



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: CCMOR04-23-95 | 53

Date: 18 / 05 / 2023

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 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) **by Prime Builders represented by its Proprietor Mr. Anthony Cedric Dias, 2nd floor, "Prime Corner" Vasco Da Gama Goa**, being the occupant of the plot registered **under Survey No. 188/1-C of Sancoale village of Mormugao Taluka**, admeasuring an area **2299.00 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 plot of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming **under Survey No. 188/1-C of Sancoale village of Mormugao Taluka**, admeasuring area **2209.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Mormugao Planning & Development Authority, reported that the land under Survey No. **188/1-C of Sancoale village of Mormugao Taluka**, as per Outline Development Plan for Vasco da Gama Planning area-2030, the plot under reference falls under 'S-1' Zone admeasuring an area **2209.00Sqmts** vide report no: MPDA/Zon-Inf/2023-24 dated 19/04/2023.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/CONV/2023/ dated 11/05/2023, 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.10,000/- per sq.mts., The plot sought for conversion is accessed by 15.00mts wide National Highway road, 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 name of Electricity Department of Government of Goa is figuring in occupants column of Manual Form I & XIV of Sy.No.188/1 of Sancoale Village, 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. **188/1-C of Sancoale village of Mormugao Taluka**, there is no any electrical line passing through proposed land, There is Electric pole at the edge of the property, 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/89/2023-24 dated 16/05/2023, has informed that the said Sy.No. **188/1-C of Sancoale village of Mormugao 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. **188/1-C of Sancoale village of Mormugao Taluka**, is approved & applicant has deposited conversion fees of **Rs.5,30,160/- (Rupees Five lakhs forty Thirty thousand One hundred Sixty only)** vide e-Challan No.COL/15/2022-23 dated 17/05/2023, in the State Bank of India, Margao.

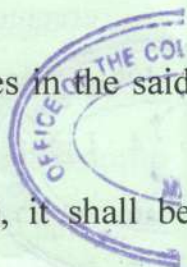
Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

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.

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 Mundecial/Tenancy rights of any individual, if any, existing in the said property.
10. *NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.*
11. Any further development in the plot shall be strictly as per the rules in force.
12. 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.

13. 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.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. 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.
23. 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.
24. 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 Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
131.00 Mts	24.00 Mts.	2209.00 sq.mts.	Sy No. 188/1-C of Sancoale village of Mormugao Taluka	North: Sy.No.188/1 South : Sy. No.111/1-A & 111/1 East: Sy.No.111/1-A, 111/1 & 188/1 West : Sy. No.188/1
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 whereof the Collector 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 **Prime Builders represented by its Proprietor Mr. Anthony Cedric Dias**, 2nd floor, "Prime Corner" Vasco Da Gama Goa, hereunto set his hand this 18th day of May 2023.

[Handwritten signature]

Prime Builders represented by its Proprietor Mr. Anthony Cedric Dias, (applicant)

Signature and designation of the witnesses:

1. Nicolau da Silva Silva
2. Rohidas Naik Rm


(A. Asvin Chandru, I.A.S.)
 Collector,
 South Goa District,
 Margao- Goa.

We declare, **Prime Builders represented by its Proprietor Mr. Anthony Cedric Dias**, 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. Nicolau da Silva Silva
2. Rohidas Naik Rm

Copy to:

1. The Inspector of Survey and Land Records, Vasco da Gama Goa.
2. The Mamlatdar of Mormugao, Goa.



Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 8-02-2023

Ref. No. :182



Scale 1:2000



188/1

188/1-C

111/1-A

111/1

Taluka Name : MORMUGAO
Village Name : Sancoale
Survey No. : 188
Subdiv No : 1-C

Report Generated By: DILIP NAIK

Print Size : A4

This record is computer generated on 18/04/2023 11:17:16 as per Online Ref No.182. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



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. CCMOR02-23-35/7

Date: 13 /04/2023

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 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) **Zuari Industries Limited represented by Authorised Signatory Mr. Damodar P Kuncolienkar, Jai Kisaan Bhawan, Zuarinagar Goa**, being the occupant of the plot registered under Survey No. 111/1-A Sancoale village of Mormugao Taluka, admeasuring an area **59928.00 sq.mts** for Residential purpose & 952.00 Sq mts for Commercial purpose (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. 111/1-A Sancoale village of Mormugao Taluka, admeasuring area **59928.00Sq.mts.** for Residential Purpose & 952.00 for Commercial purpose, be the same a little more or less for the purpose of **Residential** & Commercial use only.

AND WHEREAS, the Mormugao Planning & Development Authority , Vasco Da Gama, reported that the land under Survey No. **111/1-A Sancoale village of Mormugao Taluka**, admeasuring 59,928.00 sq mts falls under Partly S-1 Zone and minor portion of the Land admeasuring 952.00 sq mts falls under

Partly C-1 Zone, as per Outline Development Plan for Vasco da Gama Planning area 2030, vide report no: MPDA/Zon-Inf/2022-23/1543 dated 08/02/2023.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR//CONV/2023/ dated 16/02/2023, 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.10,000/- per sq.mts., The plot sought for conversion is affected by 60.00 mts (NHB) wide ODP Road, 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, As per TCP report area is affected by 60.00 mts (NHB) wide ODP Road (TCP report may be considered) the proposed land 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 are 13 Electrical Low Tension Line Pole & 01 High tension Line pole in the plot sought for conversion, the proposed for conversion is surveyed under survey No. **111/1-A Sancoale** village of Mormugao 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/1148/2022-23 dated 06/03/2023, has informed that the said **Sy.No., 111/1-A Sancoale village of Mormugao** Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. As per the IInd interim report of the review Committee headed under the Chairmanship of the Chief Conservator of Forerst, Panaji, Sy. No. 111 of Sancoale village in Mormugao Taluka does not qualify the criteria of Private Forests. 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. 111/1-A Sancoale village of Mormugao Taluka, is approved & applicant has deposited conversion fees of **Rs. 1,53,25,200/- (Rupees One Crore Fifty Three lakh Twenty Five Thousand Two Hiundred only)** vide e-Challan No.COL/266/2022-23 dated 27/03/2023, 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.
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. ***NOC is to be obtained from the Flag Officer Commanding Goa Area, (For***

Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.

11. Any further development in the plot shall be strictly as per the rules in force.
12. 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.
13. 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.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. 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.
23. 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.

24. 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 Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
530.00 Mts	112.00 Mts.	59928.00 sq.mts.	Sy No. 111/1-A Sancoale village of Mormugao Taluka	North: Sy.No 188/1, 111/1 South : Sy. No 111/1-A(P), 126/1, 111/1 East: Sy.No.111/1 West : Sy. No.188/1, 111/1
52.00 Mts	35.00 Mts	952.00 Sq.mts.	Sy No. 111/1-A Sancoale village of Mormugao Taluka	North: Sy.No.111/1, 111/1-A South : Sy. No.126/1 East: Sy.No.111/1 West : Sy. No.126/1
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 and Commercial purpose with permissible F.A.R 200 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and seal of her Office on behalf of the Government of Goa and the Applicant **Zuari Industries Limited** represented by **Authorised Signatory Mr. Damodar P Kuncolienkar, Jai Kisaan Bhawan, Zuarinagar Goa**, hereunto set his hand this ^{13th} day of April 2023.

Zuari Industries Limited (applicant) represented by Authorised Signatory Mr. Damodar P Kuncolienkar

Signature and designation of the witnesses:

1. ANTHONY CEDRIC DIAS 
2. NICOLAU DA SILVA 


(A. Asvin Chandru, I.A.S.)
 Collector,
 South Goa District,
 Margao- Goa.

