



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT**

Matanhy Saldanha Administrative Complex, Margao- Goa.

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No: AC-II/SAL/SG/CONV/29/2014/383

- Ref: 1) No.5/SGF/CONV/182/14-15/07 dtd 01/04/2015 of the Dy. Conservator of Forest, Margao-Goa.
2) No.TPM/26830/Verna/141/6/2015/793 dtd.12/2/2015 of Town Planner, TCPD, Margao-Goa.
3) No.MAM/SAL/CONV/67/2014/125 dtd.09/12/2014 & No.MAM/SAL/CONV/CI-III/15/7128 dtd. 14/12/2015 of the Mamlatdar of Salcete, Margao-Goa.
4) No.2/ISLR/187/2015/2225 dated 23/10/2015 of Superintendent of Surveys and Land Records, Margao.
5) Affidavit of Ms. Francisca Soares executed on 21/12/2015 before Notary Shantaram v. Kudchadkar, vide reg. No.12679/15.

READ: Application dtd.21/4/2014 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) **Mr Lyndon Rodrigues & Mr. Hedwiz A.S. Carvalho, through PoA Mr. Joseph D' Cruz, r/o.204, 2nd floor, Royal Plaza, Opp. Veg. Market, Vasco da Gama-Goa, being the occupant of the plot registered under survey No.141/6 of Verna 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, **survey No.141/6 of Verna Village of Salcete Taluka, Goa, admeasuring an area 2650square 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 thereunder 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.

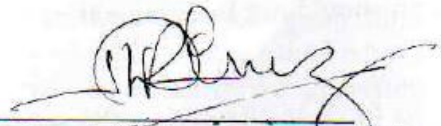
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration 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. 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 be 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 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, 1974.

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 the road serving the plot/ property is 15.0mts hence front setback of minimum 10.50mts shall be kept from the center line of the road for secondary development. The traditional access, passing through the plot, if any, shall be maintained.
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. NOC/permission also obtain from CRZ Authority for any development of construction falls in the CRZ area.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any activity.
19. 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.
20. 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.
21. 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.
22. 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.

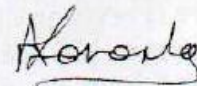
Appendix-I


Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
160.00 mts	16.50 mts	2650 sq.mts	Survey No.141/6 of Verna Village of Salcete Taluka	North: Nullah South : Road East: sy.no.141/7 West : sy.No.141/5
Conversion is sanctioned for residential purpose with permissible F.A.R 60% based on reports/NOC referred at page no:1. Applicant has deposited Conversion fees of an amount of Rs.1,89,840/- (Rupees one lakh eighty nine thousand eight hundred and fourty only) vide challan No.ACII/90/15/16 in the State Bank of India, Margao.				

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and sent seal of this office on behalf of the Government of Goa and the applicant, Mr Lyndon Rodrigues & Mr. Hedwiz A.S. Carvalho, through PoA Mr. Joseph D' Cruz, r/o.204, 2nd floor, Royal Plaza, Opp. Veg. Market, Vasco da Gama-Goa, hereunto set his hand this 12th day of January, 2016.


(Mr. Joseph D' Cruz, PoA for applicants)

Signature and designation of the witnesses:

1. ANTONETA NORONHA 

2. Imajit MEHBOOBAN-DHANANI 



(Y. B. Tavde)
Additional Collector-II
South Goa District, Margao-Goa



Copy to:

1. The Town Planner, Town & Country Planning Dept., Margao.
2. The Dy. Conservator of Forest, Margao-Goa.
3. The Mamlatdar of Salcete, Margao-Goa.
4. The Superintendent of Survey and Land Records, Margao.

PLAN

SHOWING THE AREA PROPOSED FOR CONVERSION UNDER SURVEY NO.141/6 OF VERNA VILLAGE OF SALCETE TALUKA.

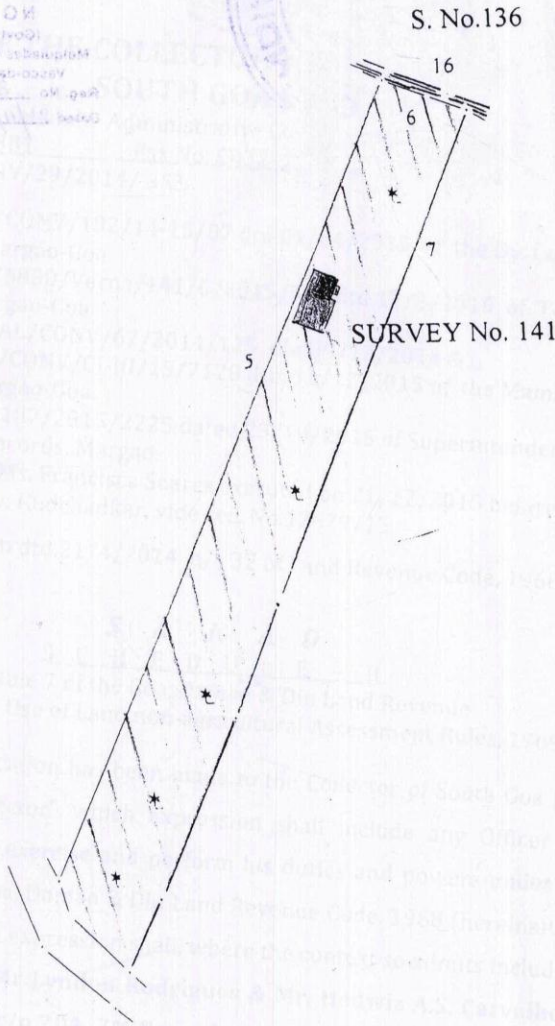
APPLICANT :-JOSEPH D'CRUZ POA HOLDER OF MR. LYNDOM RODRIGUES & HEDWIZ CARVALHO.

CASE No.AC-II/SAL/SG/CONV/29/2014/5530



SCALE:-1:1000

ADV. D. B. SHARMA
NOTARY
Govt. of Goa
Mandate No. B-2-1-2009
Reg. No. 100
Date of Issue



NOTE:-



- TOTAL AREA TO BE CONVERTED= 2650.00
- AREA OF THE EXISTING STRUCTURE ON SURVEY PLAN = 25.00 M2
- AREA OF THE EXTENSIONS TO THE EXISTING STRUCTURE= 31.00 M2

VERIFIED AND PREPARED BY
Angela P. Araujo
(ANGELA P. ARAUJO)
FIELD SURVEYOR
OFFICE OF THE MAMLATDAR OF SALCETE



CERTIFIED TO BE TRUE COPY

[Handwritten Signature]
22/11/17

Adv. DILESHWAR M. NAIK
NOTARY
(Govt. of India)
Melquiades Bldg., 3rd Floor,
Vasco-da-Gama, Goa.
Reg. No. 885/17
Dated 22/11/2017