

**CERTIFIED TRUE COPY**

No. AC-I/SG/CONV/37/2012 | 42  
Office of the Collector,  
South Goa District, Margao-Goa.

**Dated: 07/01/2013.**

**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 Goa (hereinafter referred to as "the Collector" which expression shall include any Office 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) by **Mrs. Sharmila Quadros, r/o. H. No. 6, Monte, Police Quarters, Swantrant Path, Vasco-da-Gama, Goa**, being the occupant of the plot registered under **Chalta No. 19 of P. T. Sheet No. 122** situated at **Vasco city of Mormugao 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 the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a of **Chalta No. 19 of P. T. Sheet No. 122**, admeasuring **1098.00 square meters** be the same a little more or less for the purpose of residential use only.

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 there under and on the following conditions namely:

- 1 **Leveling and clearing of the Land:** The Application 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 to prevent non-sanitary conditions.
- 2 **Assessment:** The Application 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 residential/any other non-agricultural purpose, without the previous sanction of the Collector.
- 4 **Development:-** In case as per survey report, the area asked for conversion is more/less than the planning Authority and local Authority to take note of the same whilst issuing development permission and construction licence.

...2/-



- 5 **Liability for rates:** The Applicant shall pay all taxes, rates and cesses leviable on the said land.
- 6 **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions if the said Code and Rules there under.
- 7 The Applicant shall comply with the C.R.Z. Regulations and 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.
- 8 If any person claims ownership right and succeed against the Applicant, the conversion shall stand automatically revoked.
- 9 The Right of way of road/access is 10.00 mts/8.00mts. hence front setback of minimum 5.00mts. + 3.00mts.= 8.00mts. and 4.00mts.+ 3.00mts.= 7.00mts. shall be kept from the central line of the road, as per the existing rules, guidelines, etc.
- 10 This sanad is issued based on Town Planning dept. report vide No. DH/4979/1/MTP/2012/1333 dated 16/10/2012; conditions therein shall be strictly followed, in case of violation of any condition sanad shall be stands cancelled.
- 11 Sanad shall not take away Mundcarial/Tenancy right or any other right of any individual including banking and non-banking financial institutions if any existing in the said property and if the sanad is obtained by suppression of any vital fact, the Sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore the land back to its original use at his own cost.
- 12 Traditional access if any, passing through property, shall be maintained.
- 13 Any further development in the plot shall be strictly as per the rules in force.
- 14 Development should be restricted upto 45 mts contour from the West side plot boundary. The planning Authority and local authority should take note of the same and no development/construction shall be permitted.
- 15 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.
- 16 The Applicant should obtain prior permission from Water Resources Department, if the land falls in the command area of Selaulim Irrigation Project.
- 17 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 persuing any illegal or anti-national activities on this converted land.



- 18 This Sanad is issued only for change of land from Agricultural to non - agricultural purpose and not for development / construction for which the Applicant should move to respective departments.
- 19 The pathway exist in the North-South direction in the property shall be protected by the Applicant, failing which the sanad shall be revoked.
- 20 Further any development in the plot shall be governed as per rules inforce and as per accessibility required for level & development to be proposed.
- 21 N.O.C. from all concern Authority shall be obtained before commencement of any secondary development of work in the said property.
- 22 Adequate arrangement shall be made so as not to affect the drainage portion in the area & flow of natural water.
- 23 Development in the plot shall be governed as per rules in force.
- 24 The rights of other co-occupant's or their legal heirs, if any in this property shall be protected and should not be disturbed by the Applicant failing which the Sanad shall be revoked and land to be restored to its original use at cost of the Applicant.
- 25 The Applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department.
- 26 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 the extent of such inconsistency.
- 27 If Sanad is obtained by superssion of any vital information or by misrepresentation it shall be revoked any time after knowledge of such fact from date of issue.
- 28 Natural resources existing if any in the property should be properly preserved.
- 29 In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan, then the Applicant hereby undertakes to pay the difference along with simple interest of 12 percent 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 liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
- 30 **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.

31 In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

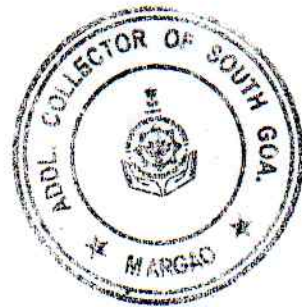
**APPENDIX – I**

| Sr. No.  | Length & Breath |              | Total Superficial Area | Forming (part of) Survey No. or Hissa No. | BOUNDARIES  |
|--|-----------------|--------------|------------------------|---|---|
|  | North to South  | East to West |                        |   | North, South, East & West   |
| 1  | 2               | 3            | 4                      | 5   | 6   |
| 1  | 37.50 mts.      | 43.00 mts.   | 1098.00 sq. mts.       | P. T. Sheet No. 122 of Chalta No. 19      | North: P.T.S.No.122 Chalta No.18,32, 33.<br>South: P.T.S.No. 129 Chalta No. 3,33, Pathway & 34.<br>East: P.T.S.No.122 Chalta No.19.<br>West: P.T.S.No.122 Chlata No.19. |
| Conversion is recommended for residential use only and the plot in question is located in the Settlement zone (S1) having permissible F.A.R. of 100 as per the Outline Development Plan, Vasco-da-Gama planning area 2011. |                 |              |                        |   |   |
| Conversion fees of Rs. 87,840/- (Rupees Eighty-seven thousand eight hundred forty only) have been credited in the State Bank of India, Margao, vide Challan No. 36/2012 dated 02/02/2013.                                  |                 |              |                        |   |   |



In witness whereof the Additional Collector – I of South Goa District, Margao, has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa, and the Applicant Mrs. Sharmila Quadros, r/o. H. No. 6, Monte, Police Quarters, Swantrant Path, Vasco-da-Gama, Goa, here also hereunto set his hand this 7<sup>th</sup> day of January, 2013.


  
P.O.A

(Signature of Applicant)



Signature and designation of the witnesses:

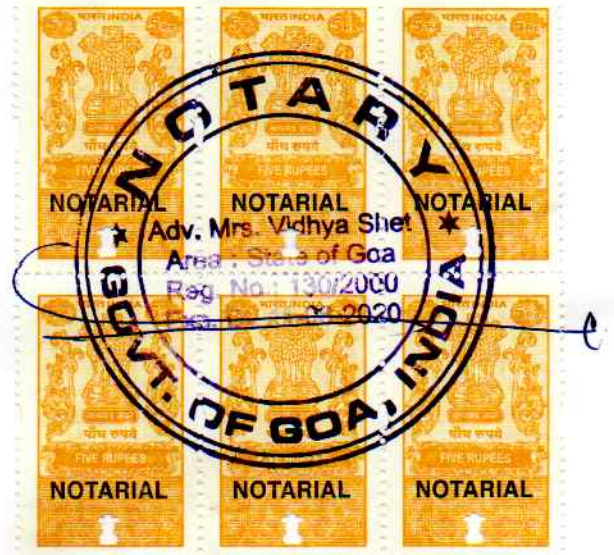
  
  
INDIA

  
(Narayan S. Navti)  
Additional Collector – I  
South Goa District, Margao.

...5/-

**Copy to:**

1. The Inspector of Survey and Land Records, Vasco – Goa.
2. The Town and Country Planning Dept., Vasco – Goa.
3. The Dy. Conservator of Forest, Margao – Goa.
4. The Mormugao Municipal Council, Mormugao – Goa.
5. The Mamlatdar of Mormugao.
6. Mrs. Sharmila Quadros, r/o. H. No. 6, Monte, Police Quarters, Swantrant Path, Vasco-da-Gama, Goa.



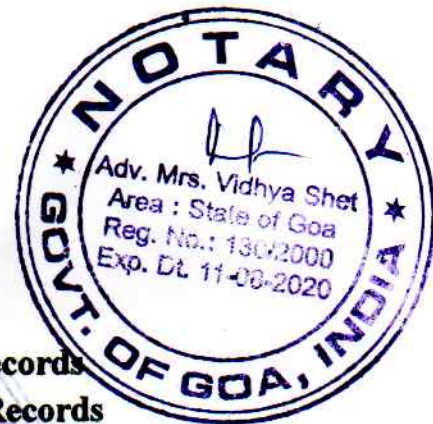
**Adv. (Mrs.) VIDHYA A. SHET**  
**NOTARY**

STATE OF GOA  
47, GROUND FLOOR, APNA BAZZAR,  
VASCO-DA-GAMA, GOA-403802  
PH.: 0832/2514130

Date: 08/01/2018  
Reg. No.: 498/2018



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**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**VASCO - GOA**



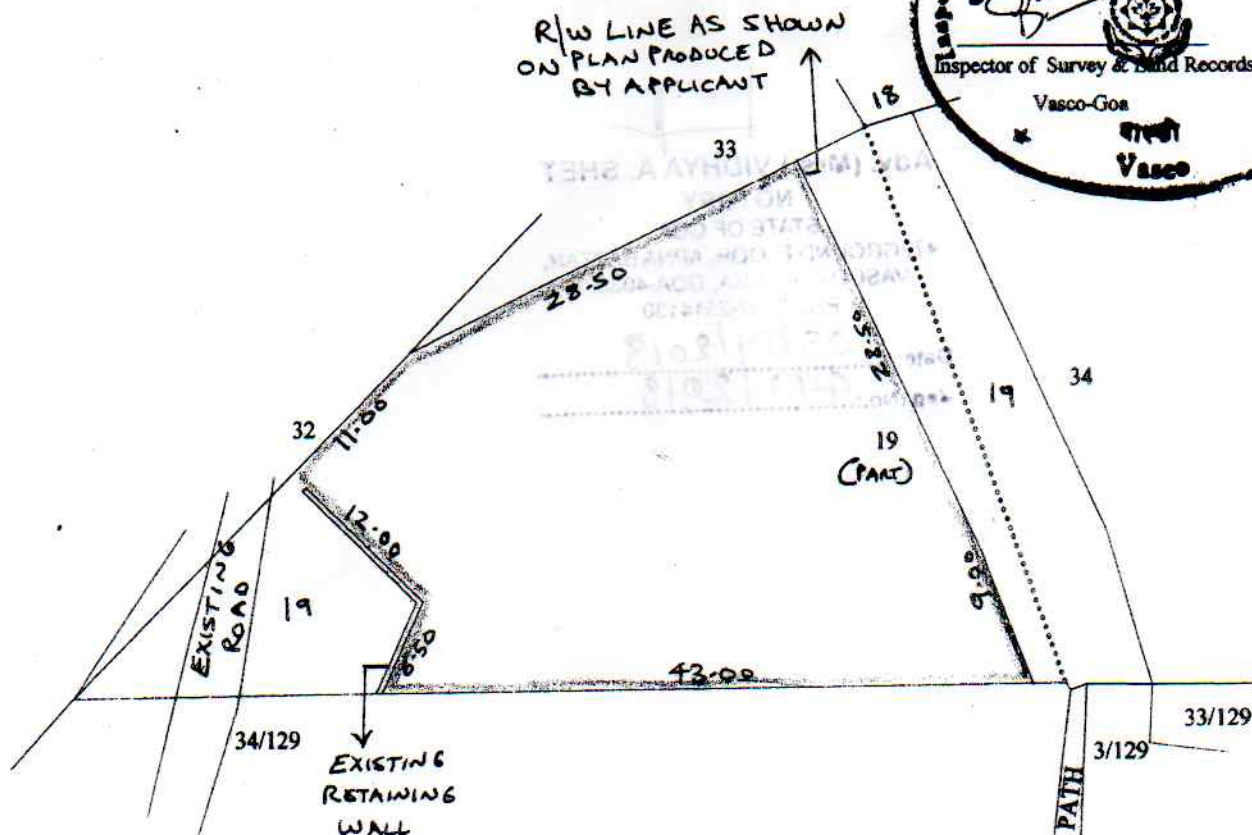
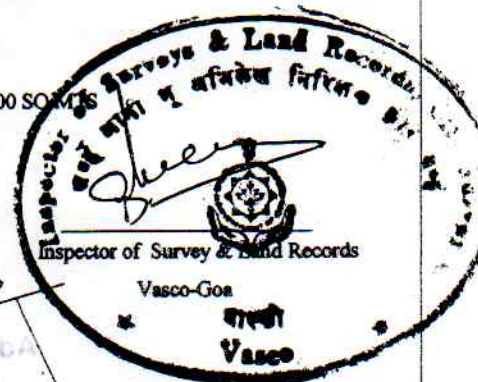
**PLAN**

OF THE PROPERTY BEARING P.T.SHEET NO 122 CHALTA NO 19 (PART) PROPOSED  
FOR CONVERSION OF LAND FROM AGRICULTURAL TO NON-AGRICULTURAL  
VIDE ORDER NO AC-1/SG/CONV/37/2012 DATED 31/07/2012 FROM THE OFFICE OF  
OF THE ADDITIONAL COLLECTOR -1, SOUTH GOA DISTRICT, MARGAO, GOA.

Scale 1:500

AREA OF THE PROPERTY PROPOSED FOR CONVERSION .....1098.00 SQ.MTS

R/W LINE AS SHOWN  
ON PLAN PRODUCED  
BY APPLICANT



*Rudya*

PREPARED BY:- RUDYALBUQUERQUE

SURVEYED ON :- 24/08/2012

*[Signature]*

VERIFIED BY :-

2/ISLR/VAS/CONV/30/2012

CERTIFIED TRUE COPY



Adv. (Mrs.) VIDHYA A. SHET  
NOTARY  
STATE OF GOA  
47, GROUND FLOOR, APNA BAZZAR,  
VASCO-DA-GAMA, GOA-403802  
PH.: 0832-2514130

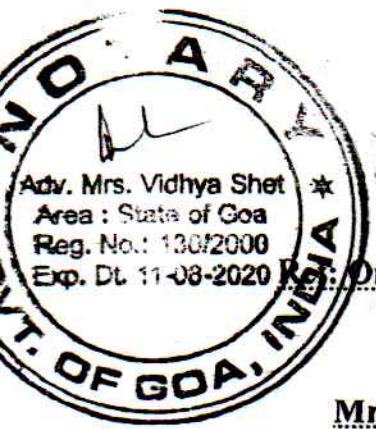
Date: 08/01/2018  
Reg. No.: 499/2018



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**Mormugao Municipal Council  
Technical Section**

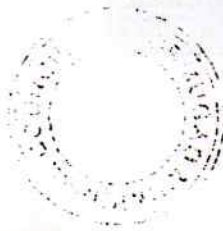
**RENEWAL**



**Original Construction License No. 04/2013 dated: 15/05/2013 and  
Revised Licence No. 25/2015 dated 17/02/2016**

**Mrs. Sharmila Quadros, C/o. POA, Mr. Joseph D' Cruz,  
M/s. Shalom Developers, Vasco-da-Gama, Goa, has paid an amount of  
Rs. 71,655/- towards renewal, arrears of (renewal + additional amount of  
service connection fees) of the construction license vide receipt no. 25160  
dated: 22/12/2017.**

The validity of above construction license is renewed and extended  
from **15/06/2017 to 14/06/2018** subject to below listed further conditions:



  
(Agnelo A. Fernandes)

**Chief Officer  
Mormugao Municipal Council,  
Vasco-da-Gama, Goa.**

**Dated: 02/01/2018.**

**NOTE:**

- 1.) If the proposed building is completed in all respects as per approved drawing, please apply for Occupancy Certificate along with completion certificate of Mormugao Planning and Development Authority, Vasco. If any changes i.e. structural changes, setbacks, height of building, build up area or any other changes in the proposed building the applicant may please take approval for revised plan before applying for occupancy certificate with the Council.
- 2.) Any misrepresentation at any stage as regards to plan, calculations, title of land etc. will result in cancellation of construction license.
- 3.) Balance payment of Rs. 3,64,862/- (Rupees Three Lakh Sixty Four Thousand Eight Hundred Sixty Two Only) shall be paid before occupancy certificate or within one month which ever occurs earlier.
- 4.) Conditions mentioned in the original construction license remain unchanged and Chief Officer may impose any conditions at any point of time as deem fit.



  
(Agnelo A. Fernandes)  
**Chief Officer**

**Mormugao Municipal Council,  
Vasco-da-Gama, Goa.**



CERTIFIED TRUE COPY



(Agnele A. Fernandes)  
Chief Officer  
Mormugao Municipal Council,  
Vasco-da-Gama, Goa.

Adv. (Mrs.) VIDHYA A. SHET

NOTARY  
STATE OF GOA

47, GROUND FLOOR, APNA BAZZAR,  
VASCO-DA-GAMA, GOA-403802  
PH.: 0822-2514130

Date: 08/01/2018  
Reg. No.: 504/2018

NOTE:

1) If the proposed building is to be constructed on a plot of land, the applicant must submit a copy of the approved plan and a copy of the approved occupancy certificate to the Council before applying for occupancy certificate with the Council.

2) Any misrepresentation at any stage as regards to plan, calculations, title of land etc. will result in cancellation of construction license.

3) Balance payment of Rs. 5,04,802/- (Rupees Three Lakh Sixty Four Thousand Eight Hundred Sixty Two Only) shall be paid before the Council.

4) Conditions mentioned in the original construction license remain unchanged and Chief Officer may impose any conditions at any point of time as deem fit.

(Agnele A. Fernandes)  
Chief Officer  
Mormugao Municipal Council,  
Vasco-da-Gama, Goa.





**Arch. Sandeep Sawant**

12, 2nd Floor, Apna Bazaar, Vasco-da-Gama, Goa - 403 802.  
Mob.: +91 9422437202 E-mail: sandune\_ss@yahoo.com

**APPENDIX-B6**  
**COMPLETION CERTIFICATE**

I, ARCH.SANDEEP J.SAWANT-- REG NO:-ARCH/0009/2010  
(Name and Reg. No. of the **Architect/Engineer/Structural Engineer /Town  
Planner/Landscape Architect/Urban Designer**) having been appointed by:  
**MRS. SHARMILA QUADROS**  
**P.O.A. HOLDER MR. JOSEPH D' CRUZ**  
**PROPRIETOR OF M/S. SHALOM DEVELOPERS**  
and having designed the project of : **REVISED CONSTRUCTION OF  
RESIDENTIAL BUILDING-AND COMPOUND WALL**  
**MULTI- FAMILY DWELLING UNITS (Name of the Project)**  
in Plot NO: , SURVEY NO:  
**Chalta No.:19 of P.T. Sheet No.122**  
**OF MANGORE, VASCO , MORMUGAO TALUKA, GOA** do hereby  
certify that the said project has been supervised by me and has been built in  
accordance with the  
**PANCHAYAT/MUNICIPAL LICENCE VIDE:**  
**LICENCE NUMBER:04/2013 DATED 15/05/2013**  
**REVISED LICENCE NO: 25/2015 DATED: 17/02/2016**  
**RENEWED UPTO : 14/06/2018**  
**VIDE RESOLUTION NO: NA**  
**M.P.D.A. ORDER. APPROVAL VIDE**  
**MPDA/1-Q-5/2012-13/ 1892**  
**DATED: 13/07/2015**  
the same IS **COMPLETE** and fit for OCCUPANCY

Place:-VASCO

Date:- 03 /1 /18

Signature of the **Architect/ Engineer Structural Engineer/  
Town Planner/Landscape Architect/Urban Designer**

Seal with Name, Address, Reg. No.

\* to be issued on Letter Head.

**SANDEEP J. SAWANT**  
C.O.A. Reg. No. CA/97,  
Reg. No. AR/0009/2010  
P.W.D. Reg. No. P.W.D./ARCH/193/07  
**ARCHITECT/INTERIOR DESIGNER**  
MPDA, Arch/80  
12, 2nd Floor, Apna Bazaar, Vasco-da-Gama, Goa - 403 802.  
Mob.: +91 9422437202 E-mail: sandune\_ss@yahoo.com