



No. AC-I/SG/CONV/16/2009
Office of the Collector,
South Goa District, Margao-Goa.

Dated: 10/06/2009.

RE: 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, Applications dated 9/03/2009 and 8/06/2009 have been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Office 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) by Shri. Anand Vishnu Naik and Good Earth Developers respectively, O/at No. 103, Rizvi Sadan, Near Panaji Municipal Market, Panaji - Goa, being the occupant of the plot registered under Survey No. 194 of Sub Division No. 1 situated at Sancoale village, 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 a of Survey No. 194 of Sub Division No. 1, admeasuring 205145.00 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 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 Application 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.
2. Assessment: The Application 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 /any other non-agricultural purpose, without the previous sanction of the Collector.
4. Builder time limit: The Applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, falling which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. Liability for rates: The Applicant shall pay all taxes, rates and cesses leviable on the said land

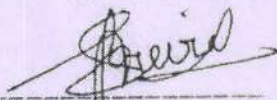
- 6 Code provisions applicable: Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
- 7 The Applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.
- 8 If any person claims ownership right and succeed against the Applicant, the conversion shall stand automatically revoked.
- 9 The Right of way of road/access 15.00 mts. on Eastern side & on Western side shall be maintained and hence front setback of minimum 10.50 mts. shall be kept from Centre Line of the road.
- 10 Sanad shall not take away Mundcarial/Tenancy right or any other right of any individual if any existing in the said property and if the sanad is obtained by suppression of any vital fact, the Sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore the land back to its original use at his own cost.
- 11 Traditional access if any, passing through property, shall be maintained.
- 12 Any further development in the plot shall be strictly as per the rules in force.
- 13 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.
- 14 Electric Transmission line passing from northern side of property shall not be disturbed unless with permission of Electricity Department.
- 15 The rights of following person's or their legal heirs if any in this property shall be protected and should not be disturbed by the Applicant failing which the Sanad shall be revoked and land to be restored to its original use at cost of the Applicant.
 - a) Shri. Dinkar Laximan Naik
 - b) Shri. Shrikant A. Naik & others (Amrut A. Naik, Savitri A. Naik & Yeshwant A. Naik)
 - c) Shri. Laxman Pandu Naik.
 - d) Tanaji Pandu Naik.
- 16 The Applicant should obtain prior permission from Water Resources Department, if the land falls in the command area of Selaulim Irrigation Project.
- 17 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.
- 18 The conversion is recommended for residential purpose admeasuring an area of 197995.00 M² for (S1) purpose and an area of 7150.00 M² for (S2) purpose.
- 19 Property under reference falls under funnel zone, hence necessary N.O.C. for secondary development has to be obtained from Naval Authorities.
- 20 No secondary development will be allowed before submitting the contour plan of the area to the Town and Country Planning Department.

- 21 Whenever the gradient is more than the permissible one, no secondary development shall be permitted.
- 22 Whenever cutting is involved beyond the permissible gradient necessary N.O.C. has to be obtained from the office of the Chief Town Planner.
- 23 The existing storm water drains running through the property has to be maintained to its existing width so as to carry the rain water and shall not be blocked.
- 24 No secondary development shall be allowed before developing the proposed road as shown in the site plan.
- 25 The Applicant should not cut trees existing if any in the said plot except by prior permission from the Forest Department.
- 26 A2 zone as shown in the plan submitted by Applicant to Forest Department is found to be forestry in nature having thick growth of trees. It is clarified that no Application shall be entertained for change of A2 zone to settlement zone in future and that the trees growing in the area are not allowed to be felled as it is a sloppy area and tree growth is required to protect the land from erosion. The copy of detail forest report bearing No. 5/365/SGF/2009-20/394 dated 14/05/2009 along with plan marked by Forest Department is given to the Applicant for compliance of conditions stipulated therein which Applicant acknowledges to have received along with this Sanad.
- 27 There should not be any building or construction in the area marked in the plan annexed with forest report dated 14/05/2009, between bottom portion of (S1) zone and (A2) zone.
- 28 If Sanad is obtained by superssion of any vital information or by misrepresentation it shall be revoked any time after knowledge of such fact from date of issue.
- 29 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.
- 30 In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

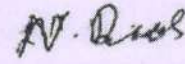
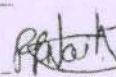
APPENDIX - I

Sr. No.	Length & Breath		Total Superficial Area	Forming (part of) Survey No. or Hissa No	BOUNDARIES
	North to South	East to West			North, South, East & West
1	2	3	4	5	6
1	440.00	630.00	205145.00 sq. mts.	Survey No. 194/ Sub. Div. No. 1	North: S. No. 216/6. South: S. No. 178/1. East: S. No. 193/1. West: S. No. 195/1.
Conversion is recommended for residential use only and the plot in question is located in the Settlement zone (S1) and Settlement (S2) zone having permissible F.A.R. 100 and 80 as per the Outline Development Plan Vasco da Gama 2011.					
Conversion fees of Rs. 60,82,850/- (Rupees Sixty lakh eighty-two thousand eight hundred fifty only) has been credited in the State Bank of India, Margao vide Chahan No. 13/09 dated 09/06/2009.					

In witness whereof the Additional Collector-I of South Goa District, Margao, has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant Good Earth Developers, O/at No. 103, Rizvi Sadan, Near Panaji Municipal Market, Panaji - Goa, here also hereunto set his hand this 10th day of June, 2009.


(Signature of Applicant)

Signature and designation of the witnesses:

1. Nicolau Dias 
2. Pravin Nair 




(PRASANNA A. ACHARYA)
Additional Collector - I
South Goa District, Margao.

Copy to:

1. The Inspector of Survey and Land Records, Vasco.
2. The Town and Country Planning Dept., Mormugao.
3. The Dy. Conservator of Forest, Margao - Goa.
4. The Village Panchayat of Sancoale, Mormugao - Goa.
5. The Mamlatdar of Mormugao.
6. Good Earth Developers, O/at No. 103, Rizvi Sadan, Near Panaji Municipal Market, Panaji - Goa.

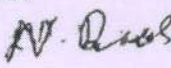
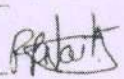
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GOVERNMENT OF GOA
THE OFFICE OF THE INSPECTOR OF SURVEYS AND LAND RECORDS
MORMUGAO

PLAN

SHOWING SURVEY NO. 194, SUB. DIV. NO. 1 SITUATED AT SANCOALE
VILLAGE OF MORMUGAO TALUKA APPLIED BY SHRI ANAND VISHNU NAIK
FOR CONVERSION OF AGRICULTURAL LAND INTO NON - AGRICULTURAL
PURPOSE VIDE ORDER NO. AC-HSG/CONV/16/2009 DTD. 28/04/2009 FROM
ADDITIONAL COLLECTOR - I, SOUTH GOA DISTRICT, MARGAO.

Scale 1:1000

PROPOSED AREA FOR CONVERSION 2,05,145.00 SQ. MTRS.

