



OFFICE OF THE DEPUTY COLLECTOR & SUB DIVISIONAL OFFICER,
SUB-DIVISION QUEPEM – GOA.

Tel. No.: 0832-2662241 E-mail: sdm-quepem.goa@nic.in Fax: 0832-2664353

No. CDQUE11-22-122/714

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) **Chandrakanta Developers & Builders, r/o. G-1, Kanta Apartments, Opp. Shivaji Circle, Curchorem-Goa**, being the occupant of the plot registered under **Survey No. 244/3 of Curchorem Village of Quepem Taluka**, 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 **Survey No. 244/3 of Curchorem Village of Quepem Taluka**, admeasuring an area **247.00 Sq. mts.** be the same a little more or less, for the purpose of for **Commercial Purpose** only.

And Whereas, the applicant submitted Zoning Information report Vide No. TPQ/E-CON/14/Q-CURCHOREM/244/3/2022 dated 26/12/2022 issued by Dy. Town Planner, Quepem, stating that the land under Survey No. **244/3 of Curchorem Village** of Quepem Taluka, is as per the Regional Plan for Goa, 2021 the plot in question is located in the Commercial Zone having permissible F.A.R. 100 & has recommended the conversion of Land for Commercial purpose admeasuring an area **247.00 sq mts.**

And Whereas, the Mamlatdar of Quepem, has submitted report vide No. MAM/QUE/C.I.I/CONV-REPORT/2023 dated 18/01/2023, wherein he has stated that, there is an access to the site in question, there is no Tenants/Mundkars on the proposed land for conversion, as per Form No. I & XIV there doesn't exist tenants name in the Tenant Column, the land proposed for conversion is surveyed under Sy. No. **244/3 of Curchorem Village** of Quepem Taluka, the land proposed for conversion is for commercial purpose and the land is not low lying area nor does any water body exist, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, hence the proposed conversion may be considered.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/Conv/985/2022-23 dated 30/01/2023, has recommended the said conversion of land under Survey No. **244/3 of Curchorem Village** of Quepem Taluka.

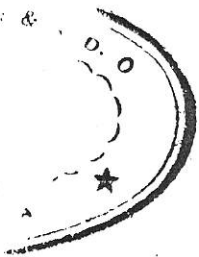
And Whereas, the Inspector of Survey and Land Records, Quepem vide letter No. 2/ISLR/QPM/01/2023/173 dated 07/02/2023 submitted report duly recommending the conversion alongwith the sketch.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land **Survey No. 244/3 of Curchorem Village of Quepem Taluka**, was approved. The applicant has credited Conversion fees Rs. 122265/- (Rupees One Lakh Twenty Two Thousand Two Hundred Sixty Five Only) vide Challan No. 19/2023 dated 06/03/2023 remitted in the Bank of India, Quepem-Goa, i.e. for an area of $247 \times 495 = 122265/-$.

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. **Levelling 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 Applicant as an 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 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 Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

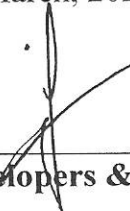


14. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
15. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
16. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
17. Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
18. 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.
19. In case of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be liable 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/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.
20. 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.
21. 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.
22. The dimension of the plot converted for residential purpose bearing Survey No. **244/3 of Curchorem** Village of Quepem Taluka is as follows:-

Appendix-I

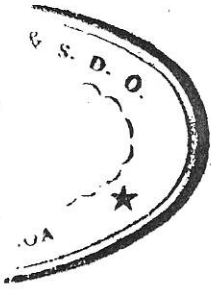
Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
17.60 mts	14.22 mts.	247.00 mts	Survey No. 244 Sub Div No. 3 Curchorem Village of Quepem Taluka	North: Sy. No. 244/3 South : Sy.No. 244/3 East: Sy.No. 244/3 West : Sy. No. 244/2
Conversion is Sanctioned for Commercial purpose with permissible F.A.R 100 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Dy. Collector & S.D.O., Quepem Goa, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicants **Chandrakanta Developers & Builders, r/o. G-1, Kanta Appartments, Opp. Shivaji Circle, Curchorem-Goa**, hereunto set her hand this 9th day of March, 2023.


Chandrakanta Developers & Builders, (Applicant)
Through its partner
Shri Sandeep Chandrakant Naik

Signature and designation of the witnesses:

1. Gurudatt B. Naik *Gurudatt*
2. Anjana B. Gaunkar *Anjana*




(Sharmila U. Gaunkar)
Dy. Collector & SDO,
Quepem Goa

We declare that **Chandrakanta Developers & Builders**, Through its partner Shri Sandeep Chandrakant Naik who has signed this sanad is, to our personal knowledge, the person he/she represents himself/herself to be, and that he/she has affixed his/her signature here to in our presence.

1. *Gurudatt*
2. *Anjana*

Copy to:

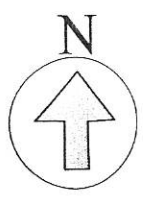
1. The Dy. Conservator of Forest, Aquem, Margao-Goa.
2. The Mamlatdar of Quepem, Quepem Goa.
3. The Inspector of Survey and Land Records, Quepem-Goa.
4. The Chief Officer, Curchorem-Cacora Municipal Council, Curchorem- Goa.

98/c

GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
QUEPEM - GOA

PLAN

OF THE PROPERTY BEARING SURVEY NO. 244 SUB-DIV. NO. 3(PART) SITUATED AT CURCHOREM VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE APPLIED BY CHANDRAKANTA DEVELOPERS & BUILDERS, VIDE ORDER NO. CDQUE11-22-122, DT. 21/12/2022, FROM THE DY. COLLECTOR & S.D.O., QUEPEM GOA.

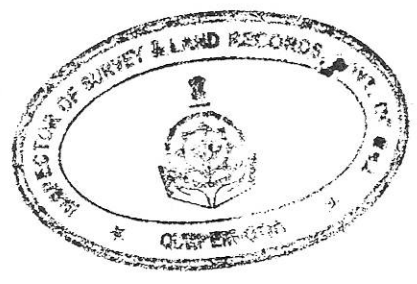
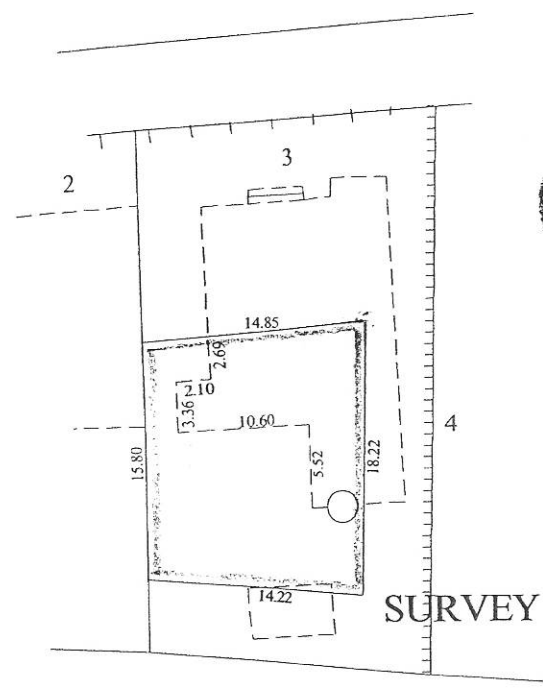
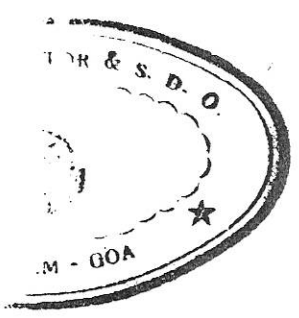


SCALE : 1:500

 - AREA TO BE CONVERTED = 247.00 Sq. Mts.

Shah

SUDESH K. N. BHAIRELI
I.S. & L.R.



SURVEY No.244

1-A
S No.237

Aoshi
11/8/11/2023
RAHUL R. JOSHI, (F.S.)
SURVEYED & PREPARED BY

Jayesh
JAYESH S. NAIK, (H.S.)
CHECKED BY

Surveyed on :-13/01/2023

File No. 2/ISLR/QPM/01/2023