



**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: AC-II/SAL/SG/CONV/93/2019/14368

Date: 15 / 12 / 2020.

**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) **Reliance Builders, Reliance Builders, Reliance House, Isidorio Baptista, Rd, Pajifond, Margao Goa**, had applied for Conversion of land under Survey being the occupant of the plot registered **under Ch.No. 87 of P.T.S. No. 189, Margao City of 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 Ch.No. 87 of P.T.S. No. 189, Margao City of Salcete Taluka, Goa**, admeasuring area **1353.00Sq.mts.**, be the same a little more or less for the purpose of **Commercial** use only.

**AND WHEREAS**, the The Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 1353.00 sq.mts. of Chalta No.87 of PTS No.189 of Margao City of Salcete Taluka, further informed that the land in question is plain land vide letter No.2/ISLR/CTS/CONV/10/2020/1804 dated 15/10/2020.

The Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/181/2020-21/1366 dated 14/10/2020, has inform that the his office has inspected and it is observed that the Chalta No. No.87 of PTS

No.189 of Margao City of Salcete Taluka admeasuring an area of 1353.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The said area/plot does not figure in the list of survey numbers identified as private forest by State level Expert Committee & Forest(Conservation) Act, 1980 is not applicable to the above area/plot.

**AND WHEREAS**, the Dy. Town Planner, Margao, has submitted report of Chalta No. No No.87 of PTS No.189 of Salcete Taluka, as per Outline Development Plan for Margao 2028, the plot in question is located in the partly in the Commercial Zone having permissible F.A.R. 200 and recommended the conversion of Land for Commercial purpose admeasuring an area 1359.00 sq.mts. vide report no: TPM/32761/Margao/87/189/2020/4445 dated 12/10/2020.


**AND WHEREAS**, the Mamlatdar of Salcete has submitted report vide no. MAM/SAL/CONV/AK-II/2020/232/2363 dated 28/09/2020, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs. 10,000/- per sq.mts., there is an road/access to the site in question, there was no tenants/Mundkars on the proposed land for conversion, there was no Tenancy case running on the land proposed conversion as on till date, the said property was not originally Comunidade/Aframento land, the said land is not low lying area nor exist water bodies, There exist no structure in the proposed land for conversion, the land proposed for conversion is surveyed under Chalta No. No No.87 of PTS No.189 of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL.

**AND WHEREAS**, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No. No No.87 of PTS No.189 of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.17,85,960/- (Rupees Seventeen lakh eighty five thousand nine hundred sixty only) vide e-Challan No.AC-II/61/2020-21 dated 09/12/2020, in the State Bank of India, Margao.

The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Preeti P.P. Agrasani, alias Preeti V. Bhat, Notary, Reg. No. 2561/2020 dated 10/12/2020.

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:



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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. 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 of way of the road is 20.00mts hence front back setback of minimum 10 mtrs shall be kept from centre line of road.
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.

### Appendix-I


| Length & Breadth   |              | Total Superficial Area | Forming (part of) Survey no: & Sub Div number              | BOUNDARIES  |
|--|--------------|------------------------|--|---|
| North to South   | East to West |                        |  |   |
| 49.30 Mts  | 80.55 Mts.   | 1353.00 sq.mts.        | Ch.No. 87 of P.T.S. No. 189, Margao City of Salcete Taluka | North: Pts. No. 189 of Ch. No. 88<br>South : Pts. No. 189 of Ch. No. 147,140,148<br>East: Road West : Nalla |
| Conversion is Sanctioned for Commercial Zone having permissible F.A.R 200 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2. |              |                        |  |   |


In witness whereof the Additional Collector-II 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) **Reliance Builders, Reliance Builders, Reliance House, Isidorio Baptista, Rd, Pajifond, Margao Goa**, hereunto set his hand this      day of December 2020.




**Mr. Inesio Almeida Coutinho alias Mr. Inez Almeida Coutinho represented by its managing Partner of Reliance Builders (applicant)**

Signature and designation of the witnesses:

1. Govind K Tirolkar 

2. Wenceslo Colaco 

  
(Agnelo A.J. Fernandes)  
Additional Collector-II,  
South Goa District,  
Margao-Goa

We declare, **Mr. Inesio Almeida Coutinho alias Mr. Inez Almeida Coutinho**, 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. Govind K Tirolkar 

2. Wenceslo Colaco 

Copy to:

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


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GOVERNMENT OF GOA  
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS  
MARGAO - GOA

PLAN

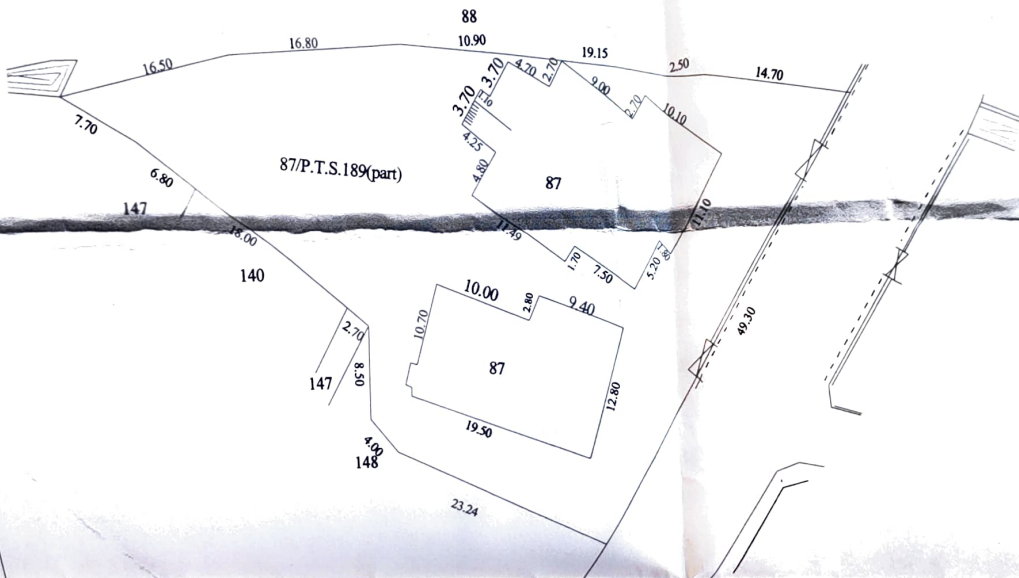
OF THE PROPERTY BEARING P.T.SHEET NO 189 CHALTA NO. 87 (PART) SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE APPLIED BY RELIANCE BUILDERS, VIDE ORDER NO. AC-II/SAL/SC/CONV/105/2019/10505 DATED 04/09/2020, ISSUED BY THE ADD. COLLECTOR - II, SOUTH GOA DISTRICT, MARGAO - GOA.

SCALE : 1:500

 - AREA TO BE CONVERTED P.T.S. 189 CHALTA NO. 87(PART) = 1353.00 SQ. MTS.



I. S. & L. R.  
MARGAO - GOA



  
VINAYAK G KATAMBALE, (F.S.)  
PREPARED BY

  
PRITI BONDBACKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 15-09-2020

File No.: 2/ISLR/CTS/CONV/10/2020