



OFFICE OF THE DY.COLLECTOR & SDO ,MORMUGAO,
VASCO DA GAMA, GOA

Contact No 8767114825

Email id: sdm-mormugao.goa@nic.in

No. 11/DYC-MOR/CONV/39/2025/2325

Dated: 24/06/2025



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 and 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 and 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 (1) Shri Azim Shaikh (2) Nitin Bhaskar Shetty (3) Shri Mohammed Jassim Shaikh @Jassim Mohammed Shaikh, for self and power of Attorney holder r/o. Flat No.S-2, 2nd floor, C Block Zuari Complex Baina Vasco da Gama, Goa, being the occupant of the plot registered under Survey No. 40 of Sub Div. No. 1-A-F of Dabolim village of Mormugao 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 under Survey No. 40 of Sub Div. No. 1-A-F of Dabolim village of Mormugao Taluka, admeasuring 357 sq.mtrs be the same a little more or less for the purpose of "Residential Purpose" use only.

And whereas, the Member Secretary Mormugao Planning & Development Authority, Vasco da Gama, Goa, vide reference No.MPDA/Zoning Information/2025-26/146 dated 30/04/2025 reported that zoning of the Property bearing Survey No.40 of Sub Div. No. 1-A-F of Dabolim Village of Mormugao Taluka, admeasuring 357 Sq.mts falls under 'S-1 Zone' as per the Outline Development Plan for Vasco da Gama Planning area 2030.

And whereas, the Mamlatdar of Mormugao has submitted report vide No.MAM/MOR05-25-43 dated 12/06/2025, has informed that the plot applied for conversion is located under Survey No.40 of Sub Div. No. 1-A-F Village of Mormugao Taluka, The said property is within 600 mts from the Defence establishment, the property is within 1.5 K.M. from Airport, within 1 K.m. from Railway Station and within 2.2. K.m. from the Cremation/burial ground, the market value of the land in-question is around Rs.20,000/- per sq. mts. approximately, there is access of 4.2 mts. Wide tarred road, there is no tenants/mundkars/lease holders in the said property, the land in question is not classified as paddy nor used for taking garden crop, the land in question is not low lying area and there are no water bodies, the land will not affect public health, safety and convenience, there is no electric /telephone transmission lines are passing over the said plot, the infrastructural facilities like water, electricity are existing in the vicinity of plot, the plot is beyond

[Signature]

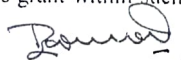
500 mts. from H.T.L., the said land falls within 1.6 km from the airport runway, the change of use of land is for Residential purpose and further state that the conversion application may be decided by higher authorities after considering the relevant provisions of law.

And whereas, the Asst. Conservator of Forests, South Goa Division, Margao vide report No.5/SGF/CONV/183/2025-26/ dated 11/06/2025, has informed that the **Survey No.40 of Sub Div. No. 1-A-F of Dabolim** village of Mormugao Taluka admeasuring an area/plot of 357 sq.mts. is not a Government Forest and does not form a part of South Goa Division Working Plan. The said area/plot does not figure in the list of survey numbers identified as private forest by State Level Expert Committed/South Goa Forest Division Committee. The Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

And whereas, after obtaining NOC/reports for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No.40 of Sub Div. No. 1-A-F of Dabolim** village of Mormugao Taluka, is approved and Applicant has paid conversion fee on 21/06/2025 amounting to Rs.71400/- vide e-Challan Ref. No. 56/2025 dated 18/06/2025 towards the charges of conversion of land in SBI Vasco.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code and Rules there under and on the following conditions namely:-

1. "NOC is to be obtained from the Flag Officer, Commanding Goa Area (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, 403 802 prior to under taking any construction in the land so converted" vide Circular No.COL/SG/CONV-CELL/NOC-AAI/2018/184 dated: - 03/01/2019 issued by Collector, South Goa District, Margao - Goa.
2. **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 non-sanitary conditions.
3. **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.
4. **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.
5. **Liability for rates:** -The Applicants shall pay all taxes, rates and cases leviable on the said land.
6. **Penalty Clause:-**(a) If the applicant contravenes any of the forgoing 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.

8. 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.
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. Sanad shall not take away Mundcarial / Tenancy rights of any individual, if any, existing in the said property.
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. 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.
14. The applicant shall take prior permission/NOC from Goa Coastal Zone Management Authority before secondary development.
15. The Applicant shall take necessary permission from Airport Authority of India, Railway Authority of India, Navy Authority, etc.
16. The Applicant shall take necessary permission from competent Authority before construction.
17. Traditional access, passing through the plot, if any shall be maintained.
18. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
19. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
20. 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.
21. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
22. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
23. Sloppy land, water bodies be protected and should not be harmed due to any activity.
24. 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.

25. 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.
26. 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.
27. 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.

A P P E N D E X - I

Length & Breadth		Total Superficial Area (Sq.mts)	Forming (Part of) Survey No./ Sub Div No.	BOUNDARIES				Remarks
North to South	East to West			North Survey No./ Sub Div No.	South Survey No./ Sub Div No.	East Survey No./ Sub Div No.	West Survey No./ Sub Div No.	
1.	2.	3.	4.	5.	6.	7.	8.	9.
20.60 mts	17.00 Mts	357 M2	Sy.No.40/1-A-F of Village Dabolim of Mormugao Taluka	Sy.No.40/1	Sy.No.40/1	Sy.No.40/1	Sy.No.40/1-U	

In witness where of the Dy. Collector/SDO, Mormugao of Goa, has hereinto set his hand and the sent seal of his Office on behalf of the Government of Goa and the Applicant Shri Mohammed Jassim Shaikh r/o. Flat No.S-2, 2nd floor, C Block Zuari Complex Baina Vasco da Gama, Goa being the occupant of the plot registered under Survey No.40 of Sub Div. No. 1-A-G of Dabolim village of Mormugao Taluka hereunto set his hand on this 23rd day of June, 2025.

.....
Shri Mohammed Jassim Shaikh
 r/o. Flat No.S-2, 2nd floor, C Block
 Zuari Complex Baina
 Vasco da Gama, Goa,
 (Signature of the Applicants.)



.....
Bhagwant Anay Karmali
 Deputy Collector/S.D.O.,
 Mormugao, Vasco da Gama, Goa.

Name, Signature and Designation of Witnesses

1. Shri Umesh Shinde

.....

2. Shri Mousin Khan Ghori

.....

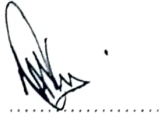
We declare that Shri Mohammed Jassim Shaikh r/o. Flat No.S-2, 2nd floor, C Block Zuari Complex Baina Vasco da Gama, Goa, has signed this Sanad is to our personal knowledge, the person he/she represents himself to be and that he/she has affixed his/her signature hereto in our presence.

Name, Signature and Designation of Witnesses

1. Shri Umesh Shinde



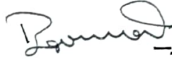
2. Shri Mousin Khan Ghori



To,
Shri Mohammed Jassim Shaikh
r/o. Flat No.S-2, 2nd floor, C Block
Zuari Complex Baina
Vasco da Gama, Goa,

Copy to:

1. The Mamlatdar of Mormugao, Vasco da Gama, Goa.
2. The Town Planner, O/o. Town and Country Planning Dept, Vasco da Gama, Goa.
3. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
4. The Dy. Conservator of Forests, South Goa Division, Margao, Goa.
5. The Village Panchayat Dabolim, Vasco, Goa.





Government of Goa
Directorate of Settlement and Land Records
Survey Plan

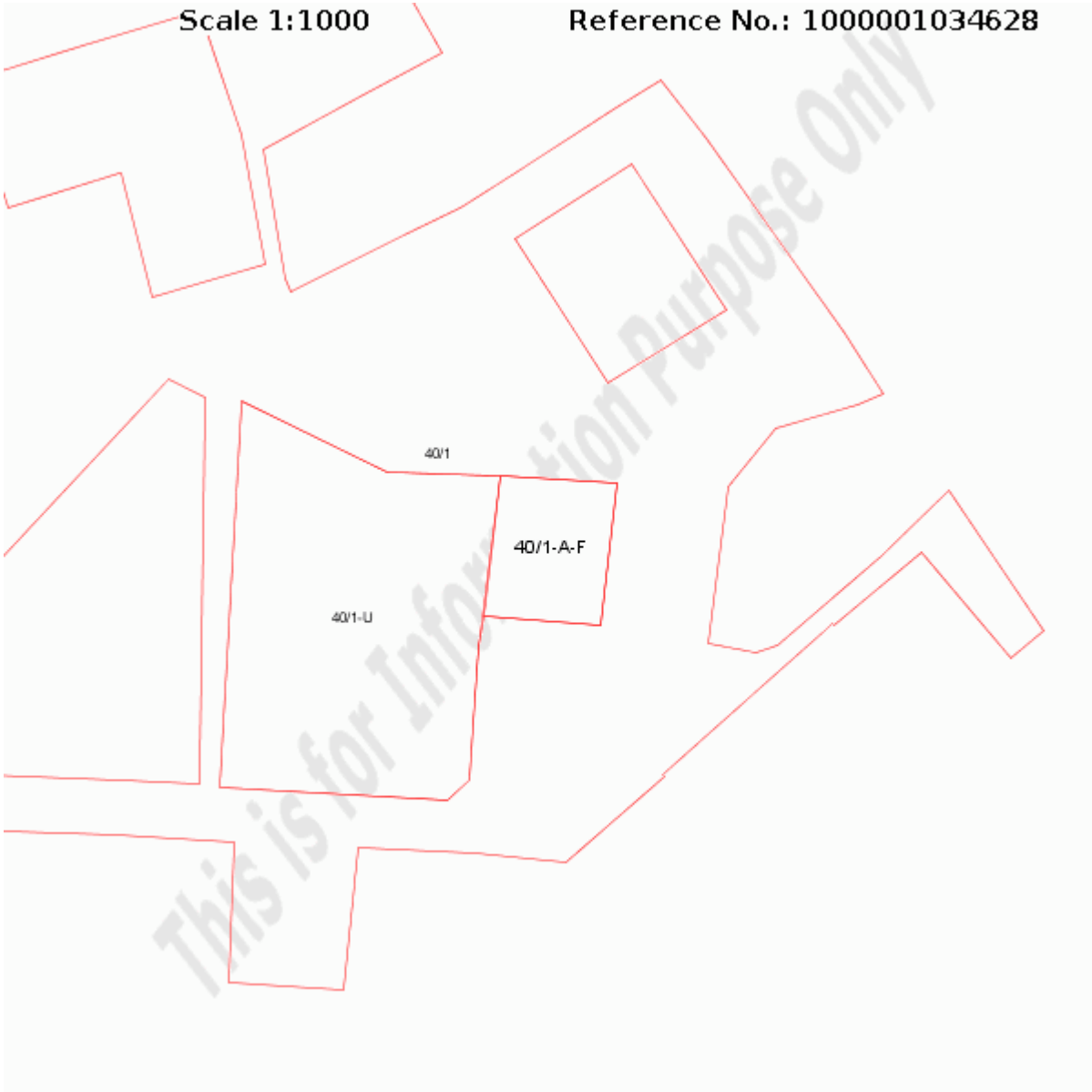
MORMUGAO Taluka

DABOLIM Village



Scale 1:1000

Reference No.: 1000001034628





OFFICE OF THE DY.COLLECTOR & SDO ,MORMUGAO,
VASCO DA GAMA, GOA

Contact No 8767114825

Email id: sdm-mormugao.goa@nic.in

No. 11/DYC-MOR/CONV/38/2025/2326

Dated: 26/06/2025



READ: Application U/s. 32 of Land Revenue Code, 1968.

S A N A D
S C H E D U L E - II

(Sec Rule 7 of the Goa Daman and 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 and 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 Mohammed Jassim Shaikh r/o. Flat No.S-2, 2nd floor, C Block Zuari Complex Baina Vasco da Gama, Goa,** being the occupant of the plot registered under **Survey No. 40 of Sub Div. No. 1-A-G of Dabolim village of Mormugao 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 under **Survey No. 40 of Sub Div. No. 1-A-G of Dabolim village of Mormugao Taluka**, admeasuring **360 sq.mtrs** be the same a little more or less for the purpose of "**Residential Purpose**" use only.

And whereas, the Member Secretary Mormugao Planning & Development Authority, Vasco da Gama, Goa, vide reference No.MPDA/Zoning Information/2025-26/144 dated 30/04/2025 reported that zoning of the Property bearing **Survey No.40 of Sub Div. No. 1-A-G of Dabolim Village of Mormugao Taluka**, admeasuring 360 Sq.mts falls under S-1 Zone as per the Outline Development Plan for Vasco da Gama Planning area 2030.

And whereas, the Mamlatdar of Mormugao has submitted report vide No.MAM/MOR05-25-42 dated 12/06/2025, has informed that the plot applied for conversion is located under **Survey No.40 of Sub Div. No. 1-A-G Village of Mormugao Taluka**. The said property is within 600 mts from the Defence establishment, the property is within 1.5 K.M. from Airport, within 1 Km from Railway Station and within 2.2. K.m. from the Cremation/burial ground the market value of the land in-question is around Rs.20,000/- per sq. mts. approximately, there is access of 4.2 mts. Wide tarred road, there is no tenants/mundkars/lease holders in the said property, the land in question is not classified as paddy nor used for taking garden crop, the land in question is not low lying area and there are no water bodies, the land will not affect public health, safety and convenience, there is no electric /telephone transmission lines are passing over the said plot, the infrastructural facilities like water, electricity are existing in the vicinity of plot, the plot is beyond 500 mts. from H.T.L., the said land falls within 1.6 km from the airport runway, the change of use

[Signature]

of land is for Residential purpose and further state that the conversion application may be decided by higher authorities after considering the relevant provisions of law.



And whereas, the Asst. Conservator of Forests, South Goa Division, Margao vide report No. SGF/CONV/182/2025-26/ dated 11/06/2025, has informed that the **Survey No.40 of Sub Div. No. 1-A-G of Dabolim** village of Mormugao Taluka admeasuring an area/plot of 360 sq.mts. is not a Government Forest and does not form a part of South Goa Division Working Plan. The said area/plot does not figure in the list of survey numbers identified as private forest by State Level Expert Committed/South Goa Forest Division Committee. The Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

And whereas, after obtaining NOC/reports for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No.40 of Sub Div. No. 1-A-G of Dabolim** village of Mormugao Taluka, is approved and Applicant has paid conversion fee on 21/06/2025 amounting to Rs.72000/- vide e-Challan Ref. No. 57/2025 dated 18/06/2025 towards the charges of conversion of land in SBI Vasco.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code and Rules there under and on the following conditions namely:-

1. **"NOC** is to be obtained from the Flag Officer, Commanding Goa Area (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, 403 802 prior to under taking any construction in the land so converted" vide Circular No.COI/SG/CONV-CELL/NOC-AAI/2018/184 dated: - 03/01/2019 issued by Collector, South Goa District, Margao - Goa.
2. **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 non-sanitary conditions.
3. **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.
4. **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.
5. **Liability for rates:** -The Applicants shall pay all taxes, rates and cases leviable on the said land.
6. **Penalty Clause:-(a)** If the applicant contravenes any of the forgoing 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.

Code Provisions applicable: - Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

8. 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.
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
10. Sanad shall not take away Mundecial / Tenancy rights of any individual, if any, existing in the said property.
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. 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.
14. The applicant shall take prior permission/NOC from Goa Coastal Zone Management Authority before secondary development.
15. The Applicant shall take necessary permission from Airport Authority of India, Railway Authority of India, Navy Authority, etc.
16. The Applicant shall take necessary permission from competent Authority before construction.
17. Traditional access, passing through the plot, if any shall be maintained.
18. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
19. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
20. 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.
21. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
22. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
23. Sloppy land, water bodies be protected and should not be harmed due to any activity.
24. 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.



25. 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.
26. 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.
27. 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.

A P P E N D E X - I

Length & Breadth		Total Superficial Area (Sq.mts)	Forming (Part of) Survey No./ Sub Div No.	BOUNDARIES				Remarks
North to South	East to West			North Survey No./ Sub Div No.	South Survey No./ Sub Div No.	East Survey No./ Sub Div No.	West Survey No./ Sub Div No.	
1.	2.	3.	4.	5.	6.	7.	8.	9.
23.00 mts	16.50 Mts	360 M2	Sy.No.10/1-A-G of Village Dabolim of Mormugao Taluka	Sy.No.40/1	Sy.No.40/1	Sy.No.40/1	Sy.No.40/1-A-F	

In witness where of the Dy. Collector/SDO, Mormugao of Goa, has hereinto set his hand and the sent seal of his Office on behalf of the Government of Goa and the Applicant Shri Mohammed Jassim Shaikh r/o. Flat No.S-2, 2nd floor, C Block Zuari Complex Baina Vasco da Gama, Goa being the occupant of the plot registered under Survey No.40 of Sub Div. No. 1-A-G of Dabolim village of Mormugao Taluka hereunto set his hand on this 23rd day of June, 2025.

.....
Shri Mohammed Jassim Shaikh
 r/o. Flat No.S-2, 2nd floor, C Block
 Zuari Complex Baina Vasco da Gama, Goa,
 (Signature of the Applicants.)



.....
(Bhagwant Anay Karmali)
 Deputy Collector/S.D.O..
 Mormugao, Vasco da Gama, Goa.

Name, Signature and Designation of Witnesses

1. Shri Umesh Shinde

.....

2. Shri Mousin Khan Ghorl

.....

We declare that **Shri Mohammed Jassim Shaikh** r/o. Flat No. S-2, 2nd floor, C Block, **Zuari Complex Bains Vasco da Gama, Goa**, has signed this document in his own free knowledge, the person has/has represented himself to be and has been the same and has not been coerced, influenced or put under any undue pressure in our presence.

Name Signature and Designation of Witnesses

1. Shri Umesh Shinde
2. Shri Mausin Khan Ghori



To:
Shri Mohammed Jassim Shaikh
r/o. Flat No. S-2, 2nd floor, C Block
Zuari Complex Bains
Vasco da Gama, Goa.

Copy to

1. The Mamlatdar of Mormugao, Vasco da Gama, Goa
2. The Town Planner, O/o Town and Country Planning Dept, Vasco da Gama, Goa
3. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
4. The Dy. Conservator of Forests, South Goa Division, Margao, Goa
5. The Village Panchayat Dabolim, Vasco, Goa





Government of Goa
Directorate of Settlement and Land records
Plan

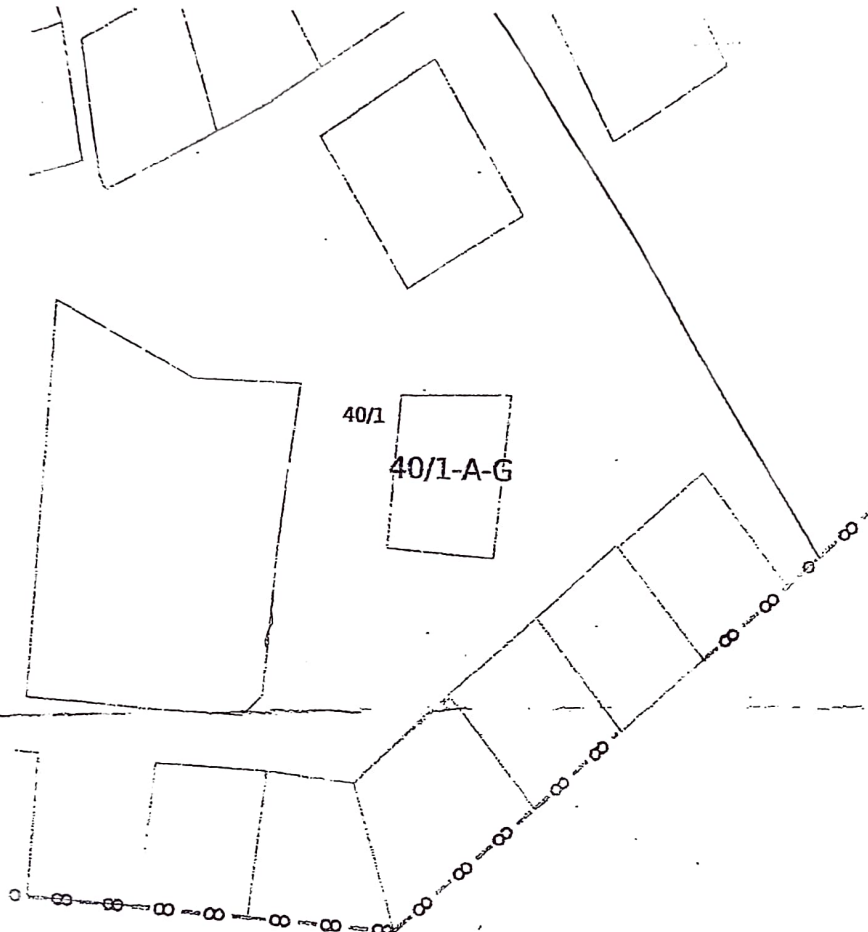
Taluka / Village Name : MORMUGAO / Dabolim
Survey / Subdiv No. : 40/1-A-G

Appln date: 09-04-2025

Ref. No. :500



Scale 1:1000



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<https://egov.goa.nic.in/dslr>.