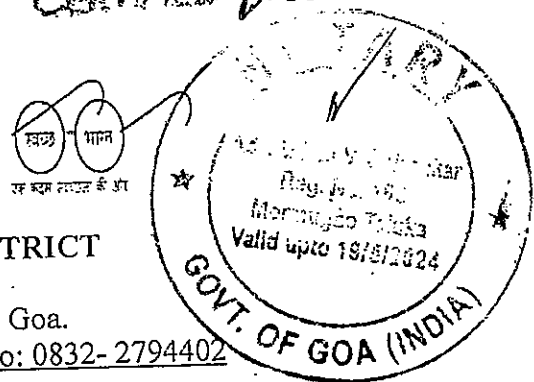


CERTIFIED TRUE COPY



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/36/2021/8547

Date: 30/07/2021.

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) Shri Shaikh Rizwan r/o. H.No.118, Ranghavi Estate, Issorsim, Post Dabolim, Goa, being the occupant of the plot registered under Chalta No.7 (part) and 8 of P.T. Sheet NO.86 of Vasco City of Mormugao Taluka, Goa, admeasuring an area 1038.00 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 Chalta No.7 (part) and 8 of P.T. Sheet NO.86 of Vasco City of Mormugao Taluka Goa, admeasuring an area 1038.00 sq.mts be the same a little more or less, for the purpose of Commercial use only.

AND WHEREAS, the Mamlatdar of Mormugao vide No.MAM/MOR/CONV/2020/ 201 dated 03/06/2021 has informed that the applicant is Private Owner, the land is situated in City Area, the said property not located near to any defense establishment. the Conversion of said property could not affect, Public health, the market value of land is Rs.10,000/-, the proposed land is having public road accessed by 7.00 mts. wide road success, there are no tenants on the land proposed for conversion, the tenant name was not deleted, there are no Mundkars 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 not

[Signature] 11

originally a Comunidade/Aframento land, the said plot was not originally Government/Alvara land, the proposed lands not falls in command area, the said land not falling under the national highway, the land is not Low lying, there is exist water bodies, the conversion proposal no violates any provision of Goa land use act 1991, Whether there exists construction dilapidated condition house with plinth area approximately 100 sq. mts, in the proposed land, the proposed land falls under Chalta No.7 and 8 of P.T. Sheet NO.86 of Vasco City of Mormugao Taluka, the land falls under 500 mts H.T.L and 200 mts, there is no any electrical line passing through the proposed plot sought for conversion However there is a electrical transformed at the edge of the property, there are 02 coconut trees, 03 jungle trees in the proposed plot sought for conversion, the conversion may be recommended.

AND WHEREAS, the Inspector of Survey & Land Records, Mormugao, vide No.2/ISLR/CTS/VAS/CONV/37/2021/180 dated 30/06/2021 has submitted the six copies of plan an admeasuring area of 1038.00 sq.mts. of Chalta No.7 (part) & 8 of PTS No.86 of Vasco City of Mormugao Taluka, further informed that there is existing structure of chalta No.8 of PTS No.86 admeasure 156.00 sq mts which is shown on survey plan.

AND WHEREAS, the Dy. Conservator of Forests, H.Q. O/o. Principal Chief Conservator of Forests, Forest Department, Altinho, Panaji-Goa, Vide letter No.2-48(1)-2020-21-FD-Vol.VIII/2718 dated 07/10/2020 has furnished the detailed list of Survey Numbers which are either demarcated Forests or identified private forests or provisionally identified Private Forests by the various committees constituted by Government from time to time. Chalta No.7 & 8 of PTS No.86 of Vasco City of Mormugao Taluka is not listed in the above categories.

The applicant has submitted the Land Use/Zoning Certificate of property bearing Chalta No.7 & 8 of PTS No.86 of Vasco City of Mormugao Taluka, for an admeasuring 1038.00 sq mts falls under C-1 Zone and is affected by 10.00 wide ODP road towards Eastern site as per Outline Development Plan for Vasco da Gama Planning area 2026 issued by the Member Secretary, Mormugao Planning & Development Authority, Vasco-da-Gama vide No.MPDA/Zoning Information/2020-21/1203 dated 23/03/2021.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.7 & 8 of PTS No.86 of Vasco City of Mormugao Taluka, was approved and applicant has deposited Conversion fees of ₹13,70,160/- (Rupees thirteen lakh seventy thousand one hundred sixty only) vide e-challan no AC-II/29/2021-22 dated 06/07/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Ulhas V. Shirodkar, Notary Mormugao taluka, Reg. 3294/2021 dated 08/07/2021.

NOW THEREFORE, is to certify that the permission to use for the said plot is

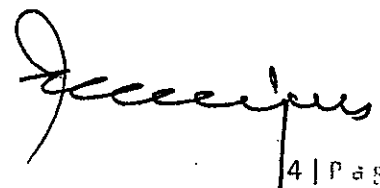
Uthas V. Shiradhkar
Reg. No. 160

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.
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. ***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.***
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 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.

Jeevraj

11. Any further development in the plot shall be strictly as per the ^{Adv.} rules in force.
12. No hill cutting or filling of low-lying area shall be undertaken ^{Mod} without prior permission from the Chief Town Planner under section 17A of ^{Am} TOSP 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 road affected by 10.00 wide ODP road towards Eastern site necessary set back may be maintain.
15. Traditional access, passing through the plot, if any shall be maintained.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
17. 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.
18. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
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.



Shri V. Shirodkar
Reg. No. 183
Mormugao Taluka
upto 19/5/2021

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
22.00	54.00	882.00	Chalta No.7 (part) & 8 of PTS No.86 of Vasco City of Mormugao Taluka, Goa	North: Ch. No.110 & 7 of PTS No.86
17.4	10.75	156.00		South: Ch. No.7 of PTS No.86
mts	mts	1038.00		East: Road & Ch. No.7 of PTS No.86
		Sq.mts		West: Ch. No.7 of PTS No.86
Conversion is Sanctioned for Commercial purpose with (C-1) having permissible H.A.R 200 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 Shri Shaikh Rizwan r/o. H.No.118, Ranghavi Estate, Issorsim, Post Dabolim, Goa, hereunto set his hand this 30th day of July 2021.

Shri Shaikh Rizwan (applicant)

Signature and names of the witnesses:

1. Lucy D'souza
2. Premchand L Malvemkar



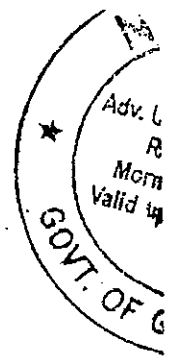
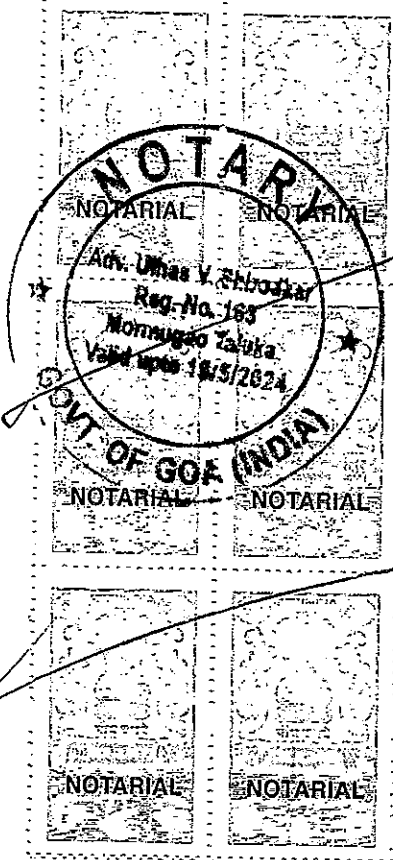
Sanjit Rodrigues
(Sanjit Rodrigues, I.A.S.)
Additional Collector-II,
South Goa District,
Margao- Goa.

We declare that Shri Shaikh Rizwan, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Lucy D'souza
2. Premchand L Malvemkar

Copy to:

1. The Mamlatdar of Mormugao-Goa.
2. The Town Planner, Mormugao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Vasco-da-Gama, Goa.

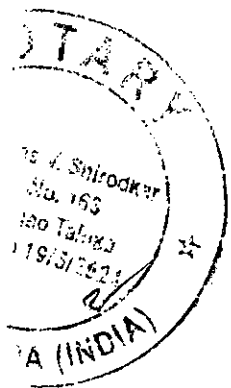


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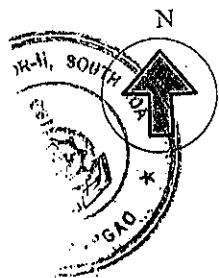
Adv. Umas V. Shirodhar
NOTARY

MORMUGAO TALUKA
Aona Baza- 2500 5444
Vasco-da-Gama- 4002

Date 21/1/24
No. 3824/24



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Surveys and Land Records
VASCO-DA-GAMA -GOA



PLAN

OF THE LAND BEARING CHALTA NO. 7 (Part) & 8 OF P.T.S NO. 86
SITUATED AT VASCO CITY OF MORMUGAO TALUKA
APPLIED BY MR. SHAIKH RIZWAN FOR CONVERSION OF LAND FROM
AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.
AC-II/MOR/SG/CONV/36/2021/5527 DATED 31/05/2021, ISSUED BY THE
ADDITIONAL COLLECTOR-II SOUTH GOA DISTRICT, MARGAO-GOA.

SCALE : 1:500.



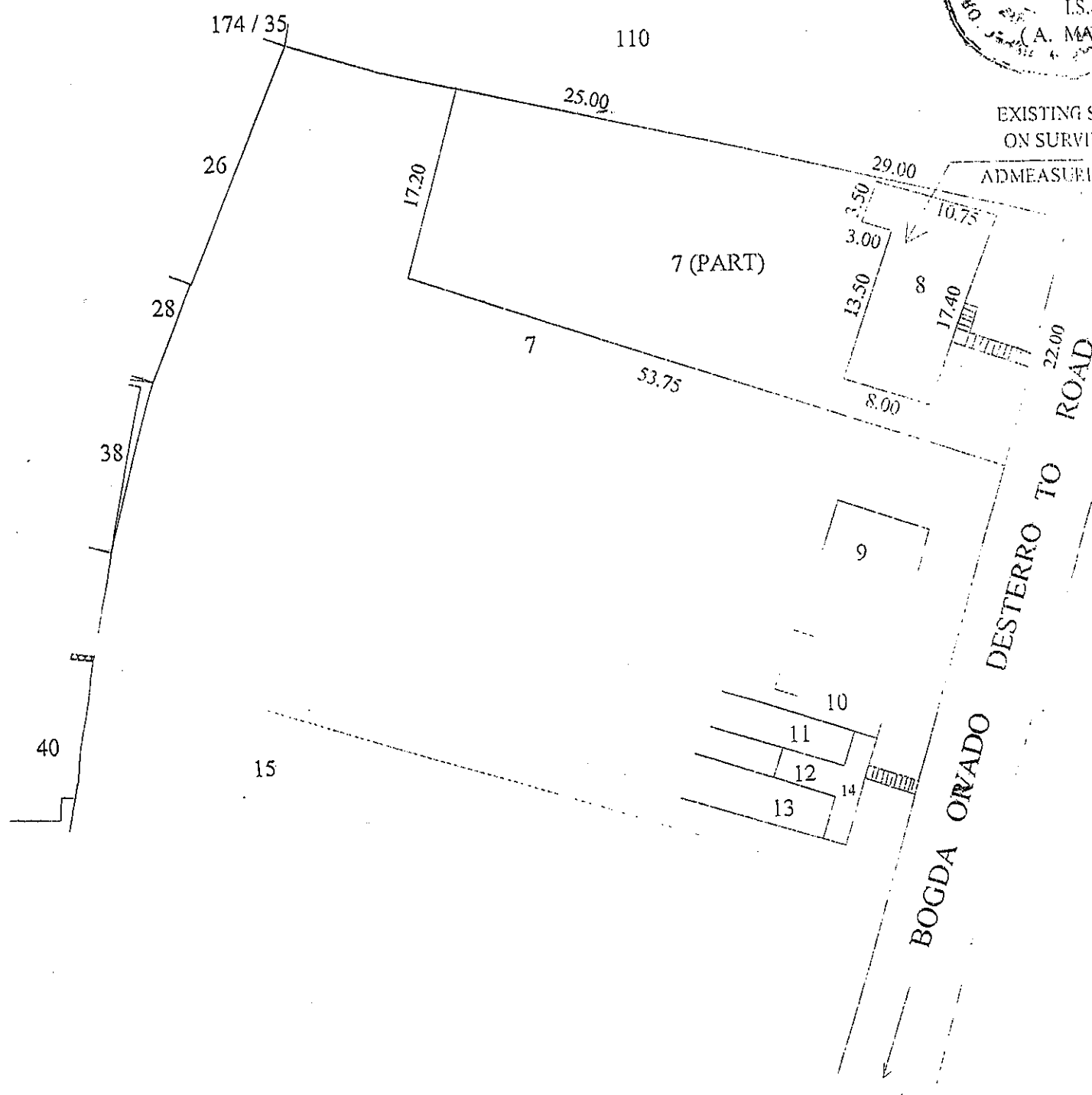
PROPOSED AREA FOR CONVERSION FOR CHALTA NO 7(Part) OF P.T.S. NO. 86..... 882.00 SQ.MTS

PROPOSED AREA FOR CONVERSION FOR CHALTA NO. 8 OF P.T.S NO. 86..... 156.00 SQ.MTS

PROPOSED AREA FOR CONVERSION FOR CHALTA NO. 7 (Part) & 8 OF P.T.S NO. 86..... 1038.00 SQ.MTS



EXISTING STRUCTURE
ON SURVEY PLAN
ADMEASURING 156.00 SQ.MTS.



PREPARED BY
SANFORD DIAS (F.S)

VERIFIED BY
MRUNAL T. RANE (H.S.)

SURVEYED ON: 18/06/2021

File No.: 2/ISLR/CTS/VAS/CONV/37/2021