



Residency
Sanael.

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No.415, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794423

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No.AC-1/SAL/SG/CONV/68/2014//1925 Date: 07 /12/2015

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

- Ref:** 1) 5/SGF/CONV/431/2014-15/5093 dated 20/01/2015 of Dy.Conservator of Forest, South Goa Division, Margao
2) TPM/27140/Varca/3/21/15/1284 dated 13/03/2015 of Town Planner, Margao
3) MAM/SAL/CON/AK/220/2015/239 dated 26/03/2015 of Mamlatdar of Salcete.
4) 2/SSLR/110/2015/1540 dated 17/07/2015 of Superintendent of Survey & Land Records, Margao
5) Affidavit Cum Indemnity Bond Executed before Surexa P. Lotlikar, Notary, Margao, Reg. No.15754/2015 dated 06/11/2015.

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)

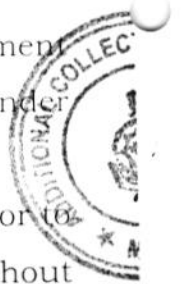
Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **We Builders & Realtors, R/o H.NO 435/D, Guneawadde, Varca Salcete**, being the occupant of the plot registered under **Survey No: 3/21(P) Varca Village of Salcete Taluka** (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 **Survey No: 3/21(P) Varca Village, of Salcete Taluka** admeasuring area **990.00Sq.mts**(total plot area), be the same a little more or less for the purpose of **Residential** use only.



And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 3/21 Varca Village of Salcete Taluka -Goa is approved & applicant has deposited conversion fees of Rs.103950/- (Rupees one lakh three and nine hundred fifty only) vide Challan No.AC-I/59/2015-16 dated 30/10/2015, in the State Bank of India, Margao.

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) 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.
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 proposed right of way of the road serving the plot/property is 6.00mts. hence front setback of minimum 6.00mts. Shall be kept from centre line of road.
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 from the concern authority 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, 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 before 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign 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, than 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.

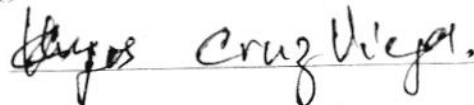
Appendix-I

Length & Breath		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
36.70 m	69.80 m	990.00 Sq.mts	Sy. No: 3/21(p) Varca Village of Salcete Taluka.	North: Sy. Nos.3/14, 22 & South :Sy. No. 39/2 East: Nallah) West : Sy. No: 21/3
Conversion is Sanctioned for Residential purpose with permissible F.A.R. based on the reports/NOC/Affidavit referred at page no.1				

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 Applicant **We Builders & Realtors, R/o H.NO 435/D, Guneawaddo, Varca Salcete**, hereunto set his hand this 7th day of December, 2015.


Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto, PoA for **We Builders & Realtors** (applicant)

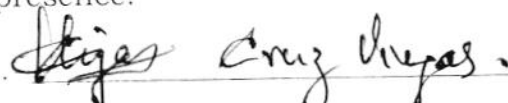
Signature and designation of the witnesses:

1.  Efigio Cruz Vieira.
2.  Efigio Gomes




(L.S.R. Pereira)
Additional Collector-I
South Goa District,
Margao- Goa

We declare Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto, PoA for **We Builders & Realtors**, 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.  Efigio Cruz Vieira.
2.  Efigio Gomes

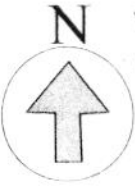
Copy to:

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

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

PLAN

OF THE PROPERTY BEARING SURVEY No. 3/21 SITUATED AT VARCA VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY WE BUIDERS & REALTORS
VIDE ORDER NO. AC-I/SAL/SG/CONV/68/2014/4993 DATED 19/05/15. BY ADD. COLLECTOR-I,
SOUTH GOA DISTRICT, MARGAO GOA.



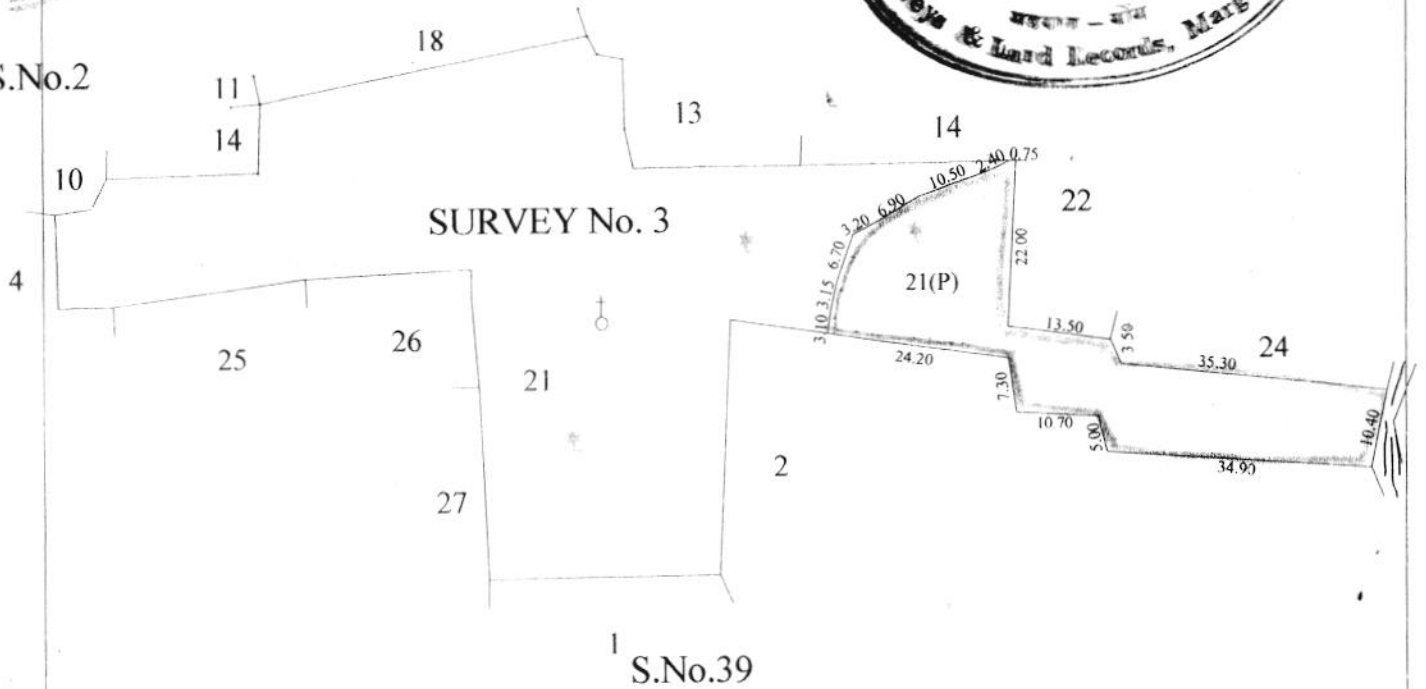
SCALE : 1:1000



AREA TO BE CONVERTED 990.00 SQ. MTS.



S.No.2



SHILPA G. DESSAI (F.S.)

PREPARED BY

JAYESH NAIK (H.S.)

VERIFIED BY

SURVEYED ON: 11/06/2015

File No.: 2/SSLR/110/2015

