

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: AC-II/MOR/SG/CONV/110/2021/111

Date: 23 / 11 / 2022



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) **Zuari Agro Chemicals Limited Jai Kissan Bhavan, Zuarinagar, Mormugao Goa**, being the occupant of the plot registered under **Survey No. 188/1-A of Sancoale village of Mormugao Taluka**, admeasuring an area **65905.00 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. 188/1-A of Sancoale village of Mormugao Taluka - Goa**, admeasuring an area **65905.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Dy. Town Planner, Vasco Da Gama, has submitted report of Survey No. 188/1-A of Sancoale village of Mormugao Taluka, as per Outline Development Plan 2030 for Vasco-da-Gama planning area, the plot in question is located in the Settlement Zone (S1) having permissible F.A.R. 100 and recommended the conversion of Land for Residential purpose admeasuring an area 65905.00 m² vide report no: DH/6763/MTP/2022/757 dated 14/11/2022.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/CONV/2020/3337 dated 01/12/2021, wherein he has stated the such

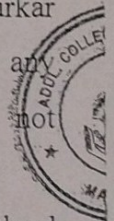
use will not affect public health, safety and convenience, the market value of the land is about Rs. 10,000/- per sq.mts., there is a 15.00 mtrs wide existing NH-17B road access to the site in question, there was no tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the said property was originally a Comunidade/Aframento land, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 188/1-A of Sancoale village of Mormugao Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there are four electrical pole with low tension line passing through the plot sought for conversion. The Under Secretary (Revenue-I) vide letter dated 02/11/2022 has communicated decision of Government that in view of the report/legal opinion obtained, it is decided that conversion application pertaining to the applicant may be processed.

AND WHEREAS, the Dy. Conservator of Forests, Margao Goa has submitted the report vide letter No. 5/SGF/CONV/90/2021-22/2363 dated 07/01/2022 stating that the said Survey No. 188/1-A of Sancoale village of Mormugao Taluka does not falls under the Government Forest Land as identified by the Forest Department. The Survey No. 188/1-A of Sancoale village of Mormugao Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders and the Forest Conservation Act, 1980 is not applicable. The Conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 188/1-A of Sancoale village of Mormugao Taluka, Goa was approved and applicant has deposited Conversion fees of Rs. 1,58,17,200/- (Rupees One Crore Fifty Eight Lakhs Seventeen Thousand Two Hundred only) vide e-challan no. AC-II/127/2022-23 dated 22/11/2022, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Adv. Sushma L. Chodankar, Notary Mormugao, Reg. No. 1073/2022 dated 18/11/2022.

NOW THEREFORE, it 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.

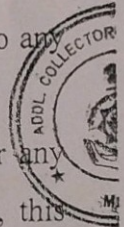
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.

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 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. The right way of road/access serving the plot under reference is the NH-17B with width of proposed 60.00 mtrs. Hence the setback of 30.00 mtrs shall be kept from centre line of the NH-17B during the secondary development.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
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. ***NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.***
19. Adequate arrangement shall be made so as not to affect the 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 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.
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, 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.

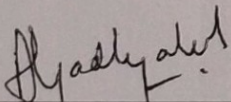


25. This sanad is issued to the occupant of the land bearing Survey No. 188/1-A of Sancoale village as per Section 32 of Goa Land Revenue Code, 1968 and does not confer any right, title or interest in favour of any person including the applicant in respect of the land under reference.

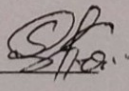
Appendix-I


Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
201.90 mts	299.40 mts	65905.00 Sq.mts	Survey No. 188/1-A of Sancoale village of Mormugao Taluka	North: Survey No. 188/1, 189/0 & 185/0 South: Survey No. 188/1 East: Survey No. 189/1 & 188/1 West: Survey No. 188/1
Conversion is Sanctioned for Residential purpose with (S-1) 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 **Zuari Agro Chemicals Limited r/o Jai Kissan Bhavan, Zuarinagar, Mormugao Goa**, hereunto set his hand on this 23rd day of November 2022.

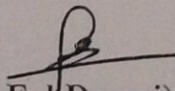

Mr. Anand Rajadhyaksha authorized signatory for Zuari Agro Chemicals Limited (applicant)

Signature and names of the witnesses:

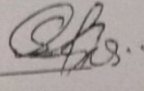
1. Sadashiv Shetgudekar 

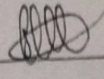
2. Sachin Chari 




(Paresch Far Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that Mr. Anand Rajadhyaksha authorized signatory for Zuari Agro Chemicals Limited who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Scolashiv shet Gudekar 

2. Sachin Chari 

Copy to:

1. The Mamlatdar of Mormugao-Goa.
2. The Inspector of Survey and Land Records, Vasco Goa.
3. The Town and Country Planning Dept. Mormugao Goa.
4. The Dy. Conservator of Forest, Margao Goa.

