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No. AC-II/CONV-98/2007
Office of the Collector,
South Goa District,
Margao Goa.
Dated: 05/12/2007

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 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 thereunder) by M/s. Starcroft Developers Pvt. Ltd, represented through its Managing Director, Mr. Milind Vernekar, r/o. Borda, Salcete, Goa, being the occupant of the plot registered under Survey No. 16/1 situated at Village Cana, Salcete Taluka, (hereinafter referred to as the "applicants" 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. 16/1, admeasuring 7793 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 thereunder 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 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. Builder 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, falling 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.

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.



7. Code provisions applicable: Save as herein provided the grant shall be subject to the provisions if the said Code and Rules thereunder.
8. The applicant shall comply with the C.R.Z. Regulations and provisions to 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 succeed the conversion shall stand automatically revoked.
10. Sanad shall not take away mundcarial right of any individual if any existing in the said property.
11. Any further development in the plot shall be strictly as per the rules in force.
12. The Condition laid down in the report of TCP, Margao bearing No.TPM/Conv/Cana/16/1/07/3148 dated 23/8/07 that 'open space to the extent of 15% of the net effective plot area shall be strictly maintained in the property. The development shall be governed by rules in force'
13. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled.

APPENDIX - I

Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	RE MA RK
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
106.00 sq. mts	80.50 sq. mts	7793 sq. mts	Survey No. 16 & Sub Div No.1	North: Nala. South: Survey No. 20/13, Survey No. 16/2. East: Survey No. 16/2. West: Survey No: 15/1, 2, and Survey No. 20/8.	

Conversion is recommended for residential use only.

Conversion fees of Rs. 1,94,823/- (Rupees one lakh ninty four thousand eight hundred and twenty five only) has been credited in the State Bank of India, Margao vide Challan No. 87/07-08 dated 16/11/2007.

In witness whereof the Additional Collector-II 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 applicants M/s. Starcroft Developers Pvt. Ltd, represented through its Managing Director, Mr. Milind Vernekar, Borda, Salcete, Goa, here also hereunto set his hand this 5th day of December, 2007.

(Signature of Applicant)

Signature and designation of the witnesses:

1. *Donovan Vaz* DONOVAN VAZ
2. *Cesar Vaz* CESAR VAS



(Y. B. Tavde)
Additional Collector - II
South Goa District, Margao.