



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-279443

Fax No: 0832- 2794402

No: CADISAL01-24-4/52

Date: 8 /02/2024

READ: Application U/S 32 of Goa LRC, 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 under) **S F Builders** H.No. 233, Laxette Varca Salcete Goa being the occupant of the plot registered **under Survey No 73/13 of Varca Village of Salcete Taluka**, admeasuring an area **824.00 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 No. 73/13 of Varca village of Salcete Taluka-Goa**, admeasuring an area **824.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao Goaa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. **73/13 of Varca village of Salcete Taluka**, vide letter NO.2/ISLR/CONV/20/24/154 dated 15/01/2024.

AND WHEREAS, The Town Planner, Margao, has submitted a report of Survey No. **73/13 of Varca village of Salcete Taluka**, as per Regional Plan for Goa 2021, the plot in question is located in the Settlement (S3) zone having permissible

F.A.R. 60' admeasuring an area 1175.00m² vide report no: TPM/4998/Zon-Inf/Varca/73/13/2023/4785 dated 07/09/2023.

AND WHEREAS, the Mamlatdar of Salcete has submitted a report vide no: MAM/SAL/CONV/AK/01-4/2024 dated 17/01/2024, 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.12,000/- per sq.mts., there is a kutchha road/access to the site in question o the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars 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 Comunidade/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 survey No. **73/13 of Varca** Village 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/917/23-24 dated 05/02/2024, has informed that the said Sy.No. **73/13 of Varca village** of Salcete Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The density of the natural vegetation with tree canopy is less than 0.1%, wherein the plot is more than 1 hectare is not applicable. 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 Survey no: **73/13 of Varca** Village of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of **Rs. 1,23,600/- (Rupees One Lakh Twenty Three Thousand Six Hundred only)** vide e-challan no AC-I/07/2024-25 dated 06/02/2024.

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. 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.
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 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.
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.

23. This sanad does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.

24. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction lactivity in the said land so converted and this Sanad is issued without prejudice to requirement of such permissions/approval Planning and building regulations which are required to be obtained from the concerned authorities/ Departments by the Applicant.

25. The area which is acquired by Ministry of Road Transport & Highway, Government of India and or Government of Goa for widening and improvement of Road/Highway shall be excluded under the change of use of land and the Applicant should also exclude the same and the same shall not be part of this Conversion Sanad

26. The area acquired/proposed by the Government/PWD/WRD or as may be proposed for such activity forming part of the area under reference shall be left open for such purpose and no activity shall be carried out in such earmarked area.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
37.60 mts	23.70 mts	824.00 Sq.mts	Sy No. 73/13 (Part) of Varca Village of Salcete Taluka	North: Sy.No.73/13 South: Sy.No.73/13 East: Sy.No.73/13 & 73/19 West: Sy.No.73/13
Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60 based reports/NOC referred at page no: 1 & 2 in this sanad				

In witness whereof the Additional Collector-I 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 **S F Builders represented by their partners Mr. Stanley Ashok Martins**, H.No. 233, Laxette Varca Salcete Goa hereunto set his hand this 8th day of February 2024.

Stanley
S F Builders represented by their authorized partner Mr. Stanley Ashok Martins

Signature and names of the witnesses:

1. Lina Palmeira gsl

2. Gauravi Bhawe gsl



Srinet Kothwale
Additional Collector-I,
South Goa District,
Margao- Goa

We declare that **S F Builders represented by their partners Mr. Stanley Ashok Martins** 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.

1. Lina Palmeira gsl

2. Gauravi Bhawe gsl

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
Directorate of Settlement and Land Records
Survey Plan
Salcete Taluka, Varca Village
Survey No.: 73 , Subdivision No.: 13

Scale 1:1000

Reference No.: CMAR23-38410-1224842



718

714

7112

7111

73/13

7115

7119

701

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



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: CCSAL10-22-169/50

Date: 9 / 11/2022.

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) **Esperanca Alphonso, 1 st Fatrade, Varca Salcete Goa**, being the occupant of the plot registered **under Survey No. 73/19 Varca Village of Salcete Taluka**, admeasuring an area **600.00 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 **under Survey No. 73/19 Varca Village of of Salcete Taluka**, admeasuring area **600.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Margao, reported that the land under Survey No. **73/19 Varca Village of Salcete Taluka**, as per the Regional Plan for Goa 2021, the area proposed for conversion is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **600.00Sqmts** vide report no: TPM/843/Zon-Inf/Var/73/19/2022/4565 dated 26/09/2022.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/22-169/2022 dated 02/11/2022, 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.7,000/- per sq.mts., there is a road/access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars 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 Comunidade/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 survey No. 73/19 Varca of Village 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/668/2022-23/ dated 02/11/2022, has informed that the said Sy.No. 73/19 Varca village of Salcete Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. 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 Survey No. 73/19 Varca Village of Salcete Taluka, is approved & applicant has deposited conversion fees of **Rs.90,000/- (Rupees Ninety Thousand forty five thousand two hundred forty eight only)** vide e-Challan No.COL/172/2022-23 dated 03/11/2022, in the State Bank of India, 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.

no: _____
affect the

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.

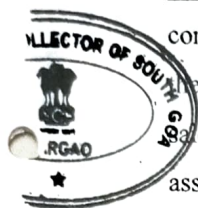
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

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.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
24.00 Mts	26.00 Mts.	600.00 sq.mts.	Survey No. 73/19 Varca Village of Salcete Taluka	North: Sy.No.73/14 South :DRAIN East : Sy.No.73/20 West : Sy. No.73/13

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.

In witness whereof the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicant **Esperanca Alphonso, 1 st Fatrade, Varca Salcete Goa**, hereunto set her hand this 09 day of November 2022.

Esperanca Alphonso

Esperanca Alphonso, (applicant)

Signature and designation of the witnesses:

1. Agnes Aguiam Aguiam
2. Trigo D'Sa D'Sa



Jyoti Kumari
(Jyoti Kumari, I.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare, **Esperanca Alphonso**, 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.

1. Agnes Aguiam Aguiam
2. Trigo D'Sa D'Sa

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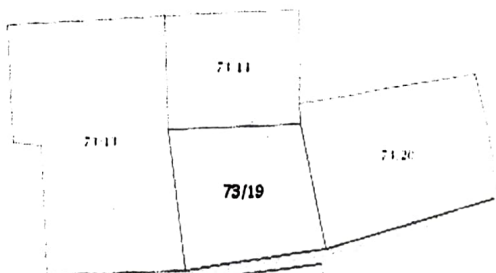
1. The Inspector of Survey and Land Records, Salcete-Goa..
2. The Mamlatdar of Salcete, Goa.



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Salcete Taluka, Varca Village
Survey No.: 73 , Subdivision No.: 19

Scale 1:1000

Reference No.: CMAR22-43020-973475



70-1

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OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION SALCETE, MARGAO - GOA

Matanhy Saldhana Administrative Complex Phone Nos :- 0832-2794145
Fax Nos :- Email :- sdm-salcete.goa@nic.in

No.CDSAL08-24-443/4642

Dated:- 11-Oct-2024
18/10/24

Read: Application dated 07-Aug-2024 from S.F. Builders, House no.233,Laxette, Varca,
Salcete-Goa, Varca, Salcete - Goa

SANAD
SCHEDULE - II

(See Rule 7 of the Goa,Daman and Diu Land Revenue (Conversion of use of land and non -
agricultural Assessment) Rules,1969)

Whereas an application has been made to the DEPUTY COLLECTOR & SDO, Salcete, Margao - Goa (hereinafter referred to as "the Deputy Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa,Daman And 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 thereunder), by Shri/Smt. S.F. Builders inhabitant of being the occupant/tenant of Survey No.73/13 in the village of Varca, in the Salcete Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of Survey No. 73/13 and measuring 351 Square Metres be the same a little more or less.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agriculture purpose for which the permission is granted and to prevent insanitary conditions.

2. Assessment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder 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 Residential 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 contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

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

e) No tree shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Appendix - I

Appendix

Length and Breadth		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks.
North to south	East to west			5				
1	2	3	4	North	South	East	West	6
42.30 mts.	29.75 mts.	351 sq.mts	Survey No. 73 Hissa No. 13 PART	sy.no. S.No.7 3 sub Div No.4	sy.no. NALL AH	sy.no. S.No.7 3 sub Div No.14 19	sy.no. S.No.7 3 sub Div No.12 18	The land in question is garden.

Village : Varca

Taluka : Salcete

Remarks :-

- The applicant has paid conversion fees of Rs.49,140.00 /-(RUPEES FORTY-NINE THOUSAND ONE HUNDRED FORTY ONLY) vide challan No.210/24-25 dated 09-Oct-2024.
- The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Salcete Margao Goa vide his report No.TPM/4998/Zon-Infra/Varca/73/13/2023/4785 dated 07-Sep-2023.
- The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-South Goa, Division Margao Goa has given NOC for conversion vide report No. 5/SGF/CONV/552/24-25 dated 19-Sep-2024.
- The Mamlatdar, Office of Mamlatdar, Salcete, Margao - Goa has submitted his report for conversion vide report No.MAM/SAL/CONV/AK/08-443/2024 dated 16-Sep-2024
- The Inspector of Survey and Land Records, Salcete-Goa has submitted his report for conversion vide report No. 2-ISLR-CONV-257-24 dated .
- The development / construction in the plot shall be governed as per laws / rules in force.
- a) The applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.
 - b) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
 - c) Sanad shall not take away Mundkarial/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.
 - d) Any further development in the plot shall be strictly as per the rules in force.
 - e) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner u/s 17A of T.C.P. Act.
 - f) 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.
 - g) Traditional access, passing through the plot, if any, shall be maintained.
 - h) The proposal is not contrary to any scheme for the planned development of the village.
 - i) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
 - j) 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.
 - k) N.O.C. from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
 - l) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
 - m) Low lying land and water bodies, be protected and should not be harmed due to any activity.
 - n) 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.
 - o) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuing of Challan then the Applicant is liable 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, in affecting the payment thereof shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.
 - p) 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.
 - q) If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy. Collector & S.D.O., Salcete, or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

In witness whereof the DEPUTY COLLECTOR & SDO OF Salcete, Margao - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and S.F. Builders has also hereunto set his/her hand this day 11th of October, 2024.

(Stanley Martins) *(Frenia Pereira)*
(S.F. Builders)



(RAMESH N. GAONKAR)
DEPUTY COLLECTOR & SDO
SOUTH GOA

APPLICANT

Signature and Designation of witnesses :

1. Rahul Nimbalkar
2. Mariano Cardoso

Complete address of Witness

1. Flat No 21/A, Duncalim Salcete
2. Hno 619, Peda Dumottem Varca

We declare that S.F. Builders who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.



1. Rahul Nimbalkar
2. Mariano Cardoso

1. The Dy Town Planner, The Town & Country Planning Department, Salcete Margao Goa
2. The Mamlatdar, Office of Mamlatdar, Salcete, Margao - Goa
3. The Inspector of Survey and Land Records, Salcete-Goa
4. The Sarpanch, Village Panchayat / Municipal Council Varca, Salcete-Goa
5. The Talathi of Varca
6. S.F. Builders, House no.233, Laxette, Varca, Salcete-Goa, Varca, Salcete - Goa



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

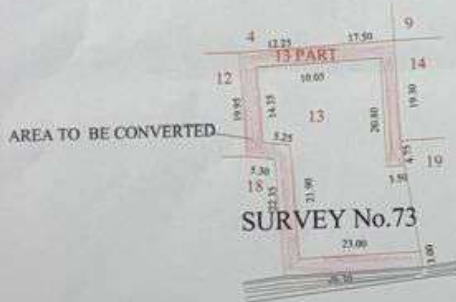
PLAN

OF THE PROPERTY BEARING SURVEY No. 73/13 PART SITUATED AT VARCA VILLAGE OF
SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE
INTO NON AGRICULTURE PURPOSE VIDE ORDER NO CDSAL08-24-443 DATED 26-8-24
ISSUED BY THE DEPUTY COLLECTOR & SDO SALCETE MARGAO-GOA.



SCALE : 1:1000

AREA TO BE CONVERTED S.No. 73/13 (PART) :- 351.00 SQ. MTS.



LUIS MIRANDA (F.S.)

PREPARED BY

SURVEYED ON: 17-9-2024

VERIFIED BY

File No.: 2/ISLR/CONV/257/24