



TRUE COPY

No. AC-I/SG/CONV/55/2009
Office of the Collector,
South Goa District, Margao-Goa.

Dated: 08/01/2010.

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 Goa (hereinafter referred to as "the Collector" which expression shall include any Office 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) by Shri. Mahesh R. Saglani, c/o. Shivani Developers, '3' Church Building, Curchorem - Goa, being the occupant of the plot registered under Survey No. 241 Sub Div. No. 1 situated at Curchorem village, Quepem Taluka, (hereinafter referred to as the "Applicant" which expression shall, where the context so admits include his/her 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 a of Survey No. 241 Sub Div. No. 1, admeasuring 2362.00 Square meters be the same a little more or less for the purpose of commercial use only.

Now, this is to certify that the permission to use for the said plots 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 Application 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 to prevent non-sanitary conditions.
- 2 Assessment: The Application 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 commercial /any other non-agricultural 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 Code provisions applicable: Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
- 6 The Applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.

- 7 If any person claims ownership right and succeed against the Applicant, the conversion shall stand automatically revoked.
- 8 The Right of way of road/access shall be kept from Centre Line of the road, as per the existing rules, guidelines etc.
- 9 Sanad shall not take away Mundcarial/Tenancy right or any other right of any individual if any existing in the said property and if the sanad is obtained by suppression of any vital fact, the Sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore the land back to its original use at his own cost.
- 10 Traditional access if any, passing through property, shall be maintained.
- 11 Any further development in the plot shall be strictly as per the rules in force.
- 12 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.
- 13 The Applicant should obtain prior permission from Water Resources Department, if the land falls in the command area of Selaulim Irrigation Project.
- 14 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.
- 15 The Applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department.
- 16 If Sanad is obtained by superssion of any vital information or by misrepresentation it shall be revoked any time after knowledge of such fact from date of issue.
- 17 Natural resources existing if any in the property should be properly preserved.
- 18 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 percent 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 liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
- 19 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.

20 In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

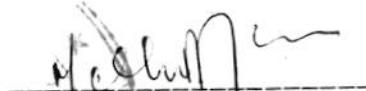
APPENDIX - I

Sr. No.	Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES
	North to South	East to West			North, South, East & West
1	2	3	4	5	6
A	25.50 mts.	10.60 mts.	202.56 sq. mts.	Survey No. 241 Sub Div. No. 1	North: S. No. 241 S. Div No. 1. South: S. No. 241 S. Div No.1. East : S. No. 241 S. Div No. 1. West : S. No. 241 S. Div No. 1.
B	10.11 mts.	42.05 mts.	350.68 sq. mts.	Survey No. 241 Sub Div. No. 1	North: S. No. 241 S. Div No. 1. South: S. No. 241 S. Div No.1. East : S. No. 241 S. Div No. 1. West : S. No. 241 S. Div No. 1.
C	39.26 mts.	12.61 mts.	303.2 sq. mts.	Survey No. 241 Sub Div. No. 1	North: S. No. 241 S. Div No. 1. South: S. No. 241 S. Div No.1. East : S. No. 241 S. Div No. 1. West : S. No. 241 S. Div No. 1.


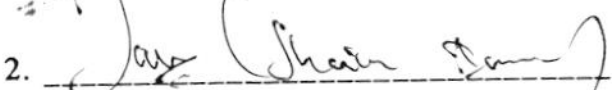
Conversion is recommended for commercial use only and the plot in question is located in the Commercial zone having permissible F.A.R. 150 as per the Zoning plan for Curchorem - Cacora.

Conversion fees of Rs. 1,88,960/- (Rupees One lakh eighty-eight thousand nine hundred sixty only) has been credited in the State Bank of India, Margao, vide Challan No. 60/09 dated 16/11/2009.

In witness whereof the Additional Collector-I of South Goa District, Margao, has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant Shri. Mahesh R. Saglani, c/o. Shivani Developers, '3' Church Building, Curchorem - Goa, here also hereunto set his hand this 8th day of January, 2010.


(Signature of Applicant)

Signature and designation of the witnesses:

1.  (PRASANNA A. ACHARYA)
2. 



(PRASANNA A. ACHARYA)
Additional Collector - I
South Goa District, Margao.

Copy to:

1. The Inspector of Survey and Land Records, Quepem - Goa.
2. The Town and Country Planning Dept., Quepem - Goa.
3. The Dy. Conservator of Forest, Margao - Goa.
4. The Village Panchayat Curchorem, Quepem - Goa.
5. The Mamlatdar of Quepem.
6. Shri. Mahesh R. Saglani, c/o. Shivani Developers, '3' Church Building, Curchorem - Goa.



Certified True Copy of Original

[Signature]

Uday G. Kudchadkar
NOTARY

Reg. No. 82/96
CURCHOREM-GOA

Sr No. 1258 Date: 26-7-2019

