



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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No: AC-I/SAL/SG/CONV/21/2016 /12677

Date: 09/12/2016.

READ: Application dated 24/02/2016 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 **Maria Fatima Sardinha C/o. Kenneth Sardinha H.No.14/2, Gourlloy Nuvem, Salcete**, being the occupant of the plot registered Land under **Chalta No.9 & 34 of PTS No: 134 of Margao City of Salcete Taluka, Goa**, admeasuring an area **2418.00 sq.mts** (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 **Chalta No.9 & 34 of PTS No: 134 of Margao City of Salcete Taluka, Goa**, admeasuring an area **2418.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/285/2016-17/1389 dated 17/08/2016, has inform that his office has inspected the area and it is observed that the said area under Ch.No.34 & 9 of PTS. No.134 of Margao City of Salcete Taluka admeasuring an area of 2418.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. It is 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. (Placed at 48/C)

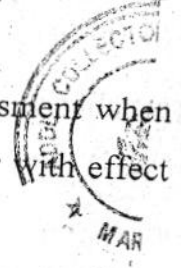
And whereas, the Town Planner, Margao, has submitted report as per Outline Development Plan for Margao the land under Chalta No.9 & 34 P.T.S. No.134 Margao City of Salcete Taluka, is located in Commercial (S1)) having Permissible FAR of 100% & has recommended the conversion of Land for Residential purpose admeasuring an area 2418.00m² sq.mts. vide report no: TPM/28638/Marg/134/9 & 34/16/3745 dated 09/08/2016.

And whereas, the Mamlatdar of Salcete, vide letter no: MAM/SAL/CONV/AK-I/297/2016/324 dated 02/08/2016, has informed that such use will not affect public health, safety and convenience, the present market value of the land is about 18000/- per sq.mts., there is in access to the site in question, as per the form D there are 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, the said land is not low lying nor exist water bodies there does not exist structures in the proposed land, the plot in question falls in Chalta No.9 & 34 of PTS No.134 of Margao City, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts., the proposed conversion may considered and there exist 4 coconuts, 2 banyan, 1 mango, 1 Teakwood, 1 Tar mind and 4 Jungle tree on the proposed site for conversion and submitted six pies of plan.

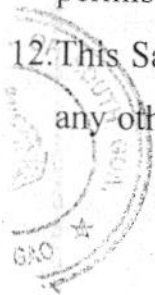
And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.9 & 34 P.T.S. No.134 Margao City of Salcete Taluka, was approved and applicant has deposited Conversion fees of Rs.6,77,040/- Rupees Six lakh seventy seven thousand forty only) vide e-challan no AC-I/66/2016-17 dated 25/11/2016, in the State Bank of India, D.H.Q. Margao-Goa.

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.

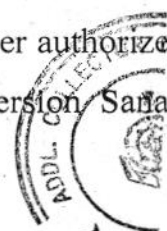


3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. **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) 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.
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.
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 20.00 mts hence front setback of minimum $10.00+3.00=13.00$ mts. shall be kept from centre line of road. The plot is also facing 30.00 mts wide proposed road in the northern side.
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 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 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 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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
276.00 mts	11.00 mts	2418.00 Sq.mts	Ch. No. 9&34 of PTS. No. 134 Margao City of Salcete Taluka	North: Ch. 5 PTS. No.134 South: Road East: Ch. 35 PTS. No.134 West: Ch. 7 PTS. No.134
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC referred at page no: 1				

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 Applicant **Maria Fatima Sardinha C/o. Kenneth Sardinha H.No.14/2, Gourlloy Nuvem, Salcete**, hereunto set his hand this 9th day of December 2016.

S. Kamat
Sandeep Kamat POA for Maria Fatima Sardinha, (applicant)

Signature and names of the witnesses:

- Vishvas Bale VB
- Rajendra S. Sheth RS



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

We declare that **Sandeep Kamat POA for Maria Fatima Sardinha**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

- Vishvas Bale VB
- Rajendra S. Sheth RS

Copy to:

- The Town and Country Planning Dept., Margao-Goa.
- The Dy. Conservator of Forest, Margao-Goa.
- The Mamlatdar of Salcete-Goa.
- The Inspector of Survey & Land Records, Margao-Goa.

