

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

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No: CCMOR12-22-224 /182

Date: 26 /12 /2022.

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 **Zuari Industries Limited, jaikisaan Bhawan, Zuarinagar**, being the occupant of the plot registered under Survey No. 178/1-A-Q Sancoale village of **Mormugao Taluka**, admeasuring an area **111745.00 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 under Survey No . 178/1-A-Q Sancoale village of **Mormugao Taluka**, admeasuring area **111745.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Inspector of Surveys & Land Records, Vasco da Gama, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. 178/1-A-Q(Part) Sancoale village of **Mormugao Taluka** vide letterNO.2/ISLR/MOR/CONV/29/2022/854 dated 15/12/2022.

AND WHEREAS, the Mormugao Planning and Development Authority of Mormugao Taluka, reported that the land under Survey No. **178/1-A-Q Sancoale** village of **Mormugao Taluka**, as per the Outline Development Plan for Vasco Da

Gama Planning area 2030, the area proposed for conversion is recommended for Residential (S1/R1) Zone having permissible F A R 100 admeasuring area 111745.00 sq mts vide report no: DH/21/MTP/Sancoale dated 14/12/2022.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/CONV/2022/ dated 16/12/2022, wherein he has stated the applicant is Private owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.15,000/- per sq.mts., The property is accessed by 15.00mts wide tar road, there was no ~~Tenants~~ on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is originally Communitade/Aframento As per the title document submitted by the applicant i.e Conveyance deed submitted by the applicant it is seen that Communitade of Sancoale was the Vendor, There is no specific NOC from Administrator provided by the applicant. However the applicant has relied upon all the documents in view of which the conveyance deed was executed, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violation of any provision of Goa Land Use Act 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. 178/1-A-Q **Sancoale village of Mormugao Taluka**, There are 15 Electrical Poles and 02 Electrical Tower in the plot sought for conversion, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/921/22-23 dated 22/12/2022, has informed that the said Sy.No178/1-A-Q Sancoale village of Mormugao Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 178/1-A-Q **Sancoale village of Mormugao Taluka**, is approved & applicant has deposited conversion fees of **Rs.2,68,18,800/- (Rupees Two Crore Sixty**

Eight Lakh Eighteen Thousand Eight Hundred only) vide e-Challan No.COL/220/2022-23 dated 23/12/2022, in the State Bank of India, Margao.

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) above, also 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 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.

10. NOC is to be obtained from the Flag Officer Commanding Goa Area, (For

Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.

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 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 harmed due to any activity

21. 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.

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, 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.

25. This sanad is issued to the occupant of the land bearing Sy No. 178/1-A-Q Sancoale village as per Section 32 of Goa Land Revenue Code, 1968 and does not confer any right, title or interest in favour of any person including the applicant in respect of the land under reference.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
442.00 Mts	731.24 Mts.	111745.00 sq.mts.	Sy No. 178/1-A-Q Sancoale village of Mormugao Taluka	North: Sy.No.194/1-A South : Sy. No.178/1(Part) and the existing road East: Sy.No. 192 West: Sy. No.178/1-A-Q and the existing road
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicant **Zuari Industries Limited, Jaikisaan Bhawan, Zuarinagar,** hereunto set her hand this 26th day of December 2022.

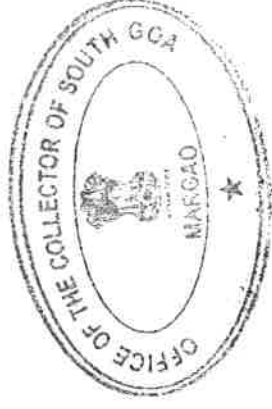


Mr. Anand Rajadhyaksha authorised Signatory for **Zuari Industries Limited** (applicant)

Signature and designation of the witnesses:

1. Teachin Anthony Barros Agnew

2. Sachin Chav



Jyoti Kumari
(Jyoti Kumari, I.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare, **Mr. Anand Rajadhyaksha** authorised Signatory for Zuari Industries Limited 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. Joachim Anthony Barros Abreu

2. Sachin Chari 

Copy to:

1. The Inspector of Survey and Land Records, Vasco da Gama-Goa..
2. The Mamlatdar of Mormugao, Goa.

