



OFFICE OF THE COLLECTOR OF SOUTH GOA DISTRICT,

Room No. 449 Fourth Floor Matanhy Saldanha Administrative Complex, Margao-Goa.

Email: ac1-cols.goa@nic.in

Phone No.2794431

No: AC-II/SAL/SG/CONV/58/2017 /14904

Date: 24 /12 /2018.

READ: Application dated 16/05/2018 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 **Artimisia Julieta Ozario Fernandes, R/o. Rosary Commercial Arcarde, Flat No. A/1-F, Manilheiros, Navelim Salcete Goa**, being the occupant of the plot registered **Land under Sy. No.83/2 and 83/4 of Navelim Village of Salcete 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 **Land under Sy. No.83/2 and 83/4 of Navelim Village of Salcete Taluka, Goa**, admeasuring an area **1650.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Town Planner, Margao, vide report No.TPM/29813/NAV/83/2/4/17/4984 dated 15/12/2017 Has informed that as per the Regional Plan for Goa, 2001 and Regional plan for Goa 2021 , the plot under reference is earmarked as Settlement zone having permissible 60 F.A.R. and recommended for conversion an admeasuring area 1650.00sq.mts.for Residential purpose

And whereas, the Inspector of Survey and Land Records , Margao vide letter dated 02/02/2018 has submitted the six copies of plan along with appendix.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/492/2017-18/2943 dated 06/12/2017, has informed



that his office has inspected the area through Forest Officer, Mobile Squad, Margao and it is observed that the area under Sy. No.83/2 and 83/4 of Navelim Village of Salcete Taluka admeasuring an area of 1650.00 sq.mts. not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The area also does not figure in the list of Survey numbers identified as private forest by State Level Expert Committee. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Salcete, has submitted report vide no: MAM/SAL/CONV-AK/2018/297 dated 26/06/2018, wherein he has stated that, such use of land would not affect public health safety and convenience, the market value of the land at present is around Rs.6000/- to Rs 4000/-per sq.mts., the proposed land is accessible, as per Form I & XIV there no tenants, there is no cases are pending in his office under Agricultural Tenancy Act/Mundkar Act against the said survey number, the land does not falls in low lying and no water bodies, there exists old structure in the proposed land for conversion, the proposed land for Conversion not falls under 500 mts. from High Tide level and 200 mts., the proposed land is for residential purpose. Further Mamlatdar of Salcete has recommended said conversion application.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Sy. No.83/2 and 83/4 of Navelim Village of Salcete Taluka, Goa,** was approved and applicant has deposited Conversion fees of Rs.1,68,300/- (Rupees One lakh sixty eight thousand three hundred only) vide e-challan no AC-II/51/2018-19 dated 12/11/2018, in the State Bank of India, D.H.Q. Margao-Goa & and applicant has submitted Affidavit cum Indemnity Bond, Notary before, Prakash M. Caeiro Reg. No.2566/2018 dated 24/10/2018.

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 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) above 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 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.
9. 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 and 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 road is 15.00mts hence front setback of minimum 7.5mts shall be kept from centre line of road.
14. Traditional access, passing through the plot, if any shall be maintained.

15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. 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.
17. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. 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 of 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.
22. 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.
23. 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.



Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
66.10 mts	21.50mts	1200.00 Sq.mts	Survey No. 83/2	North: S.No. 84/13 South: S.No. 83/8 East: S.No. 83/1&4 West: Road
36.99 mts	15.50mts	450.00 Sq.mts	Survey No. 83/4(P) Village : Navelim Taluka: Salcete	North: S.No. 83/1&2 South: S.No. 83/8 East: S.No. 83/1&6 West: S.No. 83/2
Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60% based reports/NOC referred at page no: 1&2				

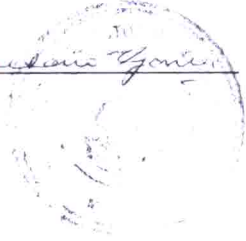
In witness whereof the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Artimisia Julieta Ozario Fernandes, R/o. Rosary Commercial Arcarde, Flat No. A/1-F, Manilheiros, Navelim Salcete Goa,** hereunto set his hand this 24th day of December, 2018.

Artimisia Julieta Ozario Fernandes

Artimisia Julieta Ozario Fernandes, (applicant),
Signature and names of the witnesses:

1. Francisco Silva

2. Costance Gomes



Surendra F. Naik

(Surendra F. Naik)
Additional Collector-II
South Goa District,
Margao- Goa

We declare that **Artimisia Julieta Ozario Fernandes**, who has signed this sanad is, to our personal knowledge, the person he represents herself to be, and that he has affixed his signature here to in our presence.

1. Francisco Silva

2. Costance Gomes

Copy to:

The Mamlatdar of Salcete-Goa.

The Town Planner, Margao-Goa

The Inspector of Land Survey & land Records, Margao- Goa.

The Dy. Conservator of Forest, Margao-Goa

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No. 83/2 & 83/4 SITUATED AT NAVELIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY ARTIMISIA JULIETA OZARIO FERNANDES VIDE ORDER NO. AC-II/SAL/SG/CONV/58/2017/12595 DATED:14/11/2017. ISSUED BY THE ADD. COLLECTOR -II,SOUTH GOA DISTRICT, MARGAO-GOA

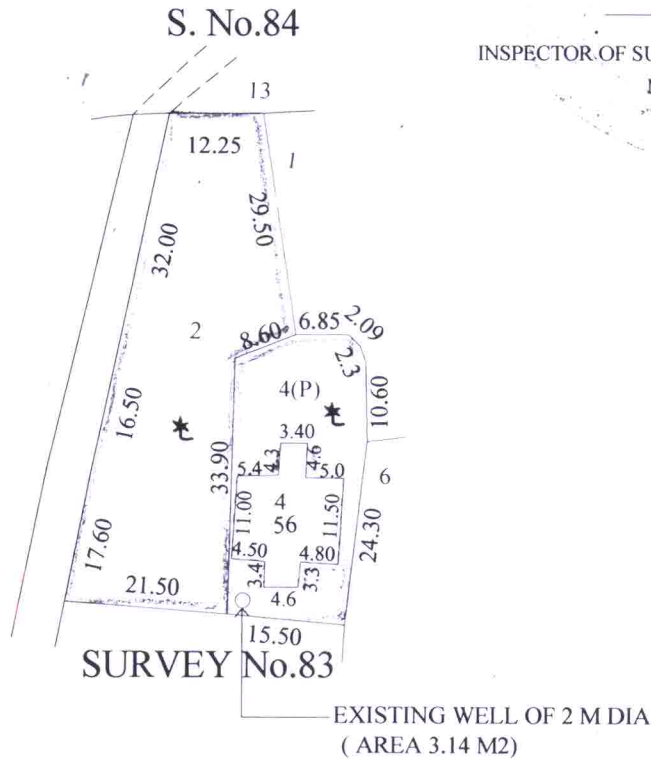
SCALE : 1:1000



AREA TO BE CONVERTED S.NO. 83/2 = 1200.00 SQ. MTS.

AREA TO BE CONVERTED S.NO. 83/4 (PART) = 450.00 SQ. MTS.

1650.00 SQ. MTS.



INSPECTOR OF SURVEY & LAND RECORDS
MARGAO- GOA

Anupa C. Dessai
ANUPA C. DESSAI (F.S.)
PREPARED BY

Priti Bondbagkar
PRITI BONDBAGKAR (H.S.)
VERIFIED BY



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

REF:- TPN/31211/NAV/82/284/19/1837
DATE:- 11/3/19

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **proposed amalgamation and construction of residential building, bungalow and compound wall** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in Survey no. **82/2&4** of **Navelim** Village of **Salcete** Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
6. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land of filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

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12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing

be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.

15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W
17. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
18. The set backs shown on the site plan shall be strictly maintained.
19. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
20. This Technical Clearance order is issued relying on the approved sub division plan submitted to this office. In case of any boundary dispute/encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not held responsible at any point of time as the said Technical Clearance order is only from Planning point of view.
21. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the corporation/Municipal Council/Village Panchayat (as the case may be).
22. Existing structure shown on site plan to be demolished should be strictly demolished before applying completion order.
23. This technical clearance order is issued based on Government approval vide note ref.no. TPM/31211/Nav/82/2&4/19/707 dtd 29/1/19.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **18/12/18** RECEIVED FROM **Mr Mario Pereira**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Ritesh Shirodkar)
Dy. Town Planner

Note:- Pursuant to this office assessment Order No. TPM/31211/Nav/82/2&4/19/1330 dtd 21/2/19 the applicant has paid the Infrastructure Tax of **Rs 3,83,019/- (Rupees Three lakh eighty three thousand nineteen only)** vide challan no.541 dtd. 26/2/19


To,
Mr Mario Pereira
H.no.303/1, Sinquitim,
Navelim, Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Navelim**
Salcete Goa

14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
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(Ritesh Shirodkar)
Dy. Town Planner

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To,
Mr Mario Pereira
H.no.303/1, Sinqutim,
Navelim, Salcete Goa.

Copy to:
The Sarpanch/Secretary,

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note: - Neither Government nor the Sub Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate will not be liable for any claim for damages in respect of any information contained therein.

Certificate No: 2721 of the year 2018

Application No: 2721 of the year 2018

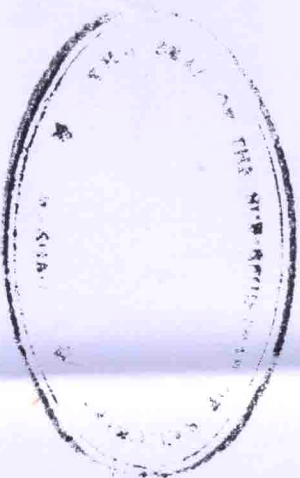
Mrs. D. Saam House Builders having applied to me for a certificate giving particulars of registered acts and encumbrances in respect of property described overleaf.

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for period of 1 years from 01st day of month of November of the year 2018 to 5th the day of month of November of the year 2018 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by: [Signature]

Search verified and certificate examined by: [Signature]

Dated: 7 / 11 / 2018



(Shri. Domingos Martins)
Civil Registrar-cum-Sub Registrar,
Salcete, Margao - Goa

Office of the Civil Registrar-cum-Sub Registrar, Salcete (Margao - Goa)

Note: (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described the application, the transactions evidenced by such documents will not be included in the certificate

(2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as far as possible by the office.

Recd. No. 34 / 34

Within the jurisdiction of Village Panchayat of Navelim there is a property admeasuring 625 sq. mts. surveyed under no. 83/4 of Navelim village which property corresponds to land Registration No. 6519 at page 77 of Book B-17 New series and enrolled in the Land Revenue office of Salcete under Matriz No. 1470.

The property is bounded in the North by properties surveyed under nos. 83/2 and 83/1, on the south by property surveyed under no. 83/8 in the east by properties surveyed under nos. 83/1 and 83/6 and on the west by property surveyed under no. 83/2.



NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

FORM A

Note:- Neither Government nor the Sub Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate will not be liable for any claim for damages in respect of any information contained therein.

Certificate No: 2722 of the year 2018

Application No: 2722 of the year 2018

M/s. Dream House Builders, Sle Navadim having applied to me for a certificate giving particulars of registered acts and encumbrances, in respect of property described overleaf.

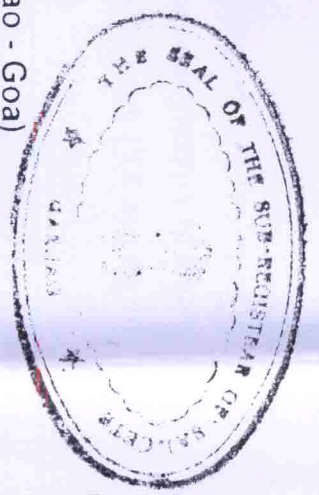
I hereby certify that a search has been made in Book I and in the Indexes relating thereto for period of 5 years from 1st day of month of November of the year 2018 to 5th day of month of November of the year 2018 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by: [Signature]

Search verified and certificate examined by: [Signature]

Dated : 7 / 11 / 2018

Office of the **Civil Registrar-cum-Sub Registrar, Salcete (Margao - Goa)**



([Signature])
(Shri. Domingos Martins)
Civil Registrar-cum-Sub Registrar,
Salcete, Margao - Goa


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Page No. 35/34

Within the jurisdiction of Village Panchayat of Navelim there is a property admeasuring 1200 sq. mts. surveyed under no. 83/2 of Navelim village which property corresponds to land Registration No. 6519 at page 77 of Book B-17 New series and enrolled in the Land Revenue office of Salcete under Matriz No. 1470.

The property is bounded on the North by property surveyed under no. 84/13, on the south by property surveyed under no. 83/8 and 83/4, on the east by properties surveyed under nos. 83/1 and 83/4 and on the west by road.



REGISTRAR
SALCETE