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: CCSAL01-25-15 | 161 Date:15/05/2025

READ: Application U/s 32 of Goa Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

{(See Rule 7 of the Goa 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, 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 **M/s Raycon Builders, H.No. 2177,Marlem, Borda Fatorda Salcete Goa,** being the occupants of the plot registered **under Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** admeasuring an area **860.00 sq.mts** (hereinafter referred to as the "applicants" which expression shall, where the context so admits include their 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 **Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** admeasuring an area **860.00**Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the South Goa, Town and Country Planning Department Margao Goa, reported that the land under **Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** as per the Regional Plan of Goa 2021, the plot under reference is earmarked as Settlement Zone (S1) village having VP-2 status with permissible F A R 60, and admeasuring an area **860.00** Sq.mts vide report no: SGPDA/Zon-277/1242/2024-25 dated 02/12/2024.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/01-15/2025 dated 02/04/2025, wherein he has stated the applicant is Private owner and land situated in Village Area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.18,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Communidade/Aframento, the land proposed is not a originally not Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violation of any provision of Goa Land Use Act 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under **Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/1219/2024-25 dated 20/03/2025, has informed that the said **Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** does not falls under the private forest land as identified by the forest department. The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,** is approved & applicant has deposited conversion fees of **of Rs. 3,44,000/- (Rupees Three Lakh Forty Four Thousand only)** vide e-Challan No. AC-II/44/2025-26 dated 15/04/2025 , in the SBI Margao.

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) above, also 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 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.

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. Traditional access, passing through the plot, if any shall be maintained.

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 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 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 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 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.

24. No activity shall be carried out in CRZ area in case if the land under reference falls partly or fully in CRZ area without prior approval of The Goa Coastal Zone Management Authority in terms of CRZ Notification, as amended.

25. This conversion sanad is granted without prejudice to the provision of CRZ notification and EIA Notification and the applicant or his representatives shall not carry out , any activities in contravention of these notification, building & planning laws, TCP guidelines etc. All the requisite permissions, approvals shall be obtained before commencement of any activities at site

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
36.00 Mts	27.00 Mts.	860 sq. mts.	**Ch.No. 63 of PT Sheet No. 81 of Margao City of Salcete Taluka,**	North: P T Sheet no 81 of Ch.no. 7 South : P T Sheet no 81 of Ch.no. 7 East: P T Sheet no 81 of Ch.no. 7 West : P T Sheet no 81 of Ch.no. 50
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness where of the Additional Collector - II of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the Applicant **M/s Raycon Builders represented by its Authorised signatory Mr. Rayesh Ratnakar Raiker, H.No. 2177, Marlem, Borda Fatorda Salcete Goa,** hereunto set his hand this day of May 2025.

RAYCON BUILDERS

Proprietor

M/s Raycon Builders represented by its Authorised signatory Mr. Rayesh Ratnakar Raiker

Signature and designation of the witnesses:

1. HEMANT RAVINDRA NEVGI

2. ADV. MANDAR S. LOTLIKAR

(**Ramesh N. Gaonkar)**
Additional Collector-II
South Goa District,
Margao- Goa

We declare, **M/s Raycon Builders represented by its Authorised signatory Mr. Rayesh Ratnakar Raiker,** who has signed this sanad is, to our personal knowledge, the person he represents themself to be, and that he has affixed their signature hereto in our presence.

1. HEMANT RAVINDRA NEVGI

2. ADV. MANDAR S. LOTLIKAR

Copt to:

1.The Mamlatdar of Margao-Goa.

2. The Inspector of Survey & Land Records, Margao, Goa.

Government of Goa

Directorate of Settlement and Land records

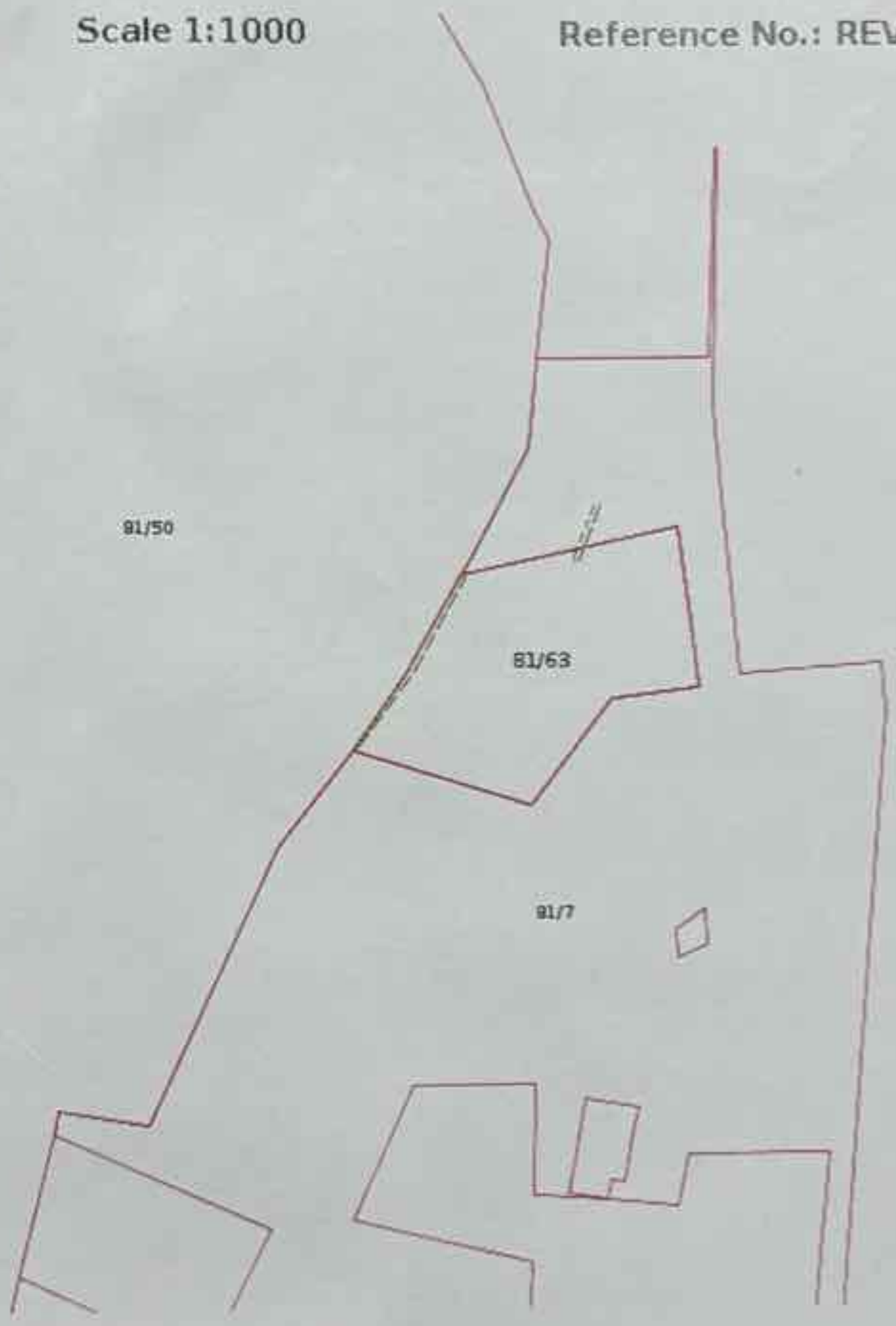
Survey Plan

Salcete Taluka, Margao City

PT Sheet No.: 81 , Chalta No.: 63

Scale 1:1000

Reference No.: REV192478700



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NOTE: PLAN TO BE PRINTED ON A4 SIZE