



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: CCSAL05-25-307/279

Date: 8 /09/2025

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

S A N A D

S C H E D U L E - II

{{(See Rule 7 of the Goa 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, 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 ASBT Associates, r/o Office No. 1, 3rd Floor, Mohammad Tower, Nr. Gogol Circle -Fatorda Goa**, being the occupant of the plot registered under **Chalta no. 65 of P. T. Sheet no. 285 of Margao City of Salcete Taluka**, admeasuring an area **838.00 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 **Chalta no. 65 of P. T. Sheet no. 285 of Margao City of Salcete Taluka**, admeasuring an area **838.00 Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the South Goa Planning & Development Authority Margao Goa, reported that the zoning of the property bearing Chalta no. 65 of P. T. Sheet no. 285 Margao City of Salcete Taluka Taluka, admeasuring an area 2256.00 Sq.mts is Settlement S-1 zone vide report no: SGPDA/Zon-34/191/25-26 dated 09/05/2025.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/ AK/05-307/2025 dated 01/07/2025, wherein he has stated the applicant is Private owner and land situated in City Survey Area, such use will not affect safety and convenience, the market value of the land is about Rs. 16,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not originally Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no structure in the proposed land, the proposed for conversion is surveyed under Chalta no. 65 of P. T. Sheet no. 285 Margao City of Salcete Taluka, there is no any electrical line passing through proposed land, the land does not falls under 500 mts. and 200 mts. H.T.L., the proposed conversion may be recommended.

The Dy. Conservator of Forests, South Goa Division, Margao Goa, vide letter No. 5/SGF/CONV/191/25-26 dated 13/06/2025, has informed that the said Chalta no. 65 of P. T. Sheet no. 285 Margao City of Selecte Taluka, does not falls under the private forest land as identified by the forest department . The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao Goa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Chalta no. 65 of P. T. Sheet no. 285 (Part) Margao City of Selecte Taluka, vide letter No.2/ISLR/CONV/CTS/13/25/418 dated 26/06/2025.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta no. 65 of P. T. Sheet no. 285 Margao City of Selecte Taluka, is approved & applicant has deposited conversion fees of Rs. 3,35,200/- (Rupees Three Lakh Thirty Five Thousand Two Hundred Only) vide e-Challan No. COLL/83/2025-26 dated 01/08/2025, through online mode.

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 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 concerned 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 at Goa, 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 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.
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, 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.

24. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this Sanad is issued without prejudice to requirement of such permissions/approval Planning and building regulations which are required to be obtained from the concerned authorities/ Departments by the Applicant.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Chalta No. & PT. Sheet No.	BOUNDARIES
North to South	East to West			
40.27 Mts.	34.91 Mts.	838.00 sq. mts.	Chalta no. 65 of P. T. Sheet no. 285 (part) of Margao City of Salcete Taluka,	North: Ch. No. 65 P.T.S No. 285 South: Ch. No. 10 P.T.S No. 285 East: Ch. No. 69 P.T.S No. 286 & Ch. No. 70 P.T.S No. 286 West: Ch. No. 10 P.T.S No. 285
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness where of the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the applicant **M/s ASBT Associates represented by its Partner Mr. Mohammad Bakkar Ali, r/o Office No. 1, 3rd Floor, Mohammad Tower, Nr. Gogol Circle -Fatorda Goa**, hereunto set her hand this 08th day of September 2025.

[Handwritten signature]

ASBT Associates represented by its Partner Mr. Mohammad Bakkar Ali

Signature and designation of the witnesses:


1. Abdul Aziz bateri *[Signature]*
2. Paras chauhan *[Signature]*



[Handwritten signature]
8/9/25

(Egna Cleetus, I.A.S.)
Collector,
South Goa District,
Margao- Goa.

We declare, Applicant under **ASBT Associates represented by its Partner Mr. Mohammad Bakkar Ali**, 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. Abdul Aziz bateri 

2. Paras Chauhan 

Copt to:

1. The Mamlatdar of Margao-Goa.
2. The Inspector of Survey & Land Records, Margao, Goa.



GOVERNMENT OF GOA
OFFICE OF SUPERINTENDANT OF SURVEYS AND LAND RECORDS
MARGAO - GOA

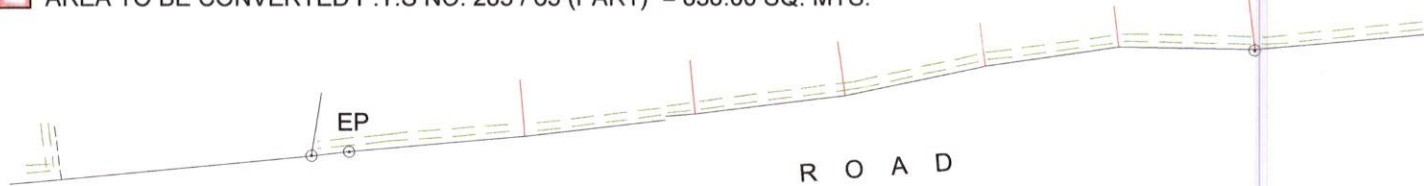
PLAN



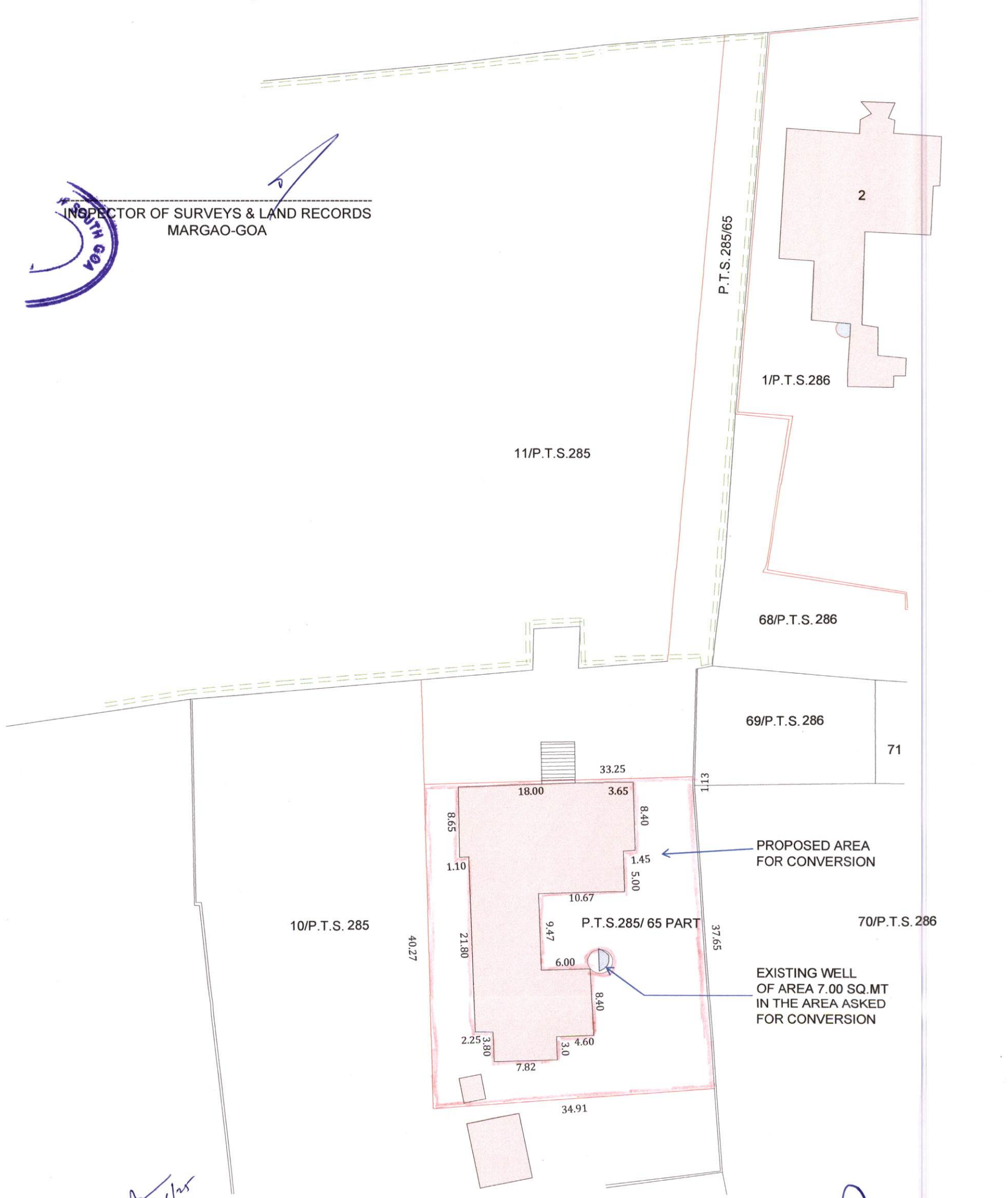
OF THE PROPERTY BEARING UNDER P.T. SHEET NO. 285 OF CHALTA NO. 65 (PART) SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE BY M/s. ASBT ASSOCIATES VIDE ORDER NO. CCSAL05-25-307 DATED 23/05/2025 PASSED BY THE COLLECTOR MARGAO, MARGAO - GOA.

Scale 1:500

AREA TO BE CONVERTED P.T.S NO. 285 / 65 (PART) = 838.00 SQ. MTS.



INSPECTOR OF SURVEYS & LAND RECORDS
MARGAO-GOA



AMEY V. PRABHU GAONKAR (F.S)
PREPARED BY

RAGHUNATH C. PRABHU DESSAI (H.S)
VERIFIED BY:

SURVEYED ON: 12/06/2025

FILE NO: 2/ISLR/CONV/CTS/13/25



**OFFICE OF THE DEPUTY COLLECTOR & SDO, SALCETE,
MARGAO - GOA**

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No.SDO/SAL/CONV-EXEMP/03/2025 17909

Dated: 22 /10/2025

Form II

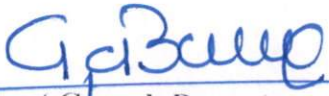
CERTIFICATE

This is to certify that the structure existing in PT Sheet No.285 Chalta No.65 of City Margao, Taluka Salcete, admeasuring 498 sq. mts. is duly reflected in:

1. The records of rights (Form D), and
2. The original survey plan prepared under the provisions of the Goa, Daman and Diu Land Revenue Code, 1968. during the period around 1970-1972 or thereafter.

Based on the verification of the above records, it is hereby certified that the said structure forms part of settled land and the area covered by the said structure does not require a fresh Conversion Sanad under the provisions of the Goa Land Revenue Code, 1968, for the purpose of reconstruction.

This certificate is issued upon request of Shri/Smt. M/s ASBT Associates, through its Managing Partner Mr. Mohammad Bakkar Ali, having office at Office No.1, 3rd Floor, Mohammad Towers, Near Gogol Circle, Margao, Goa and is intended solely for the purpose of clarification in terms of Circular No.16/11/90/RD(PF)/2527 dated 24/7/2025 issued by Department of Revenue, Government of Goa.


(Ganesh Barve)
Deputy Collector & SDO
Salcete, Margao - Goa