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OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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No: COL/MOR/SG/CONV48/2018/2624

Date: 28/02/2019.

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) **Shri Azeem Abdul, PoA for 1. Shri Dattaraj Atmaram Shetye 2. Nutan D. Shetye 3. Dilip A. Shetye 4. Surekha D. Shetye 5. Mohan Visvonata Shetye r/o. Roshan Mahal First floor Swatantra Path Vasco-Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered under Ch. No. Ch. No.27,28 &29 , of P.T.S. No.132 of Vasco City of, (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. Ch. No.27,28 & 29 , of P.T.S. No.132 of Vasco City of Mormugao Taluka, admeasuring area **1111.00Sq.mts.**, be the same a little more or less for the purpose of **Commercial** use only.

AND WHEREAS, the Town Planner, Mormugao, has submitted report stating that the Land under P.T.S. No.132 of Chalta Nos. 27, 28 and 29 of Vasco City of Mormugao Taluka, as per the Outline Development Planning Area 2026, the plot in question is located in the Commercial (C1), having permissible F.A.R. 200, has recommended the conversion for Commercial purpose, an admeasuring area of 1111.00 sq.mts. vide report No.DH/6181/1/MTP/2018/817 dated 24/10/2018.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, has submitted report vide letter No 5/SGF/CONV/371/2018-19/1611 dated 21/09/2018, has informed that his office has inspected the area and it is observed that the area under P.T.S. No.132 of Chalta Nos. 27, 28 and 29 of Vasco City of Mormugao Taluka admeasuring an area of 1111.00. is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan also the area does not figure in the list of survey numbers identified as private forest by State level Expert Committee & newly appointed committee Forest(Conservation) Act, 1980, is not applicable to the said area/plot

AND WHEREAS, the Mamlatdar of Mormugao, has submitted report vide no: MAM/MOR/AK/CONV/2018/2080 dated 22/10/2018, wherein he has stated such use of land will not affect public health, safety and convenience, the present market value of the land in question is around 10,000/- per sq.mts. there is an accessed by 10.00 mts. wide road touching to the proposed plot for conversion, there are no Tenants/Mundkars/Lease Holders in the said property and there was no any tenancy till date, the land in question is not low lying and there are no water bodies, there does not exist any construction within the proposed area sought for conversion, the applied for conversion is located under Ch. No.27,28 &29 , of P.T.S. No.132 of Vasco City of Mormugao Taluka, the land proposed for conversion does not fall s under 200 mts. and 500 mts. from HTL, and submitted six copies of the plan, the conversion application may be considered.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Ch. No. 27,28 &29 , of P.T.S. No.132 of Vasco City of Mormugao Taluka, is approved & applicant has deposited conversion fees of ₹13,33,200/- (Rupees thirteen lakhs thirty three thousand two hundred only) vide e-Challan No.AC-I/82/2018-19 dated 20/02/2019. in the State Bank of India, Margao.

The applicant has submitted the Affidavit cum Indemnity Bond. Executed before A. Suresh Rao, Notary, Vasco-da-Gama, Reg.276/2019 dated 21/02/2019.

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. 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 way of access serving the plot under reference is 10.00mts hence front set back of minimum 5.00mts+3.00 mts.=8.00mts. shall be kept from Centre line of road of secondary development.
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 Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
24.00 Mts	43.00 Mts.	1111.00 sq.mts.	under Ch. No. Ch. No.27,28 &29 , of P.T.S. No.132 of Vasco City of Mormugao Taluka	North: PTS No. of C. No.132/19 South : PTS No.132 Ch. No.31 East: Nala West : Road
Conversion is Sanctioned for Commercial purpose with permissible F.A.R 200 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.				

In witness whereof the Collector 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 Applicants **Shri Azeem Abdul, PoA for 1. Shri Dattaraj Atmaram Shetye 2. Nutan D. Shetye 3. Dilip A. Shetye 4. Surekha D. Shetye 5. Mohan Visvonata Shetye,** hereunto set his hand this 28th day of Feb, 2019.

Shri Azeem Abdul, PoA for 1. Shri Dattaraj Atmaram Shetye 2. Nutan D. Shetye 3. Dilip A. Shetye 4. Surekha D. Shetye 5. Mohan Visvonata Shetye, (applicants)

Signature and designation of the witnesses:

1. Joseph Bernardo Menezes -

2. Pandurang Vasant Yadwad -



(**Agnelo A.J. Fernandes**)

Collector,
South Goa District,
Margao- Goa.

We declare, **Shri Azeem Abdul**, 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. JOSEPH BERNARDO MENEZES -

2. PANDURANG VASANT YADWAD -

Copy to:

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