



**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/SAL/SG/CONV/91/2015/1303D

Date: 11 / 11 / 2020.



**READ:** Application 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) /s. **Gajraj Builders & Developers, r/o. Office No.2 3<sup>rd</sup> floor, karma Paes Avenue, Nr. Old Bus Stand, Vasco-da-Gama,** being the occupant of the plot registered under **P.T.S. No.220 Ch. No.138,139,146,151,184 & 185 of Margao City of Salcete Taluka, Goa,** admeasuring an area **952.00 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 Survey **P.T.S. No.220 Ch. No.138,139,146,151,184 & 185 of Margao City of Salcete Taluka, Goa** admeasuring an area **952.00 sq.mts** be the same a little more or less, for the purpose of **Commercial** use only.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: **MAM/SAL/CON/AK/376/2016/95** dated 20/01/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.18,000/- per sq.mts., there is an 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 the 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 area nor exist water bodies,

there does not exist structure in the proposed land, the plot in question falls in Chalta No.138, 139,146 to 151 & 184, 185 of PTS No.220 of Margao City of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, hence the proposed conversion may be considered, there exist 5 coconut and 1 mango trees on the proposed site for conversion and Mamlatdar has submitted six copies of and copy of the Schedule-II, appendix-I.

AND WHEREAS, the Town Planner, Margao, submitted 2 different reports and reported that the land under P.T.S. No.220 Ch. No.138,139,146,151,184 & 185 of Margao City of Salcete Taluka, as per the Outline Development Plan for Margao, the plot in question is located in the Settlement (S-1) having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 952.00Sqmts and 952.00 sq.mts vide report no: TPM/28067/Marg/PTS.220/Ch.138,139,146,151, 184 & 185/2016/707 dated 09/02/2016 & 09/02/2016. Subsequently the applicant has submitted the Land Zoning Information bearing NO.SGPDA/ZON/485/20-21 dated 04/08/2020 from Member Secretary, South Goa Planning & Development Authority Margao, Goa, reporting that the property bearing Chalta NO.138,139,146 to 157, 184 to 186 of P.T.S. No.220 & Chalta No.124 & 180 of P.T. Sheet No.227 of Margao Town admeasuring 2404.00 m2 is Commercial C-2 zone as per ODP Margao 2028, further informed the property is affected by 20.00mts wide proposed ODP roads on the Southern side as marked on survey plan as shown in the ODP-2028 plan being followed. The applicant further requested to issue the conversion sanad for commercial purpose.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/508/2015-16/2860 dated 15/01/2016, informed that his office has inspected the area through Sub-Divisional Forest Office, Quepem, and it is observed that the area land under Chalta No.138,139,146-151,184 & 185 of Margao City of Salcete Taluka admeasuring area of 952.00sq.mts is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the said area.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under P.T.S. No.220 Ch. No.138,139,146,151,184 & 185 of Margao City of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹11,13,840/- (Rupees eleven thirteen thousand eight hundred forty only) vide e-challan no AC-II/52/2020-21 dated 10/11/2020, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Adv. Ms. Harjit KAur Gurmit Singh, Notary (Govt. of India) Shop No. 26 Ground Floor Karma Paes Avenue, Vasco da Gama, Reg. 4198/2020

dated 10/11/2020.

NOW THEREFORE, 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 access serving the plot/property under reference is 15.00 hence setback of minimum 10.50 mts shall be kept from the 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 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 after issuance of e-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 or 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 Applicants.
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			
26.25 mts	36.27 mts	952.00 Sq.mts	P.T.S. No.220 Ch. No.138,139,146,151,184 & 185 of Margao City of Salcete Taluka, Goa	North: Ch NO.137,181 & 183 South: Ch. No.145 East: Ch. No.157, 154 152 West: Nullah
Conversion is Sanctioned for Commercial purpose with (C-2) based reports/NOC referred at page no: 1 & 2 in this sanad				

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 M/s. **Gajraj Builders & Developers, r/o. Office No.2 3<sup>rd</sup> floor, karma Paes Avenue, Nr. Old Bus Stand, Vasco-da-Gama,** hereunto set his hand this                      day of November, 2020.

**Shri Anil M. Sawant Partner of M/s. Gajraj Builders & Developers (applicant)**

Signature and names of the witnesses:

1. LAKHAN N. KURMAL
2. Sany S. Carlin

  
(Agnelo A.J. Fernandes)  
Additional Collector-II,  
South Goa District,  
Margao- Goa

We declare that Shri Anil M. Sawant, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. LAKHAN N. KURMAL
2. Sany S. Carlin

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.

GOVERNMENT OF GOA  
OFFICE OF THE MAMLATDAR OF SALCETE  
MARGAO GOA

**PLAN**

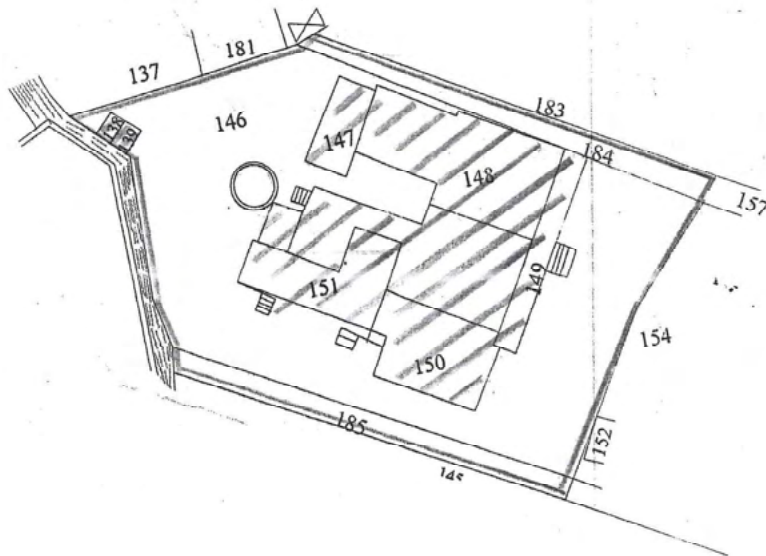
SHOWING THE AREA PROPOSED FOR CONVERSION UNDER CHALTA  
NO.138,139,146 to 151 & 184,185 P.T.SHEET NO. 220 OF MARGAO CITY OF  
SALCETE TALUKA.

APPLICANT :-M/S GAJRAJ BUILDERS AND DEVELOPERS

CASE No.AC-II/SAL/SG/CONV/91/2015/11672



SCALE 1:500



NOTE:-



TOTAL AREA TO BE CONVERTED = 952.00 SQ.MTS.



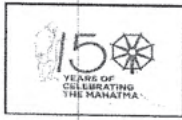
-AREA OF THE EXISTING STRUCTURES AS PR SURVEY PLAN = 236.00 SQ.MTS.

VERIFIED AND PREPARED BY

*@raujo*

(ANGELA P. ARAUJO)  
FIELD SURVEYOR

O/O MAMLATDAR OF SALCETE  
MARGAO-GOA



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**READ:** Application 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)

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AND WHEREAS, the Town Planner, Margao, submitted 2 different reports and reported that the land under P.T.S. NO.220 Ch. No.152 to 157 & 186 of PTS NO.227 Ch. NO.180 & 124 of Margao City of Salcete Taluka, as per the Outline Development Plan for Margao, the plot in question is located in the Settlement (S-1) having permissible F.A.R.100 & recommended the conversion of Land for Residential purpose admeasuring an area 1452.00 sq.mts vide report no: TPM/28067/Marg/PTS.220/227/2016/708 dated 09/02/2016 & 09/02/2016. Subsequently the applicant has submitted the Land Zoning



Information bearing NO.SGPDA/ZON/485/20-21 dated 04/08/2020 from Member Secretary, South Goa Planning & Development Authority Margao, Goa, reporting that the property bearing Chalta NO.138,139,146 to 157, 184 to 186 of P.T.S. No.220 & Chalta No.124 & 180 of P.T. Sheet No.227 of Margao Town admeasuring 2404.00 m2 is Commercial C-2 zone as per ODP Margao 2028, further informed the property is affected by 20.00mts wide proposed ODP roads on the Southern side as marked on survey plan as shown in the ODP-2028 plan being followed. The applicant further requested to issue the conversion sanad for commercial purpose.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/AK/375/2016/94 dated 20/01/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.18,000/- per sq.mts., there is an 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 the 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 area nor exist water bodies, there does not exist structure in the proposed land, the plot in question falls in P.T.S. NO.220 Ch. No.152 to 157 & 186 of PTS NO.227 Ch. NO.180 & 124 of Margao City of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, hence the proposed conversion may be considered, there exist 5 coconut and 1 mango trees on the proposed site for conversion and mamlatdar has submitted six copies of plan. conversion and Mamlatdar has submitted six copies of and copy of the Schedule-II, appendix-I.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no:5/SGF/CONV/506/2015-16/2864 dated 15/01/2016, informed that his office has inspected the area through Sub-Divisional Forest Office, Quepem, and it is observed that the area land under P.T.S. No.220 Ch. No.152 to 157 & 186 of PTS No.227 Ch. No.180 & 124 of Margao City of Salcete Taluka admeasuring area of 1452.00sq.mts is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the said area.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.138,139,146 to 157, 184 to 186 of P.T.S. No.220 & Chalta No.124 & 180 of P.T. Sheet No.227 of Margao City of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹16,98,840/- (Rupees sixteen lakh ninety eight thousand eight hundred forty only) vide e-challan no AC-II/51/2020-21 dated 10/11/2020 in the



State Bank of India, the applicant has submitted Affidavit cum Indemnity Bond, executed before Adv. Ms. Harjit KAur Gurmit Singh, Notary (Govt. of India) Shop No. 26 Ground Floor Karma Paes Avenue, Vasco da Gama, Reg. 4197/2020 dated 10/11/2020.

NOW THEREFORE, 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:

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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 Mundecarial/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 the access serving the plot/property under reference is 15.00, hence setback of minimum 10.50 mts shall be kept from the 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 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 after issuance of e-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 or 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 Applicants.
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			
27.25 mts	51.50 mts	1452.00 Sq.mts	Chalta No. P.T.S. No.220 Ch. No.152 to 157 & 186 of PTS No.227 Ch. No.180 & 124 of Margao City of Salcete Taluka, Goa	North: Chalta No.183 South: Chalta. No.145 of PTS No.220 East: Road West: Chalta No.146
Conversion is Sanctioned for Commercial (C-2) purpose based reports/NOC referred at page no: 1 & 2 in this Sanad				

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 **M/s. Gajraj Builders & Developers, r/o. Office No.2 3<sup>rd</sup> floor, karma Paes Avenue, Nr. Old Bus Stand, Vasco-da-Gama,** hereunto set his hand this                      day of November, 2020.

**Shri Anil M. Sawant Partner of M/s. Gajraj Builders & Developers, (applicant)**

Signature and names of the witnesses:

1. LAKHTAN M. KURNAL 

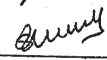
2. Sanyas S. Cantan 



**(Agnelo A.J. Fernandes)**  
Additional Collector-II,  
South Goa District,  
Margao- Goa

We declare that Shri Anil M. Sawant, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. LAKHTAN M. KURNAL 

2. Sanyas S. Cantan 

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.





GOVERNMENT OF GOA  
OFFICE OF THE MAMLATDAR OF SALCETE  
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PLAN

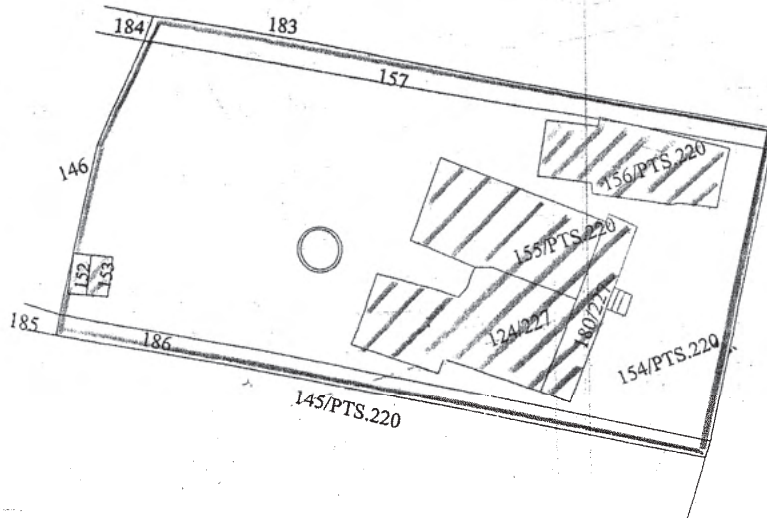
SHOWING THE AREA PROPOSED FOR CONVERSION UNDER CHALTA NO.152-157 & 186 OF PTS NO.220 & CHALTA NO.124 & 180 OF PTS. NO.227 OF MARGAO CITY OF SALCETE TALUKA.

APPLICANT :-M/S GAJRAJ BUILDERS AND DEVELOPERS

CASE No.AC-II/SAL/SG/CONV/90/2015/11673



SCALE 1:500



NOTE:-



TOTAL AREA TO BE CONVERTED = 1452.00 SQ.MTS.



-AREA OF THE EXISTING STRUCTURES AS PR SURVEY PLAN = 397.00 SQ.MTS.

VERIFIED AND PREPARED BY

*Araujo*

(ANGELA P. ARAUJO)  
FIELD SURVEYOR  
O/O MAMLATDAR OF SALCETE  
MARGAO-GOA