: 16/11/2018.

- READ:**
1. Conversion Sanad No. COL / SG/ CONV/62/2011/9688 dated 14/10/2011
 2. Application dated 26/03/2018, u/s 32 of LRC, 1968 of applicant S.N. Construction, Prop. Santhan Nanu Essen Enclave, Near Regina Mundi High School , Vasco Da Gama for change of use from Residential to Commercial



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) Applicant S.N. Constructions, Prop. Santhan Nanu, "The Nanu's", Essen Enclave, Near Regina Mundi High School, Chicalim, Goa, being the occupant of the plot registered Land under Survey No 36/1-A-1 of Chicalim Village of Mormugao Taluka, Goa, admeasuring an area 3000.00 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 36/1-A-1 of Chicalim Village of Mormugao Taluka, Goa admeasuring an area 3000.00 sq.mts be the same a little more or less, for the purpose of **Commercial** use only.

And Whereas, the applicant has submitted Land use/Zoning Information from Member Secretary, Mormugao Planning & Development Authority, Vasco-da-Gama reference No.MPDA/ODP-2026/2016-17/1452 dated 25/01/2017, wherein Member Secretary informed that as per the ODP for Vasco da Gama Planning area-2026, the land use/zoning of the property bearing Sy. No.36/1-A-1 of Chicalim Village of Mormugao

Taluka falls in C-1 zone and is affected by 15.00 mts. wide proposed ODP Road towards North-West and 10.00 mtrs. Wide road towards the North.

And Whereas, based on the Zoning Certificate of the Member Secretary, Mormugao Planning & Development Authority, Vasco-da-Gama, Goa, the plot under **Survey No 36/1-A-1 of Chicalim Village of Mormugao Taluka** was approved for Commercial purpose and applicant has deposited Conversion fees of Rs. 34,80,000/- (Rupees thirty four lakhs eighty thousand only) vide e-challan no AC-II/52/2018-19 dated 15/11/2018, in the State Bank of India, Margao-Goa, Branch.

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 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 Conversion Sanad bearing No. COL / SG/ CONV/ 62 / 2011 / 9688 dated 14/10/2011 issued for Residential purpose stands cancelled
8. 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.

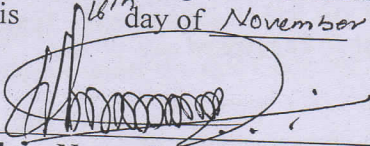
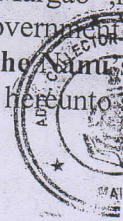
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall 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.
11. Any further development in the plot shall be strictly as per the rules in force.
12. 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.
13. 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.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. 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.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. In case if there is any mistake in calculating the fees for conversion payable or if there is revision of fees after issuance of Challan, than the applicant hereby undertakes to pay the differential amount 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 the part of the applicant or successor, interest thereof in effecting the payment, the Collector shall be at liberty to revoke the said Sanad and/or recover the balance of monies as arrears of Land Revenue from Applicant.
22. 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.

23. 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

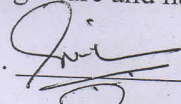

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
48.00 mts.	62.50	3000.00 Sq.mts	Survey No 36/1-A-1 of Chicalim Village of Mormugao Taluka	North: Road South: S No 36/1-A East: S No 36/1-A West: Road
Conversion is Sanctioned for Commercial purpose with 200 FAR based NOC referred at page no: 2				

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 **S.N. Constructions, Prop. Santhan Nanu, "The Nanu's", Essen Enclave, Near Regina Mundi High School, Chicalim, Goa,** hereunto set his hand this 16th day of November 2018.

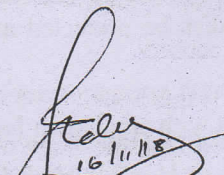



Shri Santhan Nanu, Prop S.N. Constructions, "The Nanu's", Essen Enclave, Near Regina Mundi High School, Chicalim, Goa,

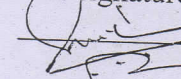

Signature and names of the witnesses:

1.  (Suchita Nanu)
2.  Bharat T. Naik




(Johnson B. Fernandes)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare **Shri Santhan Nanu, Prop S.N. Constructions, Essen Enclave, Near Regina Mundi High School, Vasco Da Gama,** 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.  (Suchita Nanu)
2.  Bharat T. Naik

Copy to:

1. The Town and Country Planning Dept., Mormugao-Goa.
2. The Dy. Conservator of Forest, Margao-Goa.
3. The Mamlatdar of Mormugao-Goa.
4. The Inspector of Survey & Land Records, Mormugao-Goa.