



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Additional Collector-I Section, Room No.415, Fourth Floor,
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Email: cols.goa@nic.in

No.AC-I/SAL/SG/CONV/99/2015/ 4486 Date: 28 / 06 / 2016



READ: 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, 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) **Ramanad P. Raicar, Kameshwari R, Raicar, Gourixa P. Raicar, Kalpana G. Raicar, Damodar P. Raicar & Indira D. Raicar, C/o M/s Supreme Realtors, Nr. Telephone Exchange, Margao-Goa,** being the occupant of the plot registered under **Survey No.67/11 of Navelim Village of Salcete Taluka** (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 under **Survey No.67/11 of Navelim Village of Salcete Taluka** admeasuring area **9559.00Sq.mts,** be the same a little more or less for the purpose of **Residential** use only.

And Whereas, The Mamlatdar of Salcete, has submitted report vide no: MAM/SAL/CONV/AK/131/2016/137 dated 18/03/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs. 6000/- per sq.mts, there is an access to the site in question, as per form no. I & XIV there is no Tenants/Mundkars on the proposed land for conversion and the land is not a tenanted prior to the enforcement of the Tenancy Act, as per record there are no any Agricultural Tenancy/mundkar case running on the land proposed, there is no sign of paddy cultivation on the site, there does not exist structure in the proposed land, the in question falls in survey

No.67/11 of Navelim Village, it is shown as garden and class(a) in occupant column Government of Goa., SIP, WRD, name is recorded and in the other right column names of Saljit Affonso, Domingo Rosario Cardozo, Luis Gomes, is figuring, it is not coming under C.R.Z Regularization either 200 mts. or 500 mts. HTL, hence the proposed conversion may be considered after deciding point No.4 & 9, there exist 4 banyan & 15 coconut trees on the proposed site for conversion.

And Whereas, the Town Planner, Margao, has submitted report stating that the Land under Survey No.67/11 of Navelim of Village Salcete Taluka, as per the Regional Plan for Goa 2001 as well as 2021 (kept on hold) the plot question is located in the Settlement Zone, having Permissible FAR of 50% & has recommended the conversion for Residential purpose admeasuring an area 9559.00.sqmts. vide report No.TPM/28333/Navelim/67/11/2016/2445 dated 16/05/2016.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, has submitted revised report vide letter No 5/SGF/CONV/718/2015-16/32 dated 05/04/2016, has informed his office has inspected the area and it is observed that the area under Sy. No. 1 of Navelim Village of Salcete admeasuring an area 9559.00 sq.mts. is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan also does not figure in the list of survey numbers identified as private forest by State level Expert Committee & newly appointed committee Forest(Conservation) Act, 1980, is not applicable to the said area and while planning the constructing of building, well grown 2 Banyan tree shall be retained at the site (Placed at 556/C)

And Whereas, the Superintendent of Surveys & Land Records, Margao-Goa, has submitted the six copies of survey plan and details in appendix I to Schedule II of Survey No.67/11 situated at Navelim Village of Salcete Taluka and further informed that already constructed structures admeasuring plinth area of (12.00+72.00+23.00+33.00+2.00+2.00) =144.00sq.mts. vide letter NO.2/SSLR/65/2016/864 DATED 06/05/2016 (Placed at 562/C).

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No.67/11 of Navelim Village of Salcete Taluka** is approved & applicant has deposited conversion fees of and penalty of ₹12,90,465/- (Rupees twelve lakhs ninety thousand four hundred sixty five only) and Penalty ₹38,880/- (Rupees thirty eight thousand eight hundred eighty only) total comes to ₹13,02,345/- vide e-Challan No.AC-1/22/2016-17 dated 24/06/2016.

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 has paid 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 Applicant 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.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property. 10. Any further development in the plot shall be strictly as per the rules in force.
10. 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.
11. 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

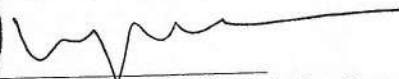
- shall not use the Sanad for pursuing any illegal or antinational activities on this converted land
12. The traditional access, passing through plot, if any shall be maintained.
 13. The right of way of (NH-17) plot/property 6.00mts. hence front setback of minimum 6.00 mts & required set backs from NH-17, shall be kept from centre line of road.
 14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
 15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
 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 concern 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 any 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 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.
 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, 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.



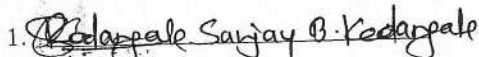
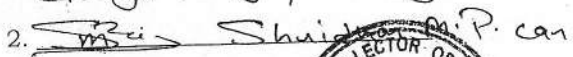
Appendix-I

Length & Breath		To tal Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
N orth to South	E ast to West			
112.00 40.67 17.5 Mts.	119.00 32.25 39.8 Mts.	9559.00 Sq.mts	Survey No: 67/11 (part) of Navelim Village of Salcete Taluka	North: Sy. No.67/8,11, 11-A South : Sy.No 67/11-A, 11,1,4 East: Sy. No.67/8,11,13 West : Sy. No: 67/10, 12, 11-A & 14, 68/3 & 67/14
Conversion is Sanctioned for Residential purpose with permissible F.A.R 50% based reports/NOC referred at page no: 1 & 2				


In witness whereof the Collector 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 Applicants **Ramanad P. Raicar, Kameshwari R. Raikar, Gourixa P.Raicar, Kalpana G.Raikar, Damodar P. Raicar & Indira D. Raicar, C/o M/s Supreme Realtors, Nr. Telephone Exchange, Margao-Goa**, hereunto set his hand this 28th day of June, 2016.


Shri Yogesh Yeshwant Naik PoA for Ramanad P. Raicar, Kameshwari R. Raikar, Shri. Gourixa P.Raicar, Kalpana G.Raikar, Damodar P. Raicar & Indira D. Raicar, C/o M/s Supreme Realtors, Nr. Telephone Exchange, Margao-Goa,, (applicant)

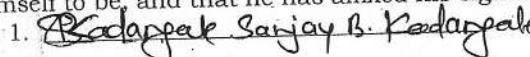
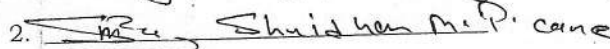
Signature and designation of the witnesses:

-  K. K. Kadam
-  Shridhar M. P. Car




(L.S.R. Pereira)
Additional Collector-I
South Goa District,
Margao- Goa

We declare Shri Yogesh Yeshwant Naik PoA for applicnats who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

-  K. K. Kadam
-  Shridhar M. P. Car

Copy to:




- The Town and Country Planning Department, Margao-Goa..
- The Dy. Conservator of Forest, Margao-Goa.
- The Mamlatdar of Salcete.
- The Superintendent of Survey and Land Records, Margao-Goa.

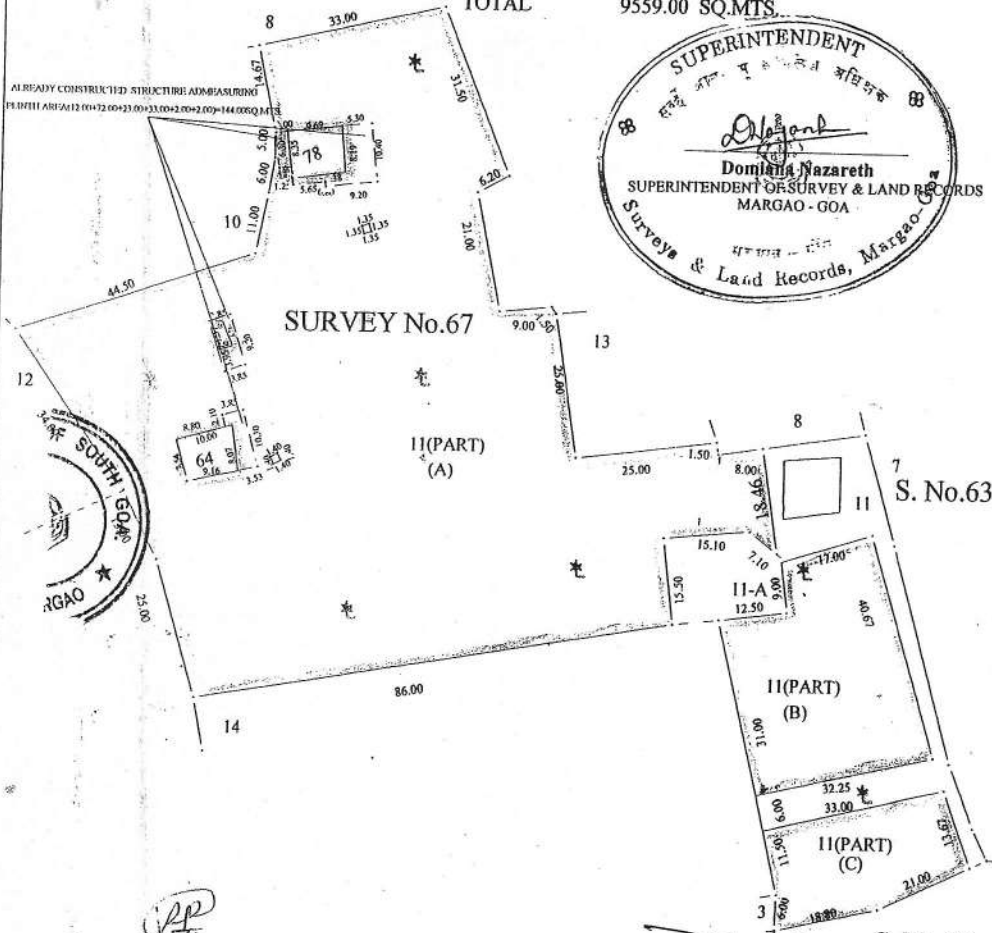
GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No. 67/11(PART) SITUATED AT NAVELIM VILLAGE OF
SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY SHRI RAMANAD P. RAICAR & KAMESHWARI R.RAIKAR,
SHRI. GOURIXI P.RAICAR & KALPANA G.RAIKAR, SHRI.DAMODAR P.RAICAR & INDIRA D.RAICAR
VIDE ORDER No. AC-1/SAL/SG/CONV/99/2015/3006; DATED: 14/03/2016. ISSUED
BY THE ADDITIONAL COLLECTOR-I SOUTH GOA DISTRICT, MARGAO- GOA.

SCALE : 1:1000

	AREA TO BE CONVERTED 11(PART) (A) = 7857.00 SQ. MTS
	AREA TO BE CONVERTED 11(PART) (B) = 1127.00 SQ. MTS
	AREA TO BE CONVERTED 11(PART) (C) = 575.00 SQ. MTS
TOTAL 9559.00 SQ.MTS.	



VIJAY R.PRABHU GAONKAR,(F.S.)

PREPARED BY

SURVEYED ON:06-04-2016

PARSH NAIK, (H.S)

VERIFIED BY

File No.: 2/SSLR/65/2016