



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

Tel. No.: 0832-2662241

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No. A3/69/CONV/2019/383

Read : 1) Applicant M/S Vidhi Construction, Represented by its Sole Proprietor Shri. Virendra Yeshwant Dessai r/o H.No. M-7, Culwado, Cuncolim, Salcete-Goa.

- 2) Report No. TPQ/Conv/7015/Balli/84/I-G/2019/2817 dated 27/12/2019 from the office of Deputy Town Planner, Quepem-Goa.
- 3) Report No. MAM/QPM/C.I-II/Conv-report/2020/101 dated 09/01/2020 from the office of the Mamlatdar of Quepem.
- 4) Report No. 5/SGF/CONV/510/2019-20/2692 dated 06/01/2020 from the Dy. Conservator of Forests, Margao-Goa.
- 5) Report No. 2/ISLR/QPM/146/2019/126 dated 28/01/2020 from the Office of Inspector of Survey & Land Records, Quepem Goa.

**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 and 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 Officer whom the Collector shall appoint to exercise and perform his powers and duties 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 **M/S Vidhi Construction, Represented by its Sole Proprietor Shri. Virendra Yeshwant Dessai** being the occupant of the plot registered under **Survey No. 84/I-G, of Bali Village in Quepem Taluka**, known as "Losnimol Shir" situated at Bali village in Quepem Taluka, registered under No. QPM-BK1-00777-2017 dated 18-08-2017 (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 Appendix I hereto, forming a part of **Survey No. 84/I-G, of Bali Village in Quepem Taluka** admeasuring **499** square meters be the same a little more or less for purpose of **Residential**.

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 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 to prevent in 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 Residential/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) Penalty clauses -- (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 applicants as an arrears of land revenue.

- 6) Code provision applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.

APPENDIX - I

Length and Breath		Total Superficial Area	Forming (part of) Survey No or Hissa No	Boundaries North, South, East and West	Remarks
North to South	East to West				
1	2	3	4	5	6
31.25 Mts.	26.85 Mts.	499.00 sq.mts	Survey No. 84 Sub.Div.No. 1-G Village:-Bali Taluka:-Quepem	N:-Survey No. 84 S.Div.No. 1-G S:- Survey No. 84 S.Div.No. 1 E:- Survey No. 84 S.Div.No.1 W:-Survey No. 83 S.Div.No. 1	The Land in Question is Garden.

Remarks : 1] Any development shall be governed as per rules in force.

N.B – Credited an amount of Rs. 27,445/- (Rupees Twenty Seven Thousand Four Hundred and Forty Five Only) vide Challan No.76/2019 dated 10/02/2020 in the Bank of India, Quepem-Goa.

In witness whereof the Deputy Collector of South Quepem, has hereunto set his hand and the seal of his office on behalf of the Administrator of Goa, and the applicant **M/S Vidhi Construction, Represented by its Sole Propriator Shri. Virendra Yeshwant Dessai** here also hereunto set his hand this 13th day of, Feb, 2020.

(Signature of applicant)

M/S Vidhi Construction, Represented by its Sole Propriator Shri. Virendra Yeshwant Dessai

(Rohit Kadam)

Deputy Collector & S.D.O
Quepem-Goa.

Signature and designation of Witness

1. **Abhishek A. Dessai**

2. **Gopinath L. Nark**

We declare that **M/S Vidhi Construction, Represented by its Sole Propriator Shri. Virendra Yeshwant Dessai**, who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.

2.

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

PLAN

OF THE PROPERTY BEARING SURVEY NO. 84 SUB-DIV. NO. I-G (PART) SITUATED
AT BALI VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION
89 OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE APPLIED BY M/s. VIDHI CONSTRUCTION, REP. BY ITS SOLE PROPRIETOR,
MR. VIRENDRA YESHWANT DESSALVIDE ORDER NO. A3/69/CONV/2019/4473; DATED: 06/12/2019.
FROM THE OFFICE OF THE DY. COLLECTOR & S.D.O. QUEPEM-GOA.

N



SCALE : 1:2000

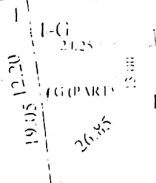
□ - AREA TO BE CONVERTED: - 499.00 Sq. Mts.

Bhair

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

SURVEY No.84

S.No.83



KE

1) VIJAY R. PRABHU GAONKAR, (F.S.)

SURVEYED & PREPARED BY

Surveyed on: 06/01/20120.

Sh

JAYESH NAIK, (H.S.)

CHECKED BY

File No. 2/ISLR/QPM/146/2019





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

Tel. No.: 0832-2662241

E-mail: sdm-quepem.goa@nic.in

No. CDQUE02-25-28/652

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) **Shri. Virendra Yeshwant Dessai, Sole Proprietor of M/s Vidhi Construction, r/o. H. No. M-7, Culwado, Cuncolim, Salcete Goa** being the occupant of the plot registered under **Survey No. 84/1-G of Balli 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. 84/1-G of Balli village of Quepem Taluka**, admeasuring an area **251 sq. mtrs.** be the same a little more or less, for the **Residential** purpose only.

And whereas, the applicant submitted Zoning Information report Vide No. **TPQ/ZNG/3735/Q-Bali/84/1-G/2025/448** dated **19/02/2025** issued by Deputy Town Planner, Quepem, stating that the land under **Survey No. 84/1-G of Balli village of Quepem Taluka** is falls under Settlement Zone having permissible F.A.R. 80 as per the Regional Plan for Goa, 2021 and has recommended the conversion of Land for Residential purpose admeasuring an area **251 Sq. mtrs.**

And whereas, the Mamlatdar of Quepem has submitted report vide No. **MAM/QPM/CI-II/CONV/RPT/2025** dated **25/02/2025**, 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 **Survey No. 84/1-G of Balli village of Quepem Taluka** the land proposed for conversion is for residential purpose and the land is not low lying area nor does any water body exists, it is not coming under C.R.Z. Regularization either 200 mts. or 162 mtrs. HTL, and requested to consider the proposed conversion of land.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No. **5/SGF/CONV/1259/24-25 dated 27/02/2025**, has recommended the said conversion of land under **Survey No. 84/1-G of Balli village of Quepem Taluka**.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No. 84/1-G of Balli village of Quepem Taluka**, was approved. The applicant has credited Conversion fees Rs. 30120/- (Rupees Thirty Thousand One Hundred Twenty Only) vide Challan No. 130/2024 dated 28/02/2025 remitted in the Bank of India, Quepem-Goa, i.e. for an area of 251 X 120= 30120/- .

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 level and clear the land sufficiently to render it suitable for the specific non-agricultural purpose for which permission is granted and to prevent unsanitary conditions.
2. **Assessment:** The applicant shall pay the non-agricultural assessment as fixed by the Collector under the said Code and the Rules made thereunder, with effect from the date of this Sanad.
3. **Use:** The applicant shall not use the said land or any building erected or to be erected thereon for any purpose other than the purpose granted, without the prior 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 under the provisions of the said Code, allow the applicant to retain possession of the said plot upon payment of such fine and assessment as the Collector may direct. (b) Notwithstanding anything contained in Sub-Clause (a), the Collector may direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant. If the removal or alteration is not carried out within the specified time, the

Collector may recover the cost of such removal or alteration from the applicant as arrears of land revenue.

6. **Code Provisions Applicable:** Except as provided herein, the grant shall be subject to the provisions of the said Code and the Rules made thereunder.
7. The applicant shall comply with the provisions of the Town and Country Planning Act in force in Goa. Any violations of these provisions shall be at the applicant's sole risk and cost.
8. If any person claims ownership rights over the said land and succeeds in such claims, this conversion shall stand automatically revoked.
9. This Sanad shall not affect any existing mundkarial or tenancy rights in the said property. If the Sanad is obtained by suppression of vital facts, it shall stand cancelled from the date of its issuance, and the applicant shall be liable to restore the land to its original use at their own cost.
10. Any further development on the plot shall strictly comply with the rules in force.
11. No hill cutting or filling of low-lying areas shall be undertaken without prior permission from the Chief Town Planner under Section 17A of the TCP Act.
12. This Sanad is issued solely for the change of use of land and shall not be used as proof of ownership or for any other purpose. The applicant shall not use this Sanad for pursuing any illegal or anti-national activities on the converted land.
13. Any traditional access passing through the plot, if any, shall be maintained.
14. The applicant shall obtain prior permission from the Forest Department for the cutting of any trees on the said plot if required.
15. If the Sanad is obtained by suppression of any vital information, it may be revoked at any time upon discovery of such facts, effective from the date of issue.
16. The applicant shall obtain a No Objection Certificate (NOC) from the concerned authority before commencing any secondary development work on the said land.
17. Adequate arrangements shall be made to ensure that the drainage system in the area and the flow of natural water are not adversely affected.
18. Low-lying land and water bodies shall be protected and shall not be harmed due to any development or construction activity.
19. If this Sanad is found to be inconsistent with any law in force in the State of Goa or with any decision of the Hon'ble Supreme Court or the Hon'ble High Court of Bombay, it shall be deemed ineffective to the extent of such inconsistency.
20. In case of any error in the calculation of conversion fees or if there is a revision of fees before the issuance of the challan, the applicant undertakes to pay the difference along with simple interest at 12% per annum, calculated from the date of issuance of the original

challan until the date of payment. Failure or refusal by the applicant or their successors to make such payment shall empower the undersigned to revoke the Sanad and/or recover the outstanding amount as arrears of land revenue.

21. If any condition is violated or if any NOC issued by a concerned department for the purpose of conversion is withdrawn, revoked, or otherwise cancelled, the conversion Sanad shall also stand cancelled from the date of such withdrawal, revocation, or cancellation.

22. In the event of any dispute regarding ownership or title of the land, the applicant shall be solely responsible. The Collector, or any authorized officer on their behalf, shall have the liberty to revoke the Conversion Sanad granted without providing prior notice or reasons.

23. This Sanad does not confer any right, title, or interest in favour of any person, including the applicant, with respect to the land in question.

24. The applicant shall obtain all requisite permissions, approvals, and NOCs, including those from the Airport Authority of India (AAI), Forest and Green Area (FOGA), Ministry of Environment, Forest, and Climate Change (MOEF & CC), and local bodies, prior to undertaking any construction on the converted land. This Sanad is issued without prejudice to the requirement of such permissions, approvals, clearances, and compliance with building regulations as required by the concerned authorities or departments before commencing any activity on the site or land.

25. This conversion Sanad shall not regularize or legalize any existing structures at the site. Any proceedings initiated in this regard, if any, shall continue and be disposed of in accordance with the law.

26. Any area acquired by the Ministry of Road Transport and Highways, Government of India, or the Government of Goa for the purpose of road or highway widening and improvement shall be excluded from the change of use of land. The applicant must also exclude such areas, and they shall not form part of this Conversion Sanad.

27. If the property under reference falls within a CRZ (Coastal Regulation Zone) area, no activity shall be carried out in violation of the CRZ Notification 2011, as amended. The applicant must obtain requisite prior approval from the Goa Coastal Zone Management Authority or other competent authorities before commencing any activity.

28. Any area acquired or proposed to be acquired by the Government, Public Works Department (PWD), or Water Resources Department (WRD) for public purposes shall be left open for such use. No activity shall be carried out in these earmarked areas.

29. This conversion Sanad is issued without prejudice to any court orders that may exist in respect of the survey number under reference. Furthermore, prevailing building regulations, planning and development regulations, private forest regulations, and other applicable laws shall take precedence.

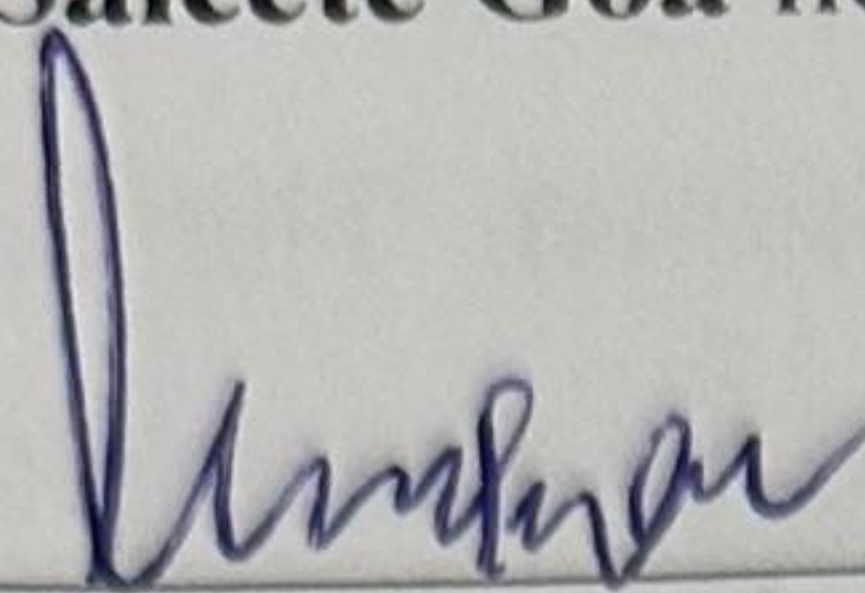
30. This conversion Sanad is issued under the provisions of the Goa Land Revenue Code, 1968, and the rules made thereunder, and without prejudice to other applicable laws, guidelines, or regional plans (including ODP regulations). The applicant is required to obtain all requisite permissions, clearances, consents, licenses, NOCs, and approvals as mandated by the prevailing Acts, Rules, and Guidelines before commencing any activity at the site or in the referenced survey number.
31. The applicant must strictly comply with all applicable regulations, including Forest regulations, Environmental regulations, Building and Planning regulations, Local Body regulations, Court orders, Private Forest applicability, Airport regulations, and Defense regulations. No activity shall be carried out at the site without obtaining prior clearances from the competent authorities.
32. Any breach of the Sanad conditions shall render the applicant liable to penalties under the law, in addition to the Sanad's cancellation.
33. This Sanad shall not be transferred to another party without prior written permission from the Collector.
34. The applicant shall indemnify the government against any legal claims, damages, or liabilities arising from activities on the land.

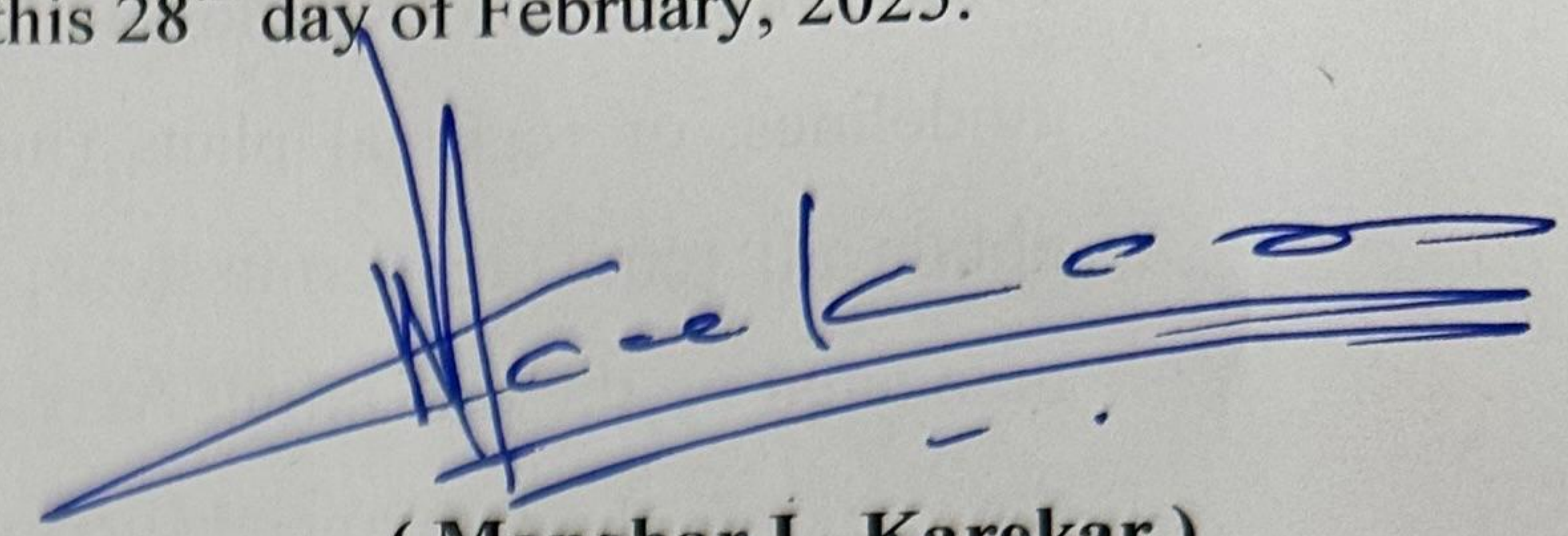
Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
-	-	251.00sq. mrts	Survey No. 84 Sub Div No. 1-G Balli village of Quepem Taluka	-
Conversion is Sanctioned for Residential purpose with permissible F.A.R 80 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Deputy Collector & S.D.O., Quepem Goa, has hereunto set his/her hand and seal of his/her Office on behalf of the Government of Goa and the Applicants **Shri.**

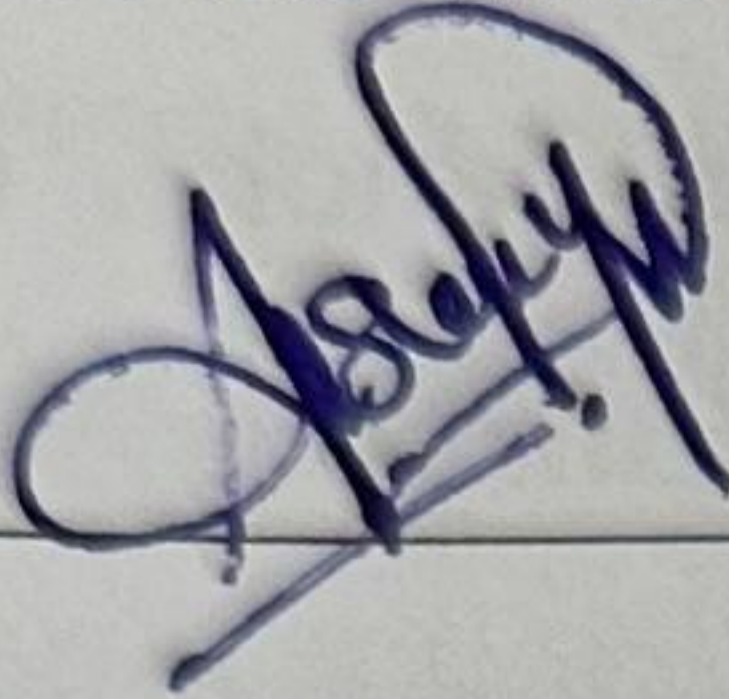
Virendra Yeshwant Dessai, Sole Proprietor of M/s Vidhi Construction r/o. H. No. M-7,
Culwado, Cuncolim, Salcete Goa hereunto set his hand this 28th day of February, 2025.


Shri. Virendra Yeshwant Dessai, Sole Proprietor
of M/s Vidhi Construction (Applicant)


(Manohar L. Karekar)
Deputy Collector & SDO,
Quepem Goa

Signature of the witness:

1.



2.





We declare that, Shri. Virendra Yeshwant Dessai, Sole Proprietor of M/s Vidhi Construction r/o. H. No. M-7, Culwado, Cuncolim, Salcete Goa 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. AKSHAY DEVEKAR

2. RAJAT VELIP

Copy to:

- ✓ Shri. Virendra Yeshwant Dessai, Sole Proprietor of M/s Vidhi Construction
r/o. H. No. M-7, Culwado, Cuncolim, Salcete Goa
2. The Deputy Conservator of Forest, Aquem, Margao-Goa.
3. The Secretary, Village Panchayat Balli, Quepem Goa
4. The Mamlatdar of Quepem, Quepem-Goa.
5. The Inspector of Survey and Land Records, Quepem-Goa.