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: CCSAL01-26-53 |100 Date:16/04/2026

ADDL. COLLECTOR-I SOUTH GOA MARGAO

READ: Application U/s 32 of Goa Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

{(See Rule 7 of the Goa 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 Land Revenue Code, 1968 (herein after referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **Khimraj Thulsaramji Choudhary and Narayanlal Thanaram Chowdhary r/o Plot No. 9, Aai Mata, Aquem, Margao, Goa** being the occupant of the plot registered under **Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, admeasuring an area 630.00sq.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 Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, admeasuring an area 630.00 Sq.mts., be the same a little more or less for the purpose of **Commercial** use only.

AND WHEREAS, the South Goa Planning & Development Authority Margao Goa, reported that the zoning of the property bearing Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, admeasuring an area 630.00 Sq.mts is zoned as Commercial C-2 zone, & Permissible F.A.R. 150 as per ODP-2031 of Margao Planning Area vide report no: SGPDA/Zon-225/1444/25-26 dated 16/01/26.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI-III/01-53/2026 dated 13/02/2026, wherein he has stated the applicant is Private owner and land situated in City Survey Area, such use will not affect, safety and convenience, the market value of the land is about Rs. 24,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants 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 not originally Communidade/Aframento, the land proposed is not originally Government/Alvara, 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 structure in the proposed land. The proposed land for conversion is surveyed under Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regulation either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

AND WHEREAS, the Dy. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/1171/25-26 dated 02/03/2026, has informed that the said Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, does not falls under the private forest land as identified by the forest department. 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 Chalta No. 112 of P.T. Sheet No. 244 of Margao City of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 10,33,200/- (Rupees Ten Lakh Thirty Three Thousand Two Hundred Only) vide e-Challan No. AC-I/06/2026-27 dated 02/04/2026, through online mode.

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 cessesleviable 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. 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. Traditional access, easementary rights, etc passing through the plot, if any shall be maintained.

14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.

15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.

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/Approvals/Licenses etc. from the concerned authorities 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 any 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 at Goa, this Sanad shall be ineffective to extent of such inconsistency.

21. 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.

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, 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.

24. The structure exists at site is not regularized or legalized under this conversion sanad and the same is issued without prejudice to any rights claims tittle or ownership of such structure and any proceeding/cases against such structure continue to be decided in allowance of law.

25. The applicant is required to strictly complied with Forests regulations, Environmental regulation, Buildings & Planning Regulations, Local body regulation, Court directions /Order, private forest applicability, Airport regulation, Defense regulation, etc and no activity shall be carried out at site only with prior clearances from the competent Authority.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) P. T. Sheet No. & Chalta No.:	BOUNDARIES
North to South	East to West			
27.00 Mts	29.00 Mts.	630.00 sq. mts.	Chalta No. 112 of P.T Sheet No. 244 of Margao City of Salcete Taluka,	North: P.T.S No. 244 Chalta No. 111 South: P.T.S No. 244 Chalta No. 115 & 113 East: P.T.S No. 244 Chalta No. 113 & Road West: P.T.S No. 244 Chalta No.73
Conversion is Sanctioned for Commercial purpose with permissible F.A.R 150 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness whereof the Additional Collector-I of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the Applicant Khimraj Thulsaramji Choudhary and Narayanlal Thanaram Chowdhary r/o Plot No. 9, Aai Mata, Aquem, Margao, Goa hereunto set his hand this 16th day of April 2026.

Khimraj Thulsaramji Choudhary (Applicant)

Signature and designation of the witnesses:

1. Adv. Sitarani parab

2. Mahendra choudhary

(Srinet Kothwale)
Additional Collector-I,
South Goa District,
Margao- Goa

We declare, Applicant Khimraj Thulsaramji Choudhary and Narayanlal Thanaram Chowdhary, who has signed this sanad is, to our personal knowledge, the person they represents themselves to be, and that they have affixed their signature hereto in our presence.

1. Adv. Sitarani parab

2. Mahendra choudhary

Copy to:

1. The Mamlatdar of Salcete, Margao-Goa.
2. The Inspector of Survey & Land Records, Margao, Goa.

Government of Goa

Directorate of Settlement and Land records

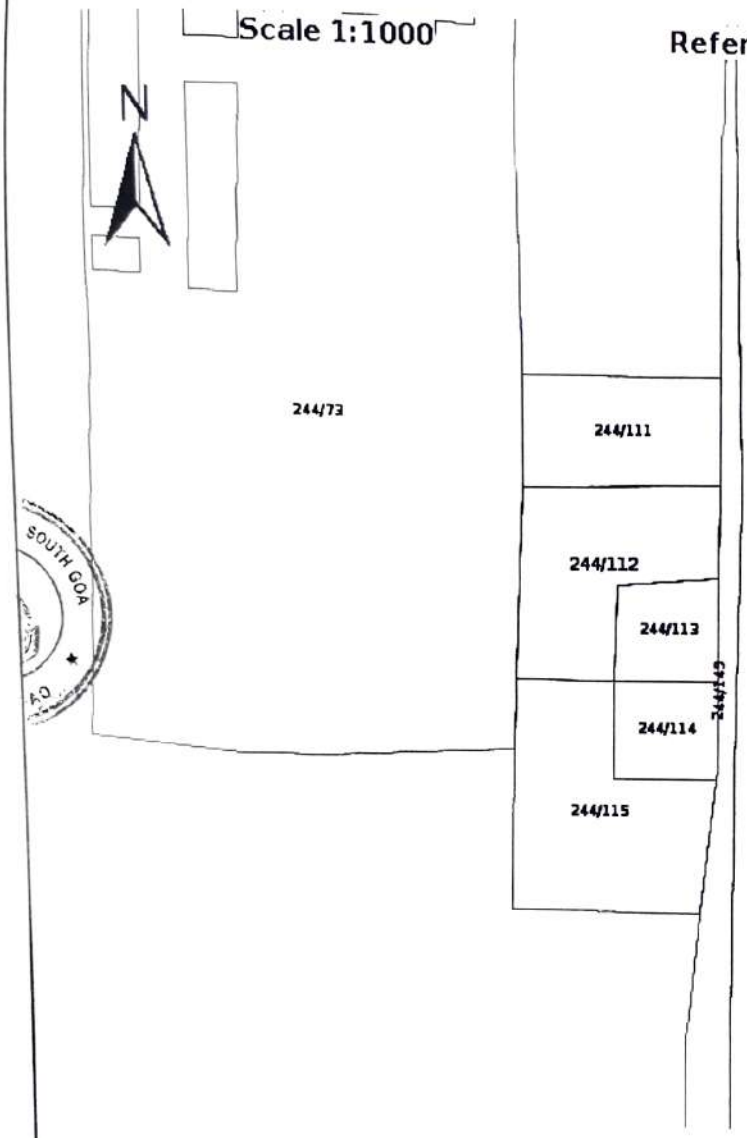
Survey Plan

Salcete Taluka, Margao City

PT Sheet No.: 244 , Chalta No.: 112

Scale 1:1000

Reference No.: 17225107597



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NOTE: PLAN TO BE PRINTED ON A4 SIZE

P.T. Sheet No. 244 of Margao City of Salcete Taluka

OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION SALCETE, MARGAO - GOA

Matanhy Saldhana Administrative Complex Phone Nos :- 0832-2794145
Fax Nos :- Email :- sdm-salcete.goa@nic.in

No.CDSAL01-26-52 /2866 Dated:- 18-May-2026
26

Read: 1. Application dated 27-Jan-2026 from Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary , Plot No.9, Aai Mata Krupa, Aquem Margao-Goa , Margao , Salcete - Goa
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021,with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

DY. Collector & SDO Salcete Margao

SANAD

S C H E D U L E - II

(See Rule 7 of the Goa,Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules,1969)

Whereas an application has been made to the DEPUTY COLLECTOR & SDO, Salcete, Margao - Goa (hereinafter referred to as "the Deputy Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa,Daman And 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 Shri/Smt. **Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary** inhabitant of being the occupant/tenant of **PT Sheet No.244/111** in the village of **Margao,** in the **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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **PT Sheet No. 244/111** and **measuring 457.00 Square Metres** be the same a little more or less.

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. **Levelling and clearing of the land** - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agriculture purpose for which the permission is granted and to prevent insanitary conditions.
2. **Assessment** - The Applicant 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 **Commercial** 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 contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage,the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No tree shall be cut except with prior permission of the competent authority.

7. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

;marks :-

1. The applicant has paid conversion fees of Rs.374,740.00 /-(RUPEES THREE LAKHS SEVENTY-FOUR THOUSAND SEVEN HUNDRED FORTY ONLY) vide challan No.91/26-27 dated 15-May-2026.
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department,Salcete Margao Goa vide his report No.SGPDA/ZON-226/1445/25-26 dated 16-Jan-2026.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-South Goa,Division Margao Goa has given NOC for conversion vide report No. 5/SGF?CONV/75/2026-27 dated 11-May-2026.
4. The Mamlatdar,Office of Mamlatdar,Salcete , Margao - Goa has submitted his report for conversion vide report No.MAM/SAL/CONV/CI-III/01-52/2026 dated 29-Apr-2026
5. The development / construction in the plot shall be governed as per laws / rules in force.

a) The applicant shall comply with the 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.
b) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
c)Sanad shall not take away Mundkarial/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.
d)Any further development in the plot shall be strictly as per the rules in force.
e) No hill cutting or filling of low-lying area shall be undertaken without priorpermission from the Chief Town Planner u/s 17A of T.C.P. Act.
f) ThisSanad 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.
g) Traditional access, passing through the plot, if any, shall be maintained.
h) The proposal is not contrary to any scheme for the planned development of the village.
i)The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
j) IfSanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
k) N.O.C. from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
l)Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
m)Low lying land and water bodies, be protected and should not be harmed due to any activity.
n) 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.
o) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuing of Challan then the Applicant is liable 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, in affecting the payment thereof shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.
p) 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.
q) If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy. Collector & S.D.O., Salcete, or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

In witness whereof the DEPUTY COLLECTOR & SDO OF Salcete, Margao - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary has also hereunto set his/her hand this day 18th of May ,2026.

(Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary)

Dy. Collector & SDO-I ★ Salcete, Margao-Goa ★

(GANESH BARVE)
DEPUTY COLLECTOR & SDO
SOUTH GOA

APPLICANT

Signature and Designature of witnessess :

1. Mahendra choudhary
2. Sitaram Parab

Complete address of Witness

1. Plot No.9, Agvem Salcete Goa
2. H. NO. 24 vinnoda perneM Goa

We declare that Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary who has signed this Panad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Mahendra choudhary
2. Sitaram patel

To,

1. The Dy Town Planner, The Town & Country Planning Department,Salcete Margao Goa
2. The Mamlatdar, Office of Mamlatdar,Salcete , Margao - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Margao,Salcete-Goa
4. The Talathi of Margao
5. Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary,Plot No.9, Aai Mata Krupa, Aquem Margao-Goa , Margao , Salcete - Goa

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / City Name : SALCETE / Margao

PTS / Chalta No. : 244/111

Appln date: 21/04/2026

Ref. No. :26-7785

Scale 1:500

Report Generated By: Prakash Gaonkar

Print Size : A4

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OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER, SUB DIVISION SALCETE, MARGAO - GOA

Matanhy Saldhana Administrative Complex Phone Nos :- 0832-2794145
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   p) 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.
   q) If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy. Collector & S.D.O., Salcete, or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

In witness whereof the DEPUTY COLLECTOR & SDO OF Salcete, Margao - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary has also hereunto set his/her hand this day 18th of May ,2026.

(Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary)

APPLICANT

Dy. Collector & SDO-I ★ Salcete, Margao-Goa ★

(GANESH BARVE)
DEPUTY COLLECTOR & SDO
SOUTH GOA

Signature and Designature of witnessess :

1. Mahendra choudhary
2. Sitaram Parab

Complete address of Witness

1. Plot No.9, Agvem Salcete Goa
2. H. NO. 24 rivrada Peenem Goa

We declare that Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary who has signed this annad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Mahendra Choudhary
2. Sitaram Patab

To,

1. The Dy Town Planner, The Town & Country Planning Department,Salcete Margao Goa
2. The Mamlatdar, Office of Mamlatdar,Salcete , Margao - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Margao,Salcete-Goa
4. The Talathi of Margao
5. Khimraj Thulsaramji Choudhary & Narayanlal Thanaram Chowdhary,Plot No.9, Aai Mata Krupa, Aquem Margao-Goa , Margao , Salcete - Goa

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / City Name : SALCETE / Margao

PTS / Chalta No. : 244/111

Appln date: 21/04/2026 | **Ref. No. :26-7785**

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2031 of Margao Planning Area vide report no: SGPDA/Zon-225/1444/25-26 dated 16/01/26.