



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: CCSAL03-25-158 -257

Date: 12/08/2025



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 **Naabhij Project Realty Three LLP, r/o Sy. No 146/16-H, Verna Salcete Goa**, being the occupants of the plot registered under **Survey No. 146/16-H of Verna Village of Salcete Taluka**, admeasuring an area **7809.00 sq.mts** (hereinafter referred to as the "applicants" which expression shall, where the context so admits include their 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 **Survey No. 146/16-H of Verna Village of Salcete Taluka**, admeasuring an area **7809.00 Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Town and Country Planning Department Margao Goa, reported that as per the Regional Plan of Goa 2021, the land under Survey No. 146/16-H of Verna Village of Salcete Taluka, is earmarked as Settlement Zone (S3) village having VP-2 status with permissible FAR 60, admeasuring an area 8130.00 Sq. mts vide report no: TPM/4926/CONV/Zon-Inf/Verna/146/16/2023/4551 dated 25/08/2023.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CI-I/CONV/03-158/2025 dated 03/07/2025, wherein he has stated the applicant is Private owner and land situated in Village Area, such use will not affect safety and convenience, the market value of the land is Rs. 12,000/- 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 a 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 land for conversion is surveyed under Survey No. 146/16-H of Verna Village of Salcete Taluka, there is no any electrical line passing through proposed land, the proposed land does not fall under 500 mts. and 200 mts. HTL.

The Dy. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/305/2025-26 dated 10/07/2025, has informed that the said Survey No. 146/16-H of Verna Village of Salcete 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 under Survey No. 146/16-H (Part) of Verna Village of Salcete Taluka, vide letter No.2/ISLR/ CONV/VER/03/ 25/567 dated 16/07/2025.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 146/16-H of Verna Village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 16,39,890/- (Rupees Sixteen Lakh Thirty Nine Thousand Eight Ninety Only) vide e-Challan No. AC-II/78/2025-26 dated 08/08/2025 through online.

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 Mundkarial/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, 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. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction activity 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.

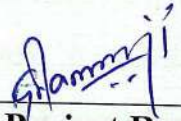
23. The area which is acquired by Ministry of Road Transport & Highway, Government of India and or Government of Goa for widening and improvement of Road/Highway shall be excluded under the change of use of land and the Applicant should also exclude the same and the same shall not be part of this Conversion Sanad.
24. 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.
25. 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.
26. The applicant is required to strictly complied with Forests regulations, Environmental regulation, Buildings & Planning Regulations, Local body regulation, Court directions /Order, private forest applicability and no activity shall be carried out at site only with prior clearances from the competent Authority.
27. This conversion sanad is issued under the provisions of Goa Land Revenue Code, 1968 and rules thereof and without prejudice to provisions of other laws, guidelines, Regional plan of ODP regulations etc in force. The applicant is required to obtain all requisite prior permissions, clearance, consent licenses, NOC, approval etc as required under the prevailing Act, Rules, Guidelines etc before commencement of any activity at site/said survey number.



Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES	
North to South	East to West				
56.88 Mts	149.69 Mts.	7809.00 Sq. mts.	Survey No. 146/16-H (Part) of Verna Village of Salcete Taluka	North: Sy. No. 146/15 & 146/15-A South: Sy. No. 146/17 East: Sy. No. 146/16 West: Sy. No. 146/16-H	
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC mentioned at page 1 & 2.					

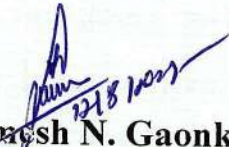
In witness where of the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the Applicant under **Naabhij Project Realty Three LLP**, represented by its POA holder **Govardhan Narayan Damaji**, r/o Sy. No **146/16-H, Verna Salcete Goa**, hereunto set his hand this 12th day of August 2025.


Naabhij Project Realty Three LLP represented by its POA holder **Govardhan Narayan Damaji**.

Signature and designation of the witnesses:

1. Mans M. Kautekar Kautekar
2. Dattesh D. Naik Naik




(**Ramesh N. Gaonkar**)
Additional Collector-II
South Goa District,
Margao- Goa.



We declare, applicant **Naabhij Project Realty Three LLP** represented by its POA holder **Govardhan Narayan Damaji**, 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. Mans M. Kautekar Kautekar
2. Dattesh D. Naik Naik

Copy to:

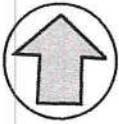
1. The Mamlatdar of Margao-Goa.
2. The Inspector of Survey & Land Records, Margao, Goa.

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

PLAN

OF THE PROPERTY BEARING UNDER SURVEY NO. 146 OF DUB. DIV. 16-H(PART) SITUATED AT VERNA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE BY NAABHIJ PROJECT REALTY THREE LLP VIDE ORDER NO. CCSAL03-25-158 DATED 26/06/2025 PASSED BY THE ADDITIONAL COLLECTOR II MARGAO, MARGAO - GOA.

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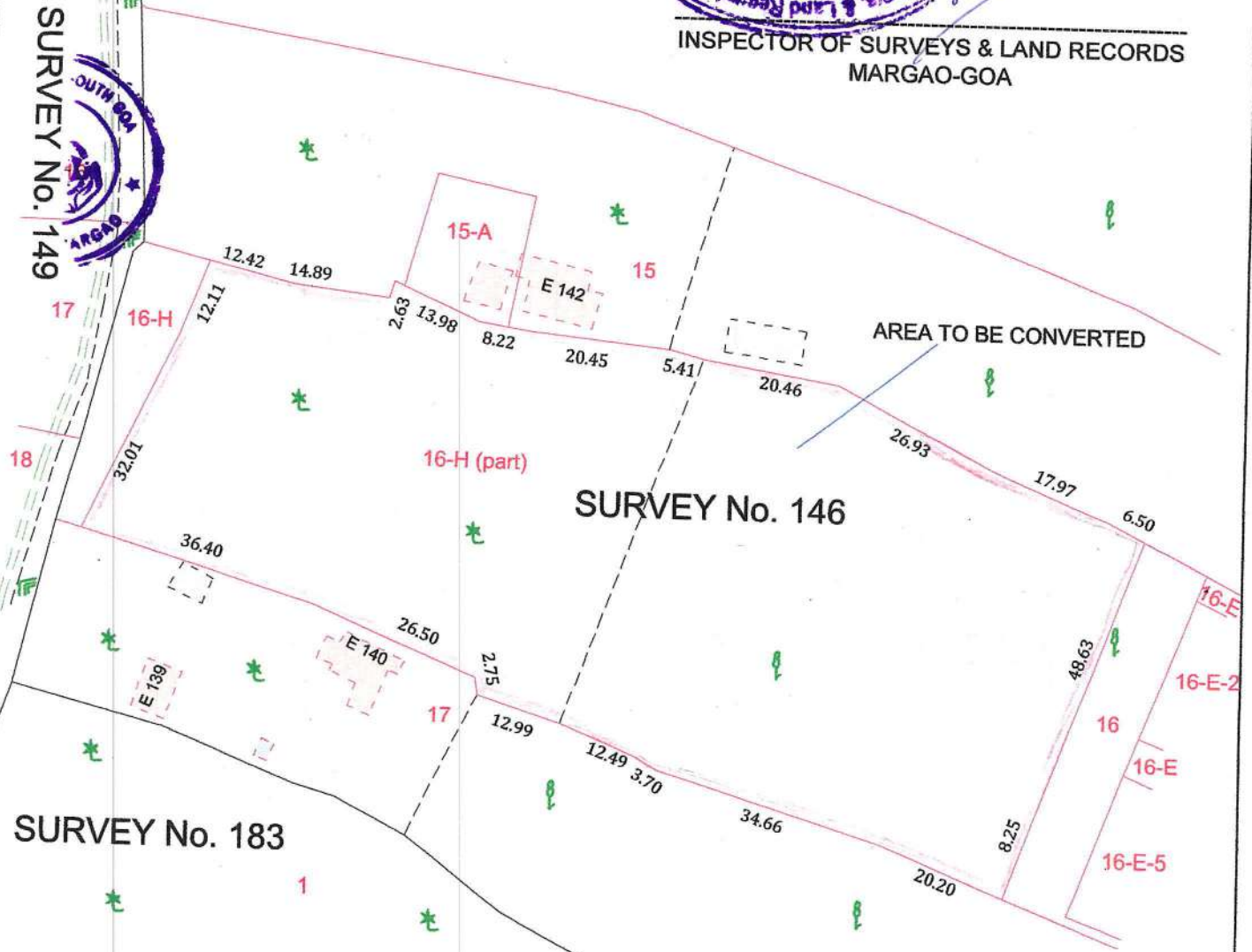


Scale 1:1000

AREA TO BE CONVERTED SURVEY NO. 146/16-H(PART) = 7809.00 SQ. MTS.



INSPECTOR OF SURVEYS & LAND RECORDS
MARGAO-GOA



SURVEY No. 183

SURVEY No. 146

SURVEY No. 149

AMEY V. PRABHU GAONKAR (F.S.)

PREPARED BY

SURVEYED ON: 02/07/2025

RAGHUNATH C. PRABHU DESSAI (F.S.)

VERIFIED BY:

FILE NO: 2/ISLR/CONVVERNA/03/25