

**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/QUE/SG/CONV/85/2018/ **9163**

Date: **3 / 8 / 2020.**



**READ:** Application U/S 32 of LRC, 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) **M/S. JMD Developers, r/o. FF-2, 1<sup>st</sup> floor Gurudev Mansion, near KTC Bus Stand, Curchorem, Goa**, being the occupant of the plot registered **under Survey No. 18/8, Cacora Village of Quepem Taluka, Goa**, admeasuring an area **1375.00 sq.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 Land under **Survey No. 18/8, Cacora Village of Quepem Taluka, Goa**, admeasuring an area **1375.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Mamlatdar of Quepem, has submitted report vide no: MAM/QPM/CON/C.I.I.-report/2019/1049 dated 31/05/2019, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.4500/- per sq.mts., there is an access to the site in question, there is no tenants/mundkars on the proposed land for conversion as per the form I & XIV, there was no Tenants/Mundakars on the land proposed for conversion as on 02/11/1990, the land proposed for conversion is not low lying nor water bodies

exists, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. 18/8 of Cacora Village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the land proposed for conversion is for Residential purpose, the proposed conversion may be recommended.

AND WHEREAS, the Town Planner, Quepem, reported that the land under Survey No. 18/8, Cacora Village of Quepem Taluka, as per the Regional Plan of Goa 2021, the plot in question is located in Settlement Zone having permissible F.A.R. 100 & recommended the conversion of Land for Residential purpose admeasuring an area 1375.00 Sqmts vide report no: TPQ/CV/5815/Cacora/18/8/19/1312 dated 22/05/2019.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/520/2018-19/187 dated 29/04/2019, informed that his office has inspected the area and it is observed that the area land under Survey No: 18/8, Cacora Village of Quepem Taluka admeasuring area of 1375.00sq.mts is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The area also does not figure in the list of Survey Numbers identified as private forest by State Level Expert Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area and also Forest (Conservation) Act, 1980 is not applicable to the said area/plot.

AND WHEREAS, the Inspector of Survey & Land Records, Quepem, Goa, has submitted 6 copies plan an area of 1375.00 sq mts of Survey No.18/8 of Cacora Village of Quepem Taluka vide letter No.2/ISLR/QPM/115/19/1138 dated 08/11/2019.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 18/8, Cacora Village of Quepem Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹2,17,250/- (Rupees 2 lakh seventeen thousand two hundred fifty only) vide e-challan no AC-II/19/2020-21 dated 15/07/2020, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Vithoo K. Naik, Notary Margao, Reg. 2356/20 dated 23/07/2020.

NOW THEREFORE, 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 shall pay 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 Mundecial/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.

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, passing through the plot, if any shall be maintained.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any activity.
19. 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.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-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 undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicants.
21. 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.
22. 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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
29.00 mts	59.00 mts	1375.00 Sq.mts	Survey No.18/8, of Cacora Village of Quepem Taluka	North: Village Curchorem South: S. No.18/8 East: Sy.No. Sy.No.18/8 West: Sy.No.18/8
Conversion is Sanctioned for Residential purpose with Settlement having permissible F.A.R.100 based reports/NOC referred at page no: 1 & 2 in this sanad				

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 **M/S. JMD Developers, r/o. FF-2, 1<sup>st</sup> floor Gurudev Mansion, near KTC Bus Stand, Curchorem, Goa,** hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

**Shri Varun S. Kudchadkar, Partner for M/S. JMD Developers, (applicant)**

Signature and names of the witnesses:

1. Amol Kudchadkar

2. Vishesh Konekar



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

We declare that Shri Varun S. Kudchadkar, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Amol Kudchadkar

2. Vishesh Konekar

Copy to:

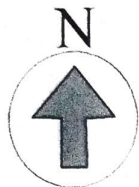
1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.

128/c

GOVERNMENT OF GOA  
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS  
QUEPEM - GOA

PLAN

OF THE PROPERTY BEARING SURVEY NO. 18 SUB-DIV. NO. 8 (P) SITUATED  
AT CACORA VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION  
OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE  
APPLIED BY JMD DEVELOPERS VIDE ORDER NO. AC-II/Quep/SG/CONV/85/18/8575,  
DT. 18/07/19 FROM THE ADL. COLLECTOR-II & SG MARGAO-GOA



SCALE : 1:2000

 - AREA TO BE CONVERTED : 1375.00 Sq. Mts.

*Sudesh K.N. Bhaireli*

SUDESH K.N. BHAIRELI  
I.S. & L.R.



*Suraj S. Prabhu Desai*

SURAJ S.PRABHU DESAI (F.S.)  
SURVEYED & PREPARED BY

*Jayesh S. Naik*

JAYESH S. NAIK (H.S.)  
VERIFIED BY

File No. 2/ISLR/QPM/115/19