

TRUE COPY

Annexure 37

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OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Maranthy/Saldanha Administrative Complex, Margao- Goa.

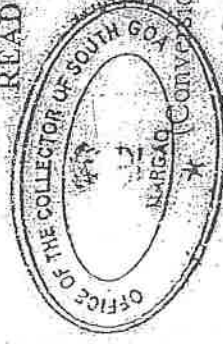
Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAL/SG/CONV/88/2017/13395

Date: 20/11/2018.

READ: Application 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) James M. Rebello & Piety Alexandria Da Silva Rebello, H.No. 61-B, Daddio, Navelim Salcete Goa, being the occupant of the plot registered land under Survey No. 90/3-B of Navelim 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 under Survey No. 90/3-B of Navelim Village Salcete Taluka, Goa, admeasuring area 1645.00 Sq.mts, be the same a little more or less for the purpose of Residential use only.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/571/17-18/3309 dated 22/01/2018, informed that his office has inspected the area and it is observed that the area land under Survey No: 90/3-B, Navelim Village of Salcete Taluka admeasuring area of 1645.00 sq.mts is not a Government Forest, does not form 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.

At my 4 C. S.

And whereas, the Town Planner, Margao, reported that the land under Survey No. 90/3-B, Navelim Village of Salcete Taluka, as per the Regional Plan for Goa 2001 and Regional Plan for Goa 2021, the plot in question is located in the Settlement Zone, having permissible F.A.R. 60% & recommended the conversion of Land for Residential purpose admeasuring an area 1645.00 Sq.mts vide report no: TPM/29949/Navelim/90-3-B/18/467 dated 24/01/2018.

And whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/2018/44 dated 08/03/2018, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.6000/- per sq.mts., there is an access to the road in question, there is no tenants/Mundkars on the proposed land for conversion as on 02/11/1990, as per the form I & XIV there doesn't exist tenants name in the tenants column, the land proposed for conversion is surveyed under 90/3-B, Navelim Village of Salcete Taluka. The land proposed for conversion is partly rice and partly garden, the land proposed for conversion is for Residential purpose, that it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there is no structure in the proposed land for conversion, hence conversion application may be considered.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 90/3-B, Navelim Village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.1,67,790/- (Rupees One lakh sixty seven thousand seven hundred ninety only) vide e-Challan No.COL/17/2018-19 dated 11/09/2018.

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 has paid 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 Code 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 arrears of land revenue. Code provisions applicable: Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

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.

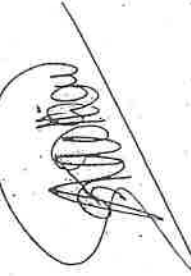
9. Sanad shall not take away Mundecaria/Tenancy rights of any individual, if any, existing in the said property.

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.

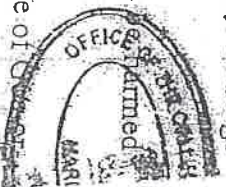
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

13. The right way of road is 6.00 mts. hence front setback of minimum 3.00 mts. shall be kept from centre line of road.



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14. Traditional access, passing through the plot, if any shall be maintained..
15. The further development/construction in the plot shall be governed as **per prevailing rules & regulations in force.**
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be damaged due to any activity
21. If this Sanad is inconsistent with any law in force in the state of Maharashtra any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after 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 or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
23. 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.
24. 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-1

Length & Breadth		Total Super- ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
37.00 Mts.	43.55 Mts.	1645.00 Sq.mts	S.No.90/3-B of Navelim Village Salcete Taluka	North: S. No. 90/3 South: S.No.90/3 East: S. No. 225/7 West: S. No. 90/3

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60% based reports/NOC referred at page no: 1 & 2, and applicant has submitted the Affidavit cum Indemnity Bond, Executed before Sarjay S. Malkarnekar, Notary South Goa, Reg. No.255/2018 dated 31/08/2018.

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 James M. Rebello & Piety Alexandria Da Silva Rebello, H.No. 61-B, Daddio, Navelim Salcete Goa, hereunto set his hand this 30th day of November 2018.

James M. Rebello

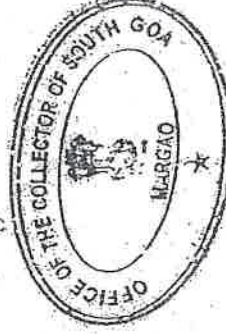
James M. Rebello (applicant) Piety Alexandria Da Silva Rebello, (applicant)

Signature and designation of the witnesses:

1. Amolkar Agay S. Kanolkar



Margarida Fernandes



(Dr. Tariq Thomas, I.A.S.,)
Collector,
South Goa District,
Margao-Goa

We declare, James M. Rebello & Piety Alexandria Da Silva Rebello who have signed this sanad is, to our personal knowledge, the persons they represents themselves to be, and that they have affixed their signature hereto in our presence

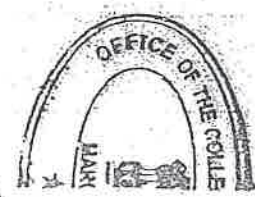
Amolkar Agay S. Kanolkar

2. Margarida Fernandes

Copy to:-

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

Amolkar

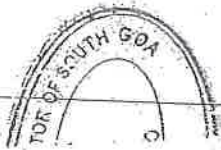
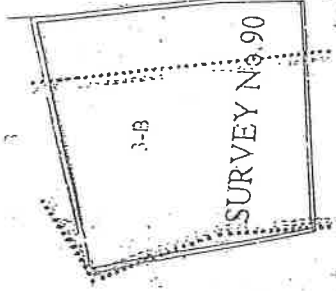


OFFICE OF THE
DIRECTOR
GENERAL
OF
INDIA
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SCALE 1:1000

OF THE PROPERTY BEARING SURVEY NO. 90 SUB DIV NO. 3-B
SITUATED AT NAVEILIM VILLAGE OF SALTETE TALUKA APPLIED
FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO
NON AGRICULTURAL PURPOSE APPLIED BY JAMES MERWYN
REBELLO AND PIETY ALEXANDRIA DA SILVA REBELLO, VIDE
MEMORANDUM NO. COL/SAL/SG/CONV/88/2017/ 13955,
DATED 20.12.2017, ISSUED BY DEPUTY COLLECTOR(REV),
SOUTH GOA DISTRICT, MARGAO-GOIA.

AREA TO BE CONVERTED = 1645.00 Sq.mts.



S.No.225



SURVEYED AND PREPARED BY
SHRI VINAY K. NAIK (F-203)

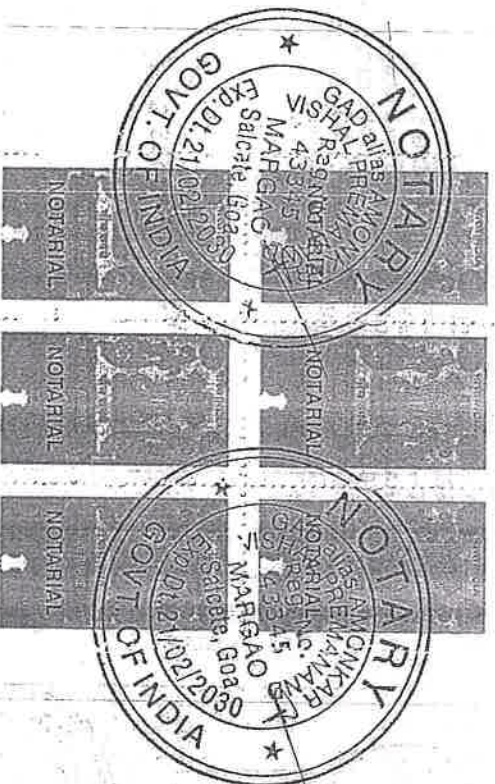
SURVEYED ON DATE: 20.12.2017

SURVEYED ON DATE: 28.12.2017

CASE NO. CUI./SAL/SG/CONV/BU/ 2017/17995

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Amalendu



CERTIFIED TO BE A TRUE COPY OF
THE ORIGINAL/CERTIFIED TRUE COPY

[Signature]

AMANKAR PREMCHAND
ADVOCATE AND NOTARY
MARGAO, SALCETE, GOA
GOVERNMENT OF INDIA
Reg. No. 1561/2030
Date: 21/11/2015

[Signature]