



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

MatanhySaldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

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No: CCSAL10-24-455/460

Date: 16/12/2024



READ: Application U/S 32 of LRC, 1968

S A N A D

S C H E D U L E - II

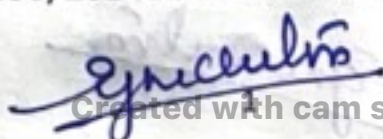
(See Rule 7 of the Goa Land Revenue)

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

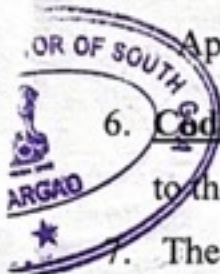
WHEREAS, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **M/s. M.I. Construction partners Munir Kanvalli and Imam Kasim Khanvale, H.No. 1000/26, D-1 Masjid Road Moddi Navelim**, being the occupant of the plot registered under Sy.No. 186/8-A Dramapurof **Salcete Taluka**, admeasuring an area 900.00 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. **186/8-A Dramapur village of Salcete Taluka-Goa**, admeasuring an area 900.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Town & Country Planning Department Margao South Goa, has submitted a report of Sy.No. **186/8-A Dramapur village of Salcete Taluka**, as per the Regional Plan for Goa 2021, , the plot in question falls in "Settlement zone, VP-2 Status, permissible FAR 60 admeasuring area 502.00 sqmts. vide report no: TPM/CONV/6562/Zon-inf/Dram/186/8/2024/3722 dated 29/05/2024.

AND WHEREAS, the Mamlatdar of Salcete has submitted a report vide no: **MAM/SAL/CONV/AK/10-455/2024** dated 21/10/2024, wherein he has stated the


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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.



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			
22.00 mts	49.00 mts	900.00 Sq.mts	Sy.No. 186/8-A Dramapur of Salcete Taluka	North: Sy.No.186/2 South: Sy.No.186/1 East: Sy.No.186/3 West: Sy.No.186/1
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 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 M.I. Construction represented by its Partners Munir Kanvalli and Imam Kasim Khanvale, H.No. 1000/26, D-1 Masjid Road Moddi Navelim, hereunto set his hand this 16th day of December 2024.

M/s. M.I. Construction represented by its Partner Munir Kanvalli



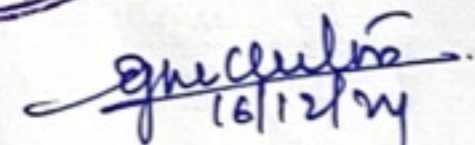
M/s. M.I. Construction represented by its Partner Imam Kasim Khanvale

Signature and names of the witnesses:

1. Ismail Sab. Sayed

2. Moula Balas Shaikh




(Egna Cleetus, I.A.S.)
Collector,
South Goa District,
Margao- Goa.



Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / Village Name : SALCETE / Dramapur

Survey / Subdiv No. : 186/8-A

Appln. date: 04/10/2024

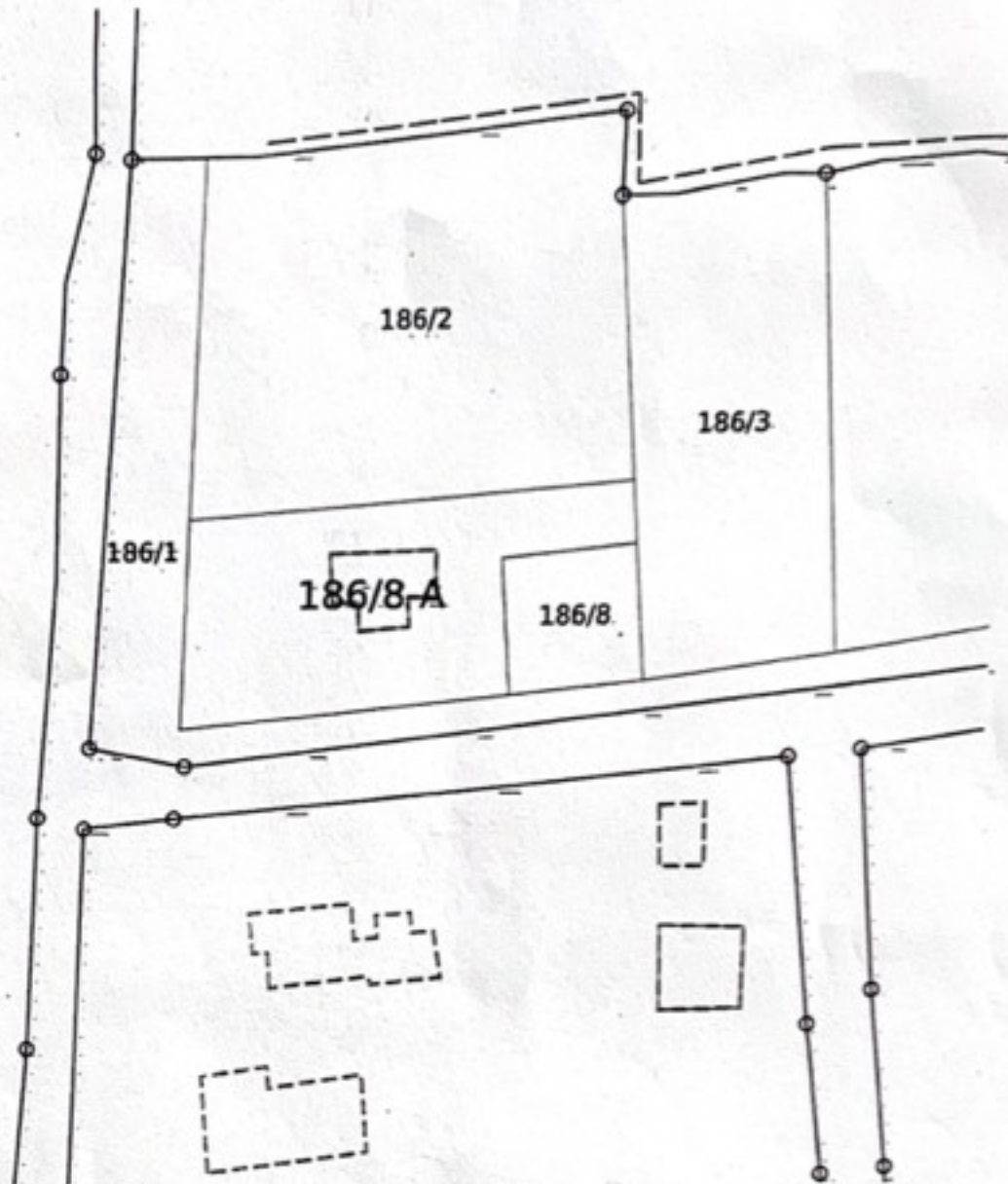
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