

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. CO/SAL/SG/CONV/08/2020/14649

Date: 23 /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) M/S A AND M REAL ESTATES C/o. Bhasker J. Amonker, B2, 2nd floor Sincro Towers, Margao, Goa, had applied for Conversion of land under Survey, being the occupant of the plot registered under Ch. No.37 of PTS No.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka, admeasuring an area 1527.00 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 under Ch. No.37 of PTS No.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka, admeasuring area 1527.00Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 1527.00 sq.mts. of PTS No,12 & 25 Chalta No.37 and 1 of Margao City of Salcete Taluka, further informed that the land in question plain land vide letter No.2/ISLR/CTS/2020/1819 dated 16/10/2020

AND WHEREAS, the Dy. Town Planner, Margao, has submitted report of PTS No,12 & 25 Chalta No.37 and 1 of Margao City of Salcete Taluka as per Outline Development Plan for Margao-2028, the plot in question is located in the Settlement

(S1) having permissible F.A.R. 100 and recommended the conversion of Land for Residential purpose admeasuring an area 1527.00 sq.mts. vide report no: TPM/32329/Margao/PTS.12,25/Ch.1,37/2020/2223 dated 15/05/2020.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/595/2019-20/3258 dated 09/03/2020, has inform that the his office has inspected and it is observed that the Ch. No.37 of PTS No.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka admeasuring an area of 1712.00 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 Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/AK-2282/2020/105 dated 11/03/2020, has informing therein the applicant is :occupant class-I , The land is situated in Municipal area, the said property not located near to any defense establishment, the said property such use will not affect public health, safety and convenience, the market value of land is Rs.16,000/- per sq mts, the proposed land is having public road access, there is no tenants on the proposed land for conversion, the name of the tenant was not deleted at any time, there are no Mundkars on the said plot, there was no any tenancy on the proposed land for conversion as on till date, the said property was not originally a Comunidade/Aframento land, the said plot was not a originally Government /Alvara land, the proposed plot does not falls in Command area, the plot for conversion is Low lying, there exist no any water bodies, the conversion proposal not violates any provision of Goa land use act1991, there is does not exists any structure in the proposed land, the proposed land for conversion is situated in Ch. No.37 of PTS NO.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka, the said land does not falls under 500 mts H.T.L and 200 mts, there is no any electrical line passing through the proposed for conversion,

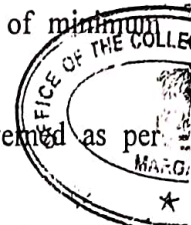
AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. Ch. No.37 of PTS NO.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.3,66,480/- (Rupees three sixty six thousand four hundred eighty only) vide e-Challan No.COL/46/2020-21 dated 16/11/2020, in the State Bank of India, Margao, The applicant has submitted the Affidavit cum Indemnity Bond, Executed before V.V Sukhthankert, Notary Salcete, Taluka, Reg. No.4344/2020 dated 20/11/2020.

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:

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.Traditional access, passing through the plot, if any shall be maintained.
- 14.The right of way of road is 6.00 mtrs. Hence front setback of minimum 3+3+6.00mtrs. shall be kept from centre line of road
- 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

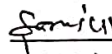

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
67.60 Mts	37.45 Mts.	1527.00 sq.mts.	under Ch. No.37 of PTS NO.12 & Ch. No.1 of PTS No.25 of Margao City of Salcete Taluka	North: PTS No.12 of CH No.34 South :PTS No.12 of CH No.22 East: PTS No.25 of CH No. 2 West : PTS No.13 of CH No.9, 15 & 47

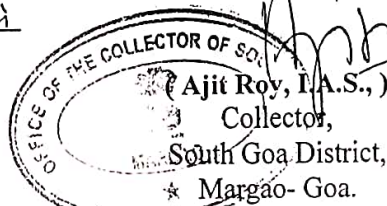
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.

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 Applicant M/S A AND M REAL ESTATES C/o. Bhasker J. Amonker, B2, 2nd floor Sincro Towers, Margao, Goa, hereunto set his hand this 18th day of _____, 2020.

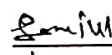


Sayed Mehboob alias Mehboob Sayyad & Akhter Shaikh Parteners of M/S A AND M REAL ESTATES, Goa, (applicant)

Signature and designation of the witnesses:

-  S. Mohammod
-  Shaul N.A. Haveri



We declare, Sayed Mehboob alias Mehboob Sayyad & Akhter Shaikh, 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.

-  S. Mohammod
-  Shaul N.A. Haveri

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
- The Inspector of Survey and Land Records, Salcete-Goa..
- The Town and Country Planning Dept., Margao-Goa.
- The Dy. Conservator of Forest, Margao-Goa
- The Mamlatdar of Salcete, Goa.

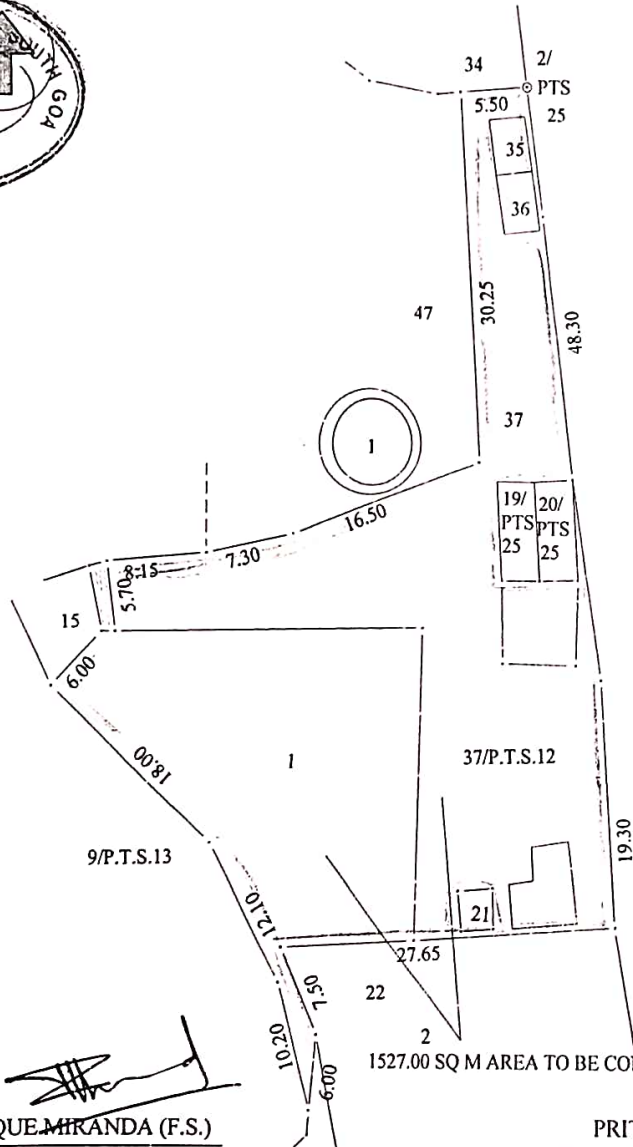
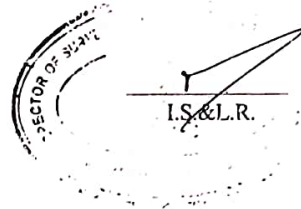
GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN


OF THE PROPERTY BEARING CHALTA No.1 & 37/P.T.S 12 & 25 SITUATED AT MARGAO CITY
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S A AND M REAL ESTATES
VIDE ORDER NO. COL/SAL/SG/CONV/08/2020/9420 DATED 07/08/2020. ISSUED BY
THE DEPUTY COLLECTOR(REV) SOUTH GOA DISTRICT, MARGAO,GOA.

SCALE : 1:500

 AREA TO BE CONVERTED CH NO. 1 & 37/P.T.S 12 & 25 = 1527.00 SQ. MTS.




ROQUE MIRANDA (F.S.)
PREPARED BY


PRITI BONDBAGKAR (H.S.)
VERIFIED BY

SURVEYED ON: 15/09/2020

File No.: 2/ISLR/CTS/11/2020