



No.AC-1/SG/Conv/Mor/23/2013/11341  
 Office of the Collector,  
 South Goa District,  
 Margao-Goa  
 Date: 15/11/2013

Noted & Registered  
 at Serial Number  
 9324  
 21/11/2013  
 This Documents  
 Contains 05 Pages.

- Ref: 1) 5/SGF/CONV/318/2013-14/1658 dated 03/09/2013 of Forest Dept.,  
 Margao.  
 2) DH/5146/3/MTP/13/648 dated 23/09/2013 of Dy.Town Planner,  
 Mormugao.  
 3) 52/CI-II/CONV/2013/3224 dated 02/09/2013 Mamlatdar Mormugao.  
 4) 2/ISLR/MOR/CON/61/2013/691 dated 03/10/2012 of Inspector of  
 Survey & Land Records, Mormugao  
 5) Affidavit of applicant executed before Notary V.V.Sukthanker recorded at  
 Reg no: 5885/13 dated 28/10/2013

READ: Application dated 31/07/2013 U/s 32 of Land Revenue Code, 1968

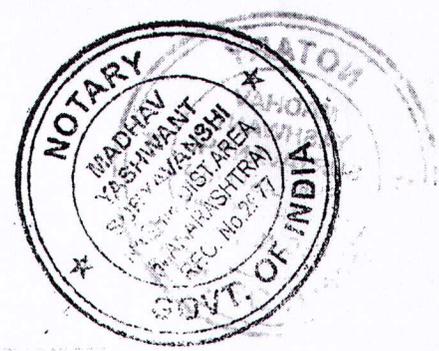
**S A N A D**  
S C H E D U L E - II



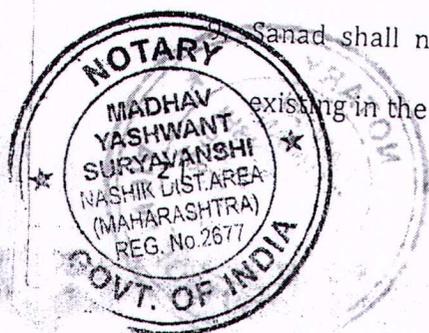
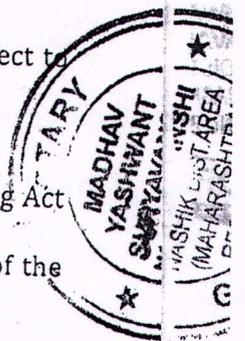
See Rule 7 of the Goa, Daman & Diu Land Revenue  
 (Conversion of Use of Land non-agricultural Assessment Rules, 1969)

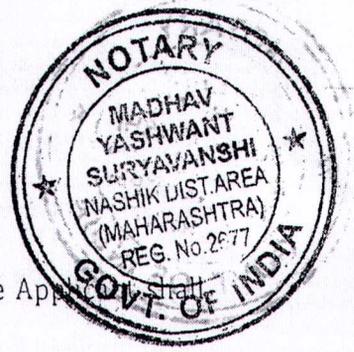
Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) Ashoka Infraways Limited, office at S.No. 861, Ashoka House, Ashoka Marg, Wadala, Nashik - 422 011, being the occupant of the plot registered under Survey no: 143/1-A-1-A, Sancoale Village, Mormugao Taluka, Goa (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 Survey no: 143/1-A-1-A, Sancoale Village, Mormugao Taluka, Goa ad measuring an area 9500 Square meters be the same a little more or less, for the purpose of Residential use only.

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 it 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 thereunder 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 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. 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.
- 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.

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 Right of way of access is 10.00mts, hence front setback of minimum 8.00mts, (5.0mt +3.0mts) shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
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 inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before 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 of 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 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, 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.

**Appendix-I**

Length & Breath		Total Superficial Area	Forming (part of) Survey Number & Sub Div Number.	BOUNDARIES	Remarks
North to South	East to West			North, South, East & West	
168.25 mts	77.50 mts	9500 Sq.mts	Survey no: 143 Sub Div No: 1-A-1-A(part) Sancoale, Village, Mormugao Taluka, Goa	North: Sy. No: 143/1-A-1-A & 143/1-A-1 South: Sy. No: 143/1-A-1-A East: Sy. No: 143/1-A-1. West: Sy. No: 142/1 & 2, 141/1.	

Conversion is Sanctioned for Residential purpose with permissible F.A.R 80% based on the Reports/NOC/Letter/Affidavit referred at Sr. no: 1 to 5 of page no: 1. Applicant has credited Conversion fees of Rs. 1282500/- (Twelve lakhs eighty two thousand five hundred only) vide challan no 82/13-14 respectively in the State Bank of India, panaji

In witness whereof the Additional Collector-I 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 Ashoka Infraways Limited, office at S.No. 861, Ashoka House, Ashoka Marg Wadala, Nashik - 422 011, hereunto set his hand this 15<sup>th</sup> day of November 2013.

*[Signature]*  
Mr. Mukund Kashinath Shinkar  
Authorized signatory for Ashoka Infraways Limited,  
S.No. 861, Ashika House, Ashoka Marg, Wadala, Nashik.

Signature and designation of the witnesses:  
1. *[Signature]*  
2. *[Signature]*

*[Signature]*  
**Venancio Furtado**  
Additional Collector-I  
South Goa District,  
Margao-Goa

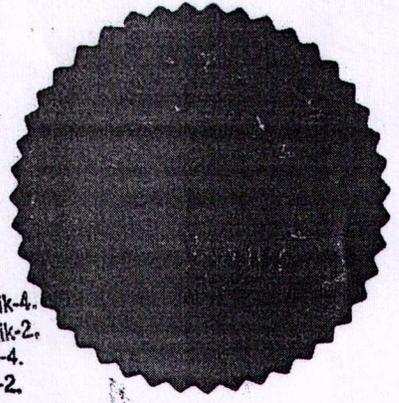
- Copy to:
1. The Inspector of Survey and Land Records, Mormugao.
  2. The Town and Country Planning Dept., Mormugao
  3. The Dy. Conservator of Forest, Margao-Goa
  4. The Mamlatdar of Mormugao.

Parties are Identified by

*[Signature]*

**TRUE COPY**

*[Signature]*  
**M. Y. SURYAVANSHI**  
NOTARY, GOVT. OF INDIA  
House No.15, Mhasrul Village, Nashik-4.  
Chamber No.105/2, Dist.Court, Nashik-2.



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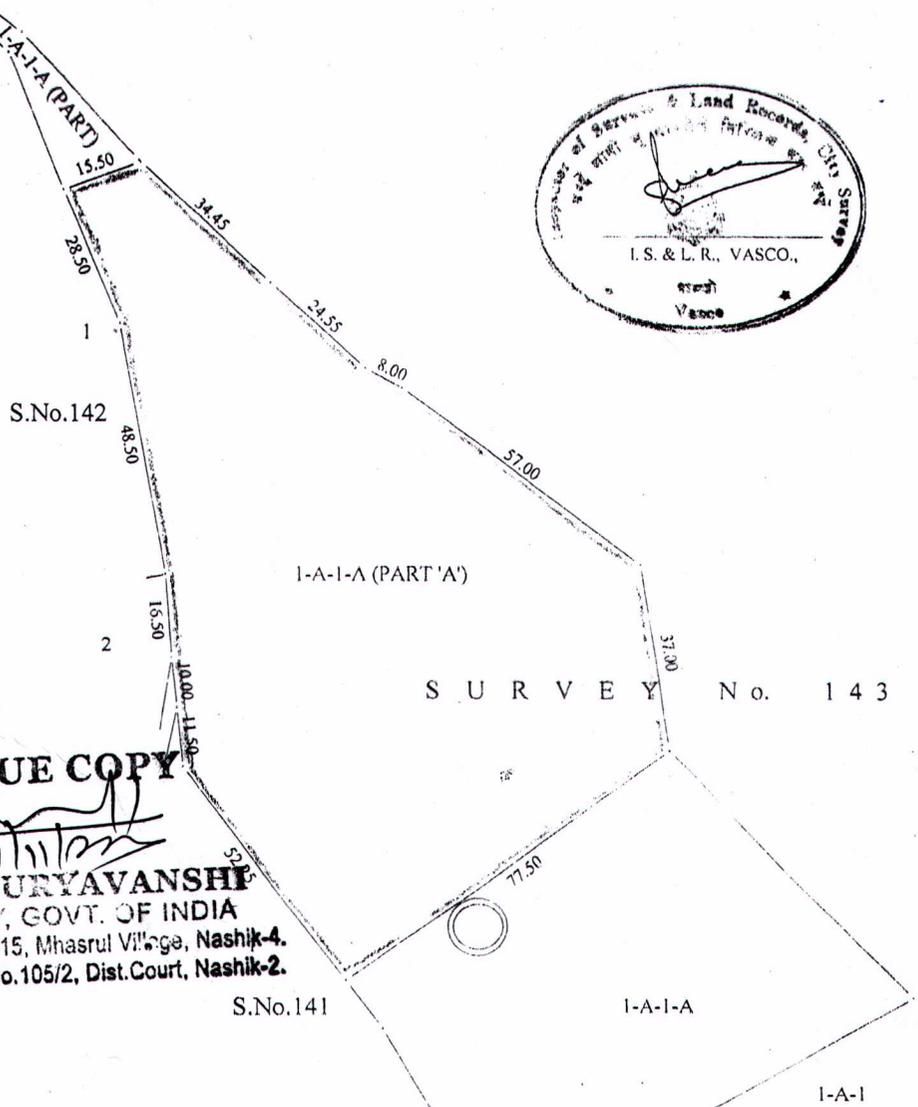
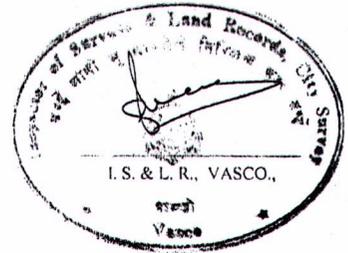
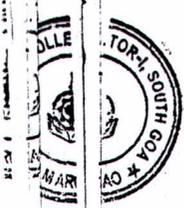
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of the Inspector Of Surveys & Land Records,  
Vasco Goa.

PLAN

SHOWING THE LAND BEARING SURVEY NO. 143/1-A-1-A SITUATED AT SANCOALE VILLAGE OF MORMUGAO TALUKA APPLIED BY M/s ASHOKA INFRAWAYS LIMITED FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON-AGRICULTURAL PURPOSE VIDE ORDER NO. AC-1/SG/Conv Mor/23/2013/9491 DATED 20/09/2013 FROM O/o. ADDITIONAL COLLECTOR-I, SOUTH GOA DISTRICT, MARGAO-GOA.

SCALE : 1:1000

PROPOSED AREA FOR CONVERSION ..... 9500.00 SQ.MTRS.



TRUE COPY

*M. Y. Suryavanshi*  
**M. Y. SURYAVANSHI**  
NOTARY, GOVT. OF INDIA  
Res.-House No.15, Mhasrul Village, Nashik-4.  
Off.-Chamber No.105/2, Dist.Court, Nashik-2.

PREPARED BY:-  
SHRI RAJESH K. BHOMKAR (F.S.)

*Shri Sagar Navelkar*  
VERIFIED BY:-  
SHRI SAGAR NAVELKAR (H.S.)