



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

Room No: 415, 4<sup>th</sup> Floor, Additional Collector-I Section,  
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794423

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Email: [cols.goa@nic.in](mailto:cols.goa@nic.in)

No: COL/SG/CONV/57/2015/8179

Date: 01/08/2016.

**READ:** Application dated 17/07/2015 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) **M/s. S.N. Construction & Mrs. Vijaya S. Nanu, "The Nanu's Essen Enclave", Near Regina Mundi High School, Chicalim, Goa,** being the occupant of the plot registered **Land under Survey No.23/1-A & 23/1-B of Dabolim village of Mormugao Taluka,** admeasuring an area **2560.00 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. 23/1-A and 23/1-B of Dabolim village of Mormugao Taluka-Goa,** admeasuring an area **2560.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/65/2016-17/430 dated 17/05/2016, informed that after his has inspected the area, and it observed that the area under Sy.No.23/1-A and 23/1-B of Dabolim Village of Mormugao Taluka admeasuring an area of 2560.00 sq.mts. it not a Govt. Forest and does not form part of any compartment 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. Forest (Conservation) Act, 1980 is not applicable to the above area.

And Whereas, the Mamlatdar of Mormugao, has informed that use of land from agricultural to non agricultural purpose will not will not affect public health, safety and convenience, the present market value of the land in question is around Rs.10000/- per sq.mts, there is motorable access in question to the land proposed for conversion, there are no Tenants/Mundkars/Lease Holders in the said property bearing Survey No.23/1-A, 23/1-B of Dabolim Village of Mormugao Taluka, there are no any cases running under Agricultural Tenancy Act/Mundkar Act, on the proposed for conversion, there is no any cultivation had taken place since from 1990 to till date in the land proposed for conversion, the land proposed for conversion is not low lying nor exists any water bodies existing in the land proposed for conversion, there is no any construction existing in the area proposed from conversion, there proposed land sought for conversion is situated under Survey No.23/1-A and 23/1-B of Dabolim village of Mormugao Taluka, the land proposed for conversion does not falls under 200 mts. and 500 mts. from HTL, the conversion application may be considered after taking into consideration the above mentioned points, the conversion application may be considered a per the law. Vide letter No.MAM/MOR/CI-I/Conv/Dabolim/2016/1039 dated 02/05/2016.

And Whereas, the Town Planner, Mormugao, has reported that the land under Survey **No.23/1-A and 23/1-B of Dabolim village of Mormugao Taluka**, Goa, as per the Outline Development Plan, Vasco-da-Gama planning area 2011, the plot in question is located in the Settlement Zone (S1) having permissible FAR of 100 and recommended the conversion of said land for Residential purpose admeasuring an area 2560.00 Sq.mt. vide report no: DH/5765/2/MTP/16/408 dated: 16/05/2016.

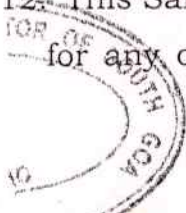
And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 23/1-A and 23/1-B of Dabolim Villave of Mormugao Taluka,Goa was approved and applicant has deposited Conversion fees of Rs.7,16.800/- (Rupees seven lakhs sixteen thousand and eight hundred only) vide e-challan no COL/32/2016-17 dated 27/07/2016, in the State Bank of India, Margao-Goa.

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 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 Applicant 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 road/access is 10.00 mts hence front setback of minimum 5.00 mts. + 3.00=8.00 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 before 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 of 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 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, 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 & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
49.30 mts	54.60 mts	2560.00 Sq.mts	<b>Survey No. 23/1-A and 23/1-B</b> Village Dabolim of Mormugao Taluka	North: 23/1 South: 21/1-C East: 21/4 & 3 West: 23/1 & 1-F
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC/Affidavit referred at page no: 1 & 2 .				

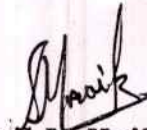
In witness whereof the Collector of South Goa District, Margao ,has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **M/s. S.N. Construction & Mrs. Vijaya S. Nanu, "The Nanu's Essen Enclave", Near Regina Mundi High School, Chicalim, Goa,** hereunto set his hand this 29<sup>th</sup> day of JULY, 2016.

  
**Mr. Manuel A. Dias, PoA holder for M/s. S.N. Construction & Mrs. Vijaya S. Nanu, (applicant)**


Signature and names of the witnesses:

- Abhay K. Anandekar 
- Anant Dessai, (M)



  
**( Swapnil M. Naik, I.A.S.)**  
 Collector  
 South Goa District,  
 Margao- Goa

We declare that **Mr. Manuel A. Dias, PoA holder for M/s. S.N. Construction & Mrs. Vijaya S. Nanu, (applicant),** 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.

- Abhay K. Anandekar 
- Anant Dessai, (M)

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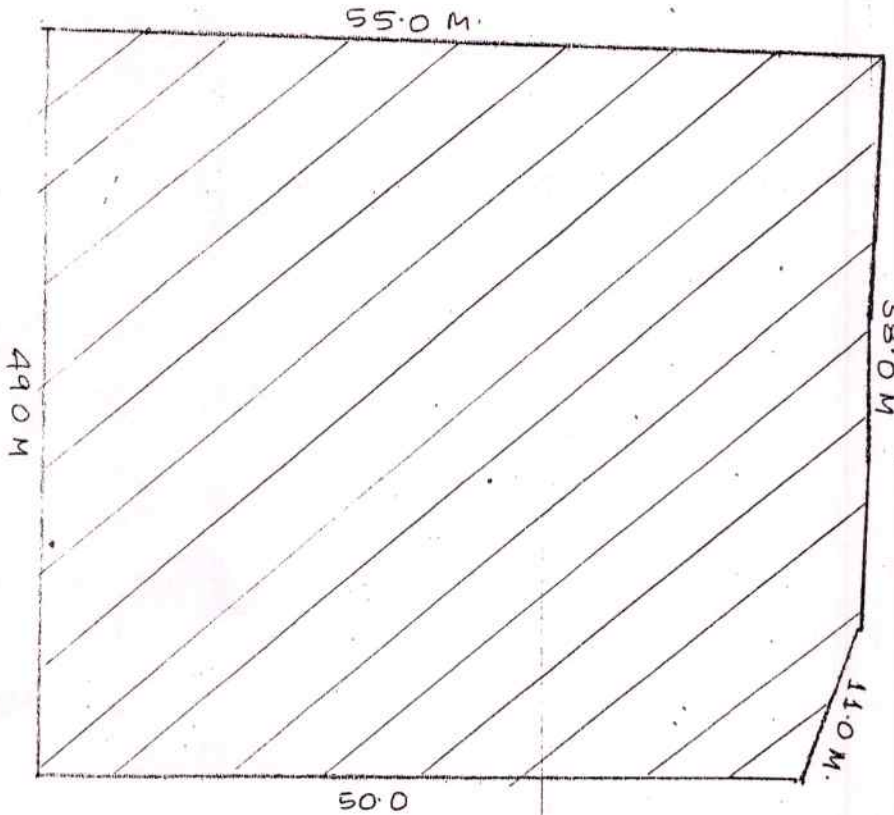
- The Town and Country Planning Dept., Mormugao-Goa.
- The Dy. Conservator of Forest, Margao-Goa.
- The Mamlatdar of Mormugao-Goa.
- The Inspector of Survey & Land Records, Mormugao-Goa.

PLAN

SHOWING PROPOSED PLOT FOR  
CONVERSION FOR M/S S.N. CONSTRUCTION  
AND MR. VIJAYA S. NANU OF PROPERTY  
BEARING S. NO. 23/1-A AND 23/1-B OF  
DABOLIM VILLAGE OF MORMUGAO  
TALUKA

N

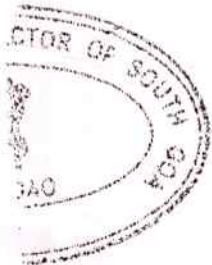
1:500



AREA OF PLOT :- 2560.00



AREA TO BE CONVERTED :- 2560.00



MEASURED AND PREPARED BY

*Waradkar*

SEAL

MAMLATDAR OF MORMUGAO FIELD SURVEYOR,  
VISHWAS - K. WARADKAR



**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: CAD/MOR22-112/12793

Date: 30/9/2022.



**READ:** Application U/S 32 of LRC, 1968

**S A N A D**

**S C H E D U L E - II**

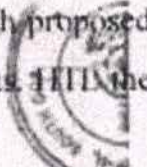
(See Rule 7 of the Goa, Daman & Diu Land Revenue)

(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) **Mr. Vikas Santhan Nanu (applicant) "The Nanu's" Essen Enclave, Near Regina Mundi High School, Chicalim Goa, Rrepresent his POA holder Mrs. Suchita Santosh Naik** being the occupant of the plot registered under Sy No. 23/1-C Dabolim Village of Mormugao Taluka, Goa, admeasuring an area 980.00 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 Sy No. 23/1-C Dabolim Village of Mormugao Taluka, Goa, admeasuring an area 980.00 sq.mts be the same a little more or less, for the purpose of **Commercial** use only.

AND WHEREAS, the Inspector of Survey & Land Records, Mormugao, Goa, vide letter No.2/ISLR/MOR/CONV/12/2022 dated 14/07/2022 has submitted the one copy plan an admeasuring area of 980.00 sq mts and details in appendix to schedule-II of Sy No. 23/1-C Dabolim Village of Mormugao Taluka.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide No. MAM/MOR/CONV/2022/ dated 29/08/2022, 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.10000/- per sq.mts.,

there is a road/access 06 mts wide 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 proposed land does not fall in national highway, the land proposed for conversion is not low lying there does not exists water bodies exists in the land proposed for conversion, there is no violates any provision of Goa land use ac 1991, there does not exists structure in the proposed land, the proposed for conversion is surveyed under **Sy No. 23/1-C Dabolim 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.  the proposed conversion may be recommended.

AND WHEREAS, the Town Planner, Mormugao, vide report no: MPDA/Zon-Inf(RP)/2022-23/89 dated: 20/04/2022 has reported that the land under Sy No. **23/1-C Dabolim Village** of Mormugao Taluka, Goa, as per the Outline Development Plan-2030 the area applied for conversion is located partly un der 'R' zone and partly under C-1(commercial) zone Further informed that the NOC from Flag Commanding Office (The Indian Navy) has to be obtain as the area under reference falls within 4.00 kms radius of Dabolim Airport.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/Conv/366/2022-23/ dated 25/07/2022, has informed that the said **Sy No. 23/1-C Dabolim Village** of Salcete Taluka does not falls under the Government Forest Land as identified by the Forest Department, as per the Sawant Karapurkar and Araujo Committee. . As per the 2<sup>nd</sup> Interim report of Review Committee under Chairmanship of Chief Conservator of Forests, panaji the Sy. No. 9/4-C of Dabolim does not qualify the criteria of Private Forest. 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 **Sy No. 23/1-C Dabolim Village** of Mormugao Taluka, Goa, was approved and applicant has deposited Conversion fees of Rs. **9,70,200/- (Rupees Nine lakh Seventy thousand Two hundred only)** vide e-challan no AC-II/106/2022-23 dated 16/09/2022, in the State Bank of India.

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. ***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.***
10. Further informed that the NOC from Flag Commanding Office (The Indian Navy) has to be obtain as the area under reference falls within 4.00 kms radius of Dabolim Airport.
11. Sanad shall not take away Mundecial/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.
12. Any further development in the plot shall be strictly as per the rules in force.

13. 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.
14. 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.
15. Traditional access, passing through the plot, if any shall be maintained.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
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 concern 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 the 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 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.
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. 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			
30.70 mts	38.95 mts	980.00 Sq.mts	Sy.No.23/1-C (P) <b>Dabolim village of Mormugao Taluka</b>	North: Sy.No..23/1-A & 1-B South: Sy.No.23/1 East: Sy.No. 21/1 West: Sy.No. 23/1-C
Conversion is Sanctioned for Residential purpose with (C-1) having permissible F.A.R 200 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 **Mr. Vikas Santhan Nanu, "The Nanu's" Essen Enclave, Near Regina Mundi High School, Chicalim Goa** Rrepresented by his POA holder **Mrs. Suchita Santosh Naik** hereunto set his hand this 30<sup>th</sup> day of September 2022.

*[Handwritten Signature]*

**Mr. Vikas Santhan Nanu (applicant) Rrepresented by his POA holder Mrs. Suchita Santosh Naik**

Signature and names of the witnesses:

1. PRASHANT NAIK *[Signature]*
2. SANIL KUDAV *[Signature]*


  
*[Handwritten Signature]*  
**(Paresh Faldessai.)**  
 Additional Collector-II,  
 South Goa District,  
 Margao- Goa

We declare that **Mr. Vikas Santhan Nanu (applicant) Rrepresented by his POA holder Mrs. Suchita Santosh Naik**, who has signed this sanad is, to our personal knowledge, the persons she represents himself to be, and that she has affixed her signature here to in our presence.

1. PRASHANT NAIK *[Signature]*
2. SANIL KUDAV *[Signature]*

Copy to:

1. The Inspector of Survey and Land Records, Mormugao-Goa.
2. The Town and Country Planning Dept., Mormugao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Mormugao Goa.



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



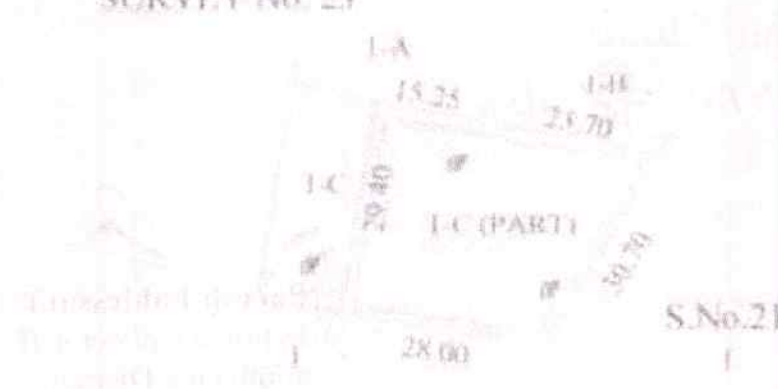
**PLAN**

OF THE LAND BEARING SURVEY NO. 23-I-C SITUATED AT DABOLIM VILLAGE OF MORMUGAO TALUKA APPLIED BY MR. VIKAS SANTHAN NAYAN (SON AGRICULTURAL PURPOSE) VIDE ORDER NO. C.A.22MOR22/112 DATED 14/07/2022 ISSUED BY ADDITIONAL COLLECTOR II MARGAO-GOA.

Scale: 1:1000

AREA OF THE PLOT PROPOSED FOR CONVERSION UNDER SURVEY NO. 1-C (PART) ..... 980.00 Sq. Mts.

**SURVEY No. 23**



SAVIOZ S. VEIRA  
 I.S.R.C. VASCO

PREPARED BY - *[Signature]*  
 SURVY SA NUBRE DRANGE NO

ASRYA NI TEAN 16/08/2022

VERIFIED BY - *[Signature]*  
 SAU AMRUSAL E. RAME (H)

FILE NO. 22/24R.MOR/VASCO/13/2022