

Dated: 30/10/2009.



RE: 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 Goa (hereinafter referred to as "the Collector" which expression shall include any Office 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 M/s. Sukjoy Max, rep. by its Partner Mr. Tony Rodrigues and Mrs. Mima Almeida, office at Margao, Salcete - Goa, being the occupant of the plot registered under Survey No. 166 Sub Div. No. 24 situated at Varca village, Salcete Taluka, (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 of Survey No. 166 Sub Div. No. 24, admeasuring 5000 Square meters be the same a little more or less for the purpose of residential use only.

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 there under and on the following conditions namely:

- 1 Leveling and clearing of the Land: The Application 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 non-sanitary conditions.
- 2 Assessment: The Application 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 residential /any other non-agricultural 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 Code provisions applicable: Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.

- 6 The Applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.
- 7 If any person claims ownership right and succeed against the Applicant, the conversion shall stand automatically revoked.
- 8 The Right of way of road/access being 6.0 hence front setback of minimum 3.0 shall be kept from Centre Line of the road, as per the existing rules, guidelines etc.
- 9 Sanad shall not take away Mundcarial/Tenancy right or any other right of any individual if any existing in the said property and if the sanad is obtained by suppression of any vital fact, the Sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore the land back to its original use at his own cost.
- 10 Traditional access if any, passing through property, shall be maintained.
- 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 The Applicant should obtain prior permission from Water Resources Department, if the land falls in the command area of Selaulim Irrigation Project.
- 14 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.
- 15 No filling of low laying land shall be undertaken without obtaining prior permission from Chief Town Planner under section 17-A of TCP Act.
- 16 Further any development in the plot shall be governed as per rules inforce and as per accessibility required for level & development to be proposed.
- 17 N.O.C. from all concern Authority shall be obtain before commencement of development of work.
- 18 Adequate measures shall be taken so as not to block any cross drainage.
- 19 Adequate arrangement shall be made so as not to affect the drainage portion in the area & flow of natural water.
- 20 This recommendation of conversion of use of land is issued only regarding zoning as per provision of RP 2001 & accessibility shown to the plot.
- 21 The recommendation of conversion shall not on title the applicant to consider it as automatic grant of permission / N.O.C. for any further development in the plot.

- 22 The Applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department.
- 23 If Sanad is obtained by superssion of any vital information or by misrepresentation it shall be revoked any time after knowledge of such fact from date of issue.
- 24 Natural resources existing if any in the property should be properly preserved.
- 25 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 percent 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 liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
- 26 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.
- 27 In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

APPENDIX - I

Sr. No.	Length & Breath		Total Super - ficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES
	North to South	East to West			North, South, East & West
1	2	3	4	5	6
1	96.5m	99.0m	5000M2	Survey No. 166 Sub Div. No. 24 (Part)	North: S. No. 166/24. South: S. No. 166/24. East : S. No. 166/24. West : S. No. 166/24.

Conversion is recommended for residential use only and the plot in question is located in the Settlement having permissible F.A.R. 80% as per RP 2001.

Conversion fees of Rs. 4,00,000/- (Rupees Four lakh only) has been credited in the State Bank of India, Margao, vide Challan No. 58/09 dated 29/10/2009.

In witness whereof the Additional Collector-I of South Goa District, Margao, has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant M/s. Sukjoy Max, rep. by its Partner Mr. Tony Rodrigues and Mrs. Mima Almeida, office at Margao, Salcete - Goa, here also hereunto set his hand this 30th day of October, 2009.

M. Almeida
M. Almeida
(Signature of Applicant)

Signature and designation of the witnesses:

1. D. Alves Antonio Carlos da Costa
2. S. Jagannath Sambhari



Prasanna A. Acharya
(PRASANNA A. ACHARYA)
Additional Collector - I
South Goa District, Margao.

Copy to:

1. The Inspector of Survey and Land Records, Margao - Goa.
2. The Town and Country Planning Dept., Margao - Goa.
3. The Dy. Conservator of Forest, Margao - Goa.
4. The Village Panchayat Varca, Salcete - Goa.
5. The Mamlatdar of Salcete.
6. M/s. Sukjoy Max, rep. by its Partner Mr. Tony Rodrigues and Mrs. Mima Almeida, office at Margao, Salcete - Goa.