



**OFFICE OF THE DEPUTY COLLECTOR AND SDO,
SANGUEM SUB DIVISION,**

1st floor, Sanguem Municipal Council Bldg., Sanguem, Goa
e-mail - sdm-sanguem.goa@gov.in

No.SDO/SAN/CONV/01/2025/434

Dated:-26th February, 2025

Read: Application dated 18th December, 2024 made by of Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa, hereinafter (CDSAN12-24-48)



S A N A D

SCHEDULE - II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and 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 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 expressions shall, where the context so admits include the rules and orders there under) by **Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M.** r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and **Mr. Adnan Murtuza Shaikh** r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa 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 survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 486.00 square meters, be the same a little more or less, for the purpose of residential use only.

And Whereas, Deputy Town Planner, Zoning Information, has submitted report stating that the land under Survey No. 125/3-E,(Part) Village Sanguem, Taluka and Sub District Sanguem, as per the Regional plan for Goa 2021 the plot in question is located in the Settlement Zone having permissible FAR 100 and recommended the conversion of Land for residential purpose admeasuring an area 486.00 square meters, vide Report No: TPQ/Zng/3311/S-Sanguem/125/3-E/2024/2243 dated 12th September, 2024.

And Whereas, Dy. Conservator of Forest, South Goa Division, at Margao vide letter No: 5/SGF/CONV/1014/2024-25 dated 5th February 2025, informed that his office has inspected the area and it is observed that the area under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 486.00 square meters is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, Mamlatdar, Sanguem vide letter No. MAM/SAN/C.I.I/Conv-Inspection/report/2025 dated 31st January 2025 submitted his report that the use of the land would not affect public health, safety and convenience, the market value of the land is about Rs. 1080/- per square meters, as per local inquiry the land proposed for conversion was not tenanted prior to the enforcement of the Goa Agricultural Tenancy Act, 1964 no basic infrastructure facilities like water, electric/Telephone lines in the plot passing over the plot and proposed plot is attached to tar road, there are no any tenants or mundkars on the land proposed for conversion. The proposed conversion is for bonafide residential purpose of the applicant and there is no any Construction on the plot proposed for the conversion; it is not coming under CRZ Regulation either 500 meters or 500 meters HTL.

Further Mamlatdar recommended that application seeking land conversion may be considered. The Applicant has credited conversion fees of Rs. 72900/- (Rupees seventy two thousand nine hundred only) vide Challan No.26/2024-25 dated 26th February, 2025 in Union Bank of India, Sanguem, Goa.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem is approved.

And whereas, the Inspector of Survey and land Records, Quepem, has submitted report No.2/ISLR/QPM/SAN/02/2025/151 dated 04th February, 2025 and six copies of Plan, Schedule II and appendix I, further informed that the land in question is Garden land. The appendix appended the said report is reproduced thus-

A P P E N D I X - 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
1	32.05 meters	15.70 meters	486.00 square meters	Survey No. 125/3-E(part) Village Sanguem, Taluka and Sub District Sanguem	Survey No.125/3 Survey No. 125/3 Survey No. 125/3-E-1 Survey No. 125/3-E	The land in question is Garden.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules there under 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-agricultural purpose for which the permission is granted 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 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 without the previous sanction of the Collector.

4. *Liability for rates* - The applicant shall pay all taxes, rates and cesses, liveable 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.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- 1) 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.
- 2) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
- 3) 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.
- 4) Any further development in the plot shall be strictly as per the rules in force.
- 5) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of Goa Town and Country Planning Act.
- 6) 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.
- 7) Traditional access, passing through the plot, if any shall be maintained.
- 8) 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.
- 9) Traditional access, passing through the plot, if any shall be maintained.
- 10) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

- 11) 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.
- 12) NOC from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
- 13) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 14) Low lying land, water bodies be protected and should not be harmed due to any activity.
- 15) 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.
- 16) In case of inadvertent mistake or some error in calculating the fees for the land conversion fees payable or revision of land conversion fees before issuance of challan, applicant shall 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.
- 17) Refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the Sanad and/or recover the balance as arrears of land revenue from Applicant.
- 18) In case of violation of any of the conditions or in case any NOC, etc. issued by any Department ~~for collecting~~ conversion is withdrawn, revoked or otherwise the Conversion, Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
- 19) 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.

In witness whereof the Deputy Collector and Sub Divisional Officer, Sanguem Sub Division, at Sanguem, Goa, has hereunto set the hand and the Seal of the Office on behalf of the Governor of Goa and the Applicant Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.

 Mr. Muhamad Faizan Muzawar Shaikh
 alias Shaikh Muhamad Faizan M. and
 Mr. Adnan Murtuza Shaikh.




 (Milindra G. Velip)
 Deputy Collector & Sub Divisional Officer

We declare that. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. and Mr. Adnan Murtuza Shaikh who has signed this sanad is to our personal knowledge, the person here presenting herself to be, and that he/she has affixed her signature hereto in our presence.

Signature of the witnesses: -

1.  _____

2.  _____



Copy:

1. Mr. Muhamad Faizan Muzawar Shaikh alias ~~Shah~~ Muhamad Faizan M. r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.
2. The Mamlatdar, Sanguem.
3. The Deputy Town Planner, TCP, Quepem- Goa.
4. The Deputy Conservator of Forest, South Goa Division, Margao - Goa
5. The Chief Officer, Sanguem Municipal Council.
6. The Inspector of Survey and Land Records, Quepem, Goa.

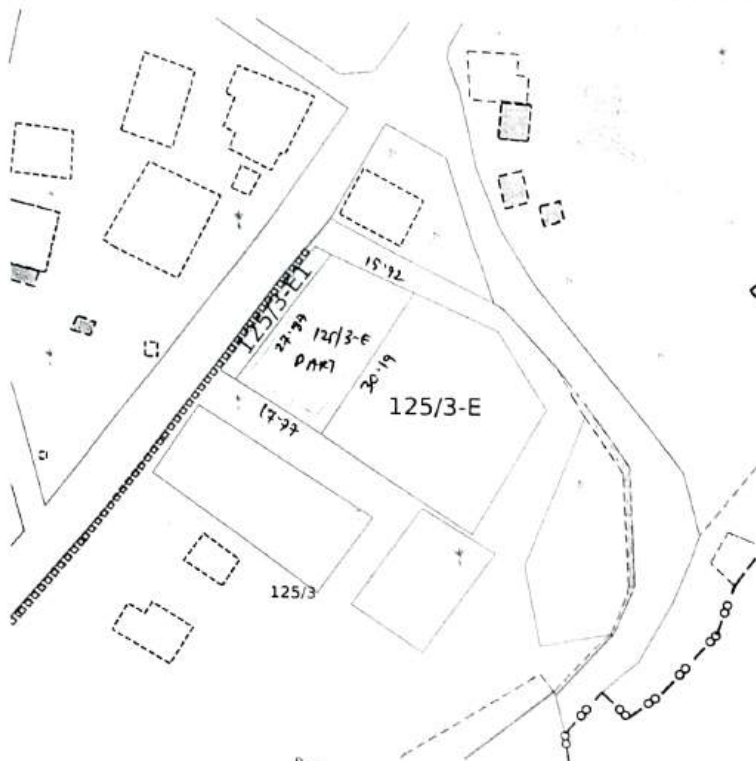


Government of Goa
Directorate of Settlement and Land Records Plan
Taluka / Village Name : SANGUEM / Sanguem
Survey / Subdiv No. : 125/3-E

PLAN



Scale 1:1000



OF THE PROPERTY BEARING SURVEY NO 125 SUB-DIV. NO. 3-E (part) SITUATED AT SANGUEM VILLAGE OF SANGUEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON AGRICULTURAL PURPOSE APPLIED BY MUHAMAD FAIZAN MUNAWAR SHAIK ALIAS SHAIK MUHAMAD FAIZAN M AMD ADNAN MURTUZA SHAIKH, VIDE ORDER NO. CDSAN12-24-49, DT. 03/01/2025 FROM OFFICE OF THE DEPUTY COLLECTOR & S.D.O. SANGUEM - GOA.

AREA TO BE CONVERTED:- 486.00 SQ.MTS


Prasad P.S. Dessai
KABHU GAONKAR (H.S)
VERIFIED BY




SUDESH K.N. BHAIRESI
(ISLR QUEPES)

Report prepared By: Sudesh Shanu Gaonkar (F.S)



**OFFICE OF THE DEPUTY COLLECTOR AND SDO,
SANGUEM SUB DIVISION,**

1st floor, Sanguem Municipal Council Bldg., Sanguem, Goa
e-mail - sdm-sanguem.goa@gov.in

No.SDO/SAN/CONV/03/2025 /435

Dated:-26th February, 2025

Read: Application dated 18th December, 2024 made by of Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bachhat, Raia, Salcete South Goa, hereinafter (CDSAN12-24-50)



S A N A D

SCHEDULE - II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and 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 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 expressions shall, where the context so admits include the rules and orders there under) by **Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M.** r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and **Mr. Adnan Murtuza Shaikh** r/o. H. No. 1018/C/2, Aisha Manzil, Bachhat, Raia, Salcete South Goa 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 survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 441.00 square meters, be the same a little more or less, for the purpose of residential use only.

And Whereas, Deputy Town Planner, Zoning Information, has submitted report stating that the land under Survey No. 125/3-E,(Part) Village Sanguem, Taluka and Sub District Sanguem, as per the Regional plan for Goa 2021 the plot in question is located in the Settlement Zone having permissible FAR 100 and recommended the conversion of Land for residential purpose admeasuring an area 441.00 square meters, vide Report No: TPQ/Zng/3311/S-Sanguem/125/3-E/2024/2243 dated 12th September, 2024.

And Whereas, Dy. Conservator of Forest, South Goa Division, at Margao vide letter No: 5/SGF/CONV/1011/2024-25 dated 5th February 2025, informed that his office has inspected the area and it is observed that the area under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 441.00 square meters is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, Mamlatdar, Sanguem vide letter No. MAM/SAN/C.I.I/Conv-Inspection/report/2025 dated 24th January 2025 submitted his report that the use of the land would not affect public health, safety and convenience, the market value of the land is about Rs. 1080/- per square meters, as per local inquiry the land proposed for conversion was not tenanted prior to the enforcement of the Goa Agricultural Tenancy Act, 1964 no basic infrastructure facilities like water, electric/Telephone lines in the plot passing over the plot and proposed plot is attached to tar road, there are no any tenants or mundkars on the land proposed for conversion. The proposed conversion is for bonafide residential purpose of the applicant and there is no any Construction on the plot proposed for the conversion; it is not coming under CRZ Regulation either 500 meters or 500 meters HTL.

Further Mamlatdar recommended that application seeking land conversion may be considered. The Applicant has credited conversion fees of Rs. 66150/- (Rupees sixty-six thousand one hundred fifty only) vide Challan No.27/2024-25 dated 26th February, 2025 in Union Bank of India, Sanguem, Goa.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguemis approved.

And whereas, the Inspector of Survey and land Records, Quepem, has submitted report No.2/ISLR/QPM/SAN/01/2025/152 dated 04th February, 2025 and six copies of Plan, Schedule II and appendix I, further informed that the land in question is Garden land. The appendix appended the said report is reproduced thus-

APPENDIX - 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
1	32.05 meters	16.20 meters	441.00 square meters	Survey No. 125/3-E(part) Village Sanguem, Taluka and Sub District Sanguem	Survey No.125/3 Survey No. 125/3 Survey No. 125/3 Survey No. 125/3-E	The land in question is Garden.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules there under 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-agricultural purpose for which the permission is granted 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 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 without the previous sanction of the Collector.

4. *Liability for rates* - The applicant shall pay all taxes, rates and cesses, liveable 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.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- 1) 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.
- 2) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
- 3) 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.
- 4) Any further development in the plot shall be strictly as per the rules in force.
- 5) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of Goa Town and Country Planning Act.
- 6) 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.
- 7) Traditional access, passing through the plot, if any shall be maintained.
- 8) 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.
- 9) Traditional access, passing through the plot, if any shall be maintained.
- 10) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

- 11) 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.
- 12) NOC from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
- 13) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 14) Low lying land, water bodies be protected and should not be harmed due to any activity.
- 15) 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.
- 16) In case of inadvertent mistake or some error in calculating the fees for the land conversion fees payable or revision of land conversion fees before issuance of challan, applicant shall 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.
- 17) Refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the Sanad and/or recover the balance as arrears of land revenue from Applicant.
- 18) In case of violation of any of the conditions or in case any NOC, 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.
- 19) 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.

In witness whereof the Deputy Collector and Sub Divisional Officer, Sanguem Sub Division, at Sanguem, Goa, has hereunto set the hand and the Seal of the Office on behalf of the Governor of Goa and the Applicant Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.

Mr. Muhamad Faizan Muzawar Shaikh
alias Shaikh Muhamad Faizan M. and
Mr. Adnan Murtuza Shaikh.




(Milindra G. Vellip)
Deputy Collector & Sub Divisional Officer

We declare that. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. and Mr. Adnan Murtuza Shaikh who has signed this sanad is to our personal knowledge, the person here presenting herself to be, and that he/she has affixed her signature hereto in our presence.

Signature of the witnesses: -

1. _____

2. _____



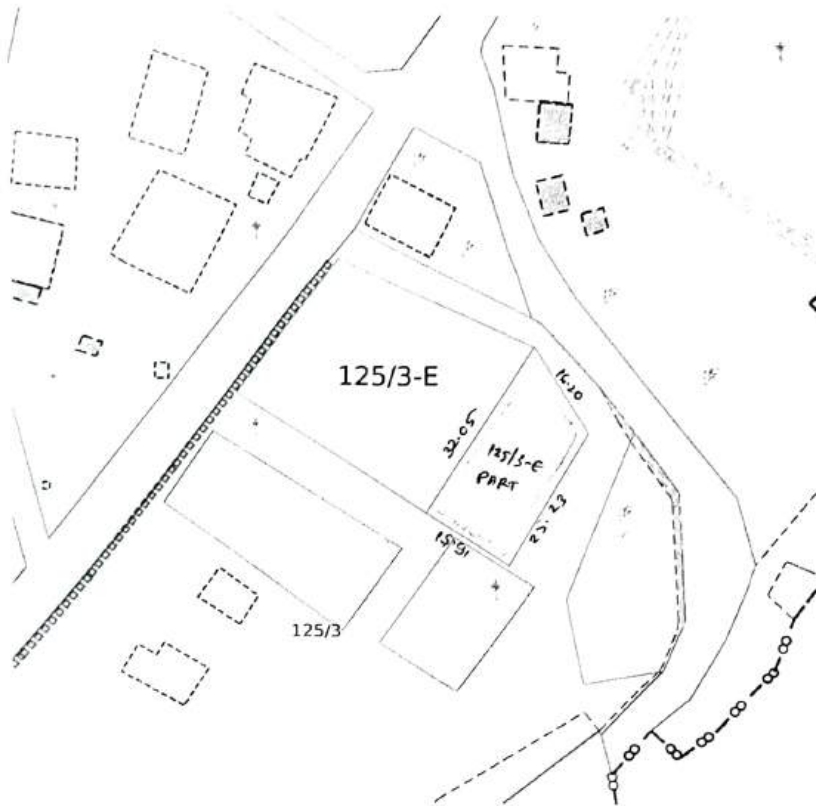
Copy:

1. Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.
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4. The Deputy Conservator of Forest, South Goa Division, Margao - Goa
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6. The Inspector of Survey and Land Records, Quepem, Goa.



Government of Goa
Directorate of Settlement and Land Records Plan
Taluka / Village Name : SANGUEM / Sanguem
Survey / Subdiv No. : 125/3-E

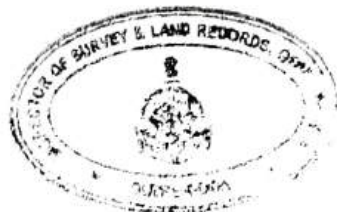
PLAN



OF THE PROPERTY BEARING SURVEY NO 125 : SUB-DIV. NO. 3-E (part) SITUATED AT SANGUEM VILLAGE OF SANGUEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON AGRICULTURAL PURPOSE APPLIED BY MUHAMAD FAIZAN MUNAWAR SHAIK ALIAS SHAIK MUHAMAD FAIZAN M AMD ADNAN MURTUZA SHAIKH, VIDE ORDER NO. CDSAN12-24-50, DT. 03/01/2025 FROM OFFICE OF THE DEPUTY COLLECTOR & S.D.O. SANGUEM - GOA.

AREA TO BE CONVERTED:- 441.00 SQ.MTS

Prasad P.S. Dessai
SHILPA PRABHU SA. YAKAR (H.S.)
VERIFIED BY



SUDESH K.N. BHAIRELI
(ISLR QUEPAM)

Report prepared By: Sudesh Shanu Gaonkar (F.S.)

**OFFICE OF THE DEPUTY COLLECTOR AND SDO,
SANGUEM SUB DIVISION,**

1st floor, Sanguem Municipal Council Bldg., Sanguem, Goa
e-mail - sdm-sanguem.goa@gov.in

No.SDO/SAN/CONV/03/2025 /435

Dated:-26th February, 2025

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S A N A D

SCHEDULE - II

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

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And Whereas, Dy. Conservator of Forest, South Goa Division, at Margao vide letter No: 5/SGF/CONV/1011/2024-25 dated 5th February 2025, informed that his office has inspected the area and it is observed that the area under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 441.00 square meters is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, Mamlatdar, Sanguem vide letter No. MAM/SAN/C.I.I/Conv-Inspection/report/2025 dated 24th January 2025 submitted his report that the use of the land would not affect public health, safety and convenience, the market value of the land is about Rs. 1080/- per square meters, as per local inquiry the land proposed for conversion was not tenanted prior to the enforcement of the Goa Agricultural Tenancy Act, 1964 no basic infrastructure facilities like water, electric/Telephone lines in the plot passing over the plot and proposed plot is attached to tar road, there are no any tenants or mundkars on the land proposed for conversion. The proposed conversion is for bonafide residential purpose of the applicant and there is no any Construction on the plot proposed for the conversion; it is not coming under CRZ Regulation either 500 meters or 500 meters HTL.

Further Mamlatdar recommended that application seeking land conversion may be considered. The Applicant has credited conversion fees of Rs. 66150/- (Rupees sixty-six thousand one hundred fifty only) vide Challan No.27/2024-25 dated 26th February, 2025 in Union Bank of India, Sanguem, Goa.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem is approved.

And whereas, the Inspector of Survey and land Records, Quepem, has submitted report No.2/ISLR/QPM/SAN/01/2025/152 dated 04th February, 2025 and six copies of Plan, Schedule II and appendix I, further informed that the land in question is Garden land. The appendix appended the said report is reproduced thus-

A P P E N D I X - 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
1	32.05 meters	16.20 meters	441.00 square meters	Survey No. 125/3-E(part) Village Sanguem, Taluka and Sub District Sanguem	Survey No.125/3 Survey No. 125/3 Survey No. 125/3 Survey No. 125/3-E	The land in question is Garden.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules there under 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-agricultural purpose for which the permission is granted 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 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 without the previous sanction of the Collector.

4. *Liability for rates* - The applicant shall pay all taxes, rates and cesses, liveable 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.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- 1) 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.
- 2) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
- 3) 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.
- 4) Any further development in the plot shall be strictly as per the rules in force.
- 5) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of Goa Town and Country Planning Act.
- 6) 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.
- 7) Traditional access, passing through the plot, if any shall be maintained.
- 8) 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.
- 9) Traditional access, passing through the plot, if any shall be maintained.
- 10) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

- 11) 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.
- 12) NOC from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
- 13) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 14) Low lying land, water bodies be protected and should not be harmed due to any activity.
- 15) 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.
- 16) In case of inadvertent mistake or some error in calculating the fees for the land conversion fees payable or revision of land conversion fees before issuance of challan, applicant shall 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.
- 17) Refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the Sanad and/or recover the balance as arrears of land revenue from Applicant.
- 18) In case of violation of any of the conditions or in case any NOC, 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.
- 19) 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.

In witness whereof the Deputy Collector and Sub Divisional Officer, Sanguem Sub Division, at Sanguem, Goa, has hereunto set the hand and the Seal of the Office on behalf of the Governor of Goa and the Applicant Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.

Mr. Muhamad Faizan Muzawar Shaikh
alias Shaikh Muhamad Faizan M. and
Mr. Adnan Murtuza Shaikh.




(Milindra G. Vellp)
Deputy Collector & Sub Divisional Officer

We declare that. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. and Mr. Adnan Murtuza Shaikh who has signed this sanad is to our personal knowledge, the person here presenting herself to be, and that he/she has affixed her signature hereto in our presence.

Signature of the witnesses: -

1. _____

2. _____



Copy:

1. Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.
2. The Mamlatdar, Sanguem.
3. The Deputy Town Planner, TCP, Quepem- Goa.
4. The Deputy Conservator of Forest, South Goa Division, Margao - Goa
5. The Chief Officer, Sanguem Municipal Council.
6. The Inspector of Survey and Land Records, Quepem, Goa.



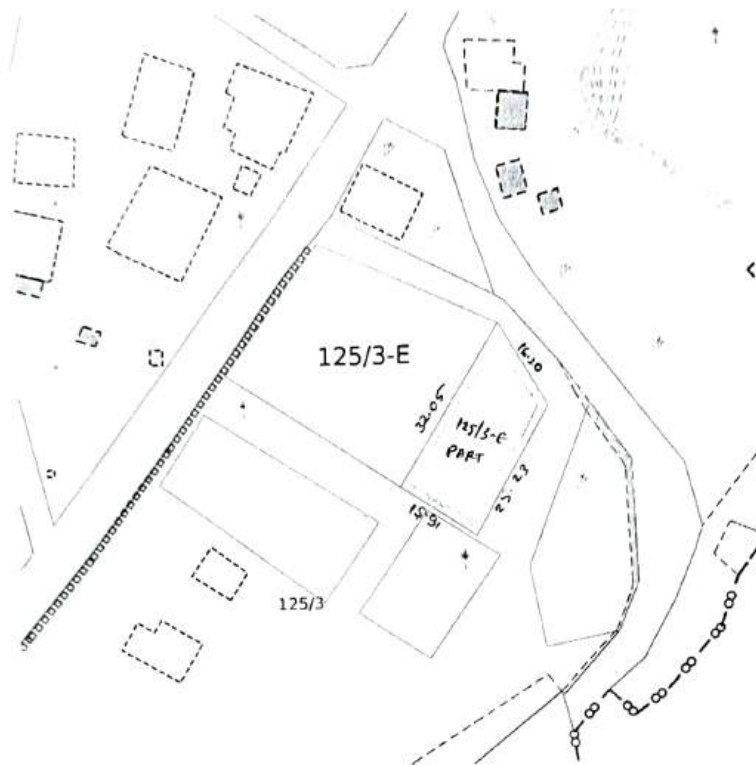
Government of Goa

Directorate of Settlement and Land Records Plan

Taluka / Village Name : SANGUEM / Sanguem

Survey / Subdiv No. : 125/3-E

PLAN

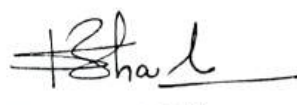


OF THE PROPERTY BEARING SURVEY NO 125 : SUB-DIV. NO. 3-E (part) SITUATED AT SANGUEM VILLAGE OF SANGUEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON AGRICULTURAL PURPOSE APPLIED BY MUHAMAD FAIZAN MUNAWAR SHAIK ALIAS SHAIK MUHAMAD FAIZAN M AMD ADNAN MURTUZA SHAIKH, VIDE ORDER NO. CDSAN12-24-50, DT. 03/01/2025 FROM OFFICE OF THE DEPUTY COLLECTOR & S.D.O SANGUEM - GOA.

AREA TO BE CONVERTED:- 441.00 SQ.MTS


Prasad P.S. Dessai
SALPA PHATNB SA. INKAR (H.S)
VERIFIED BY




SUDESH K.N. BHAIRESI
(ISLR QUEPAM)

Report prepared By: Sudesh Shanu Gaonkar (F.S)



OFFICE OF THE DEPUTY COLLECTOR AND SDO,
SANGUEM SUB DIVISION,

1st floor, Sanguem Municipal Council Bldg., Sanguem, Goa

e-mail - sdm-sanguem.goa@gov.in

No.SDO/SAN/CONV/02/2025/436

Dated:-26th February, 2025

Read: Application dated 18th December, 2024 made by of Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa, hereinafter (CDSAN12-24-49)



S A N A D

SCHEDULE - II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and 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 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 expressions shall, where the context so admits include the rules and orders there under) by **Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M.** r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and **Mr. Adnan Murtuza Shaikh** r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa 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 survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 486.00 square meters, be the same a little more or less, for the purpose of residential use only.

And Whereas, Deputy Town Planner, Zoning Information, has submitted report stating that the land under Survey No. 125/3-E,(Part) Village Sanguem, Taluka and Sub District Sanguem, as per the Regional plan for Goa 2021 the plot in question is located in the Settlement Zone having permissible FAR 100 and recommended the conversion of Land for residential purpose admeasuring an area 486.00 square meters, vide Report No: TPQ/Zng/3311/S-Sanguem/125/3-E/2024/2243 dated 12th September, 2024.

And Whereas, Dy. Conservator of Forest, South Goa Division, at Margao vide letter No: 5/SGF/CONV/1013/2024-25 dated 5th February 2025, informed that his office has inspected the area and it is observed that the area under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem admeasuring an area of 486.00 square meters is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, Mamlatdar, Sanguem vide letter No. MAM/SAN/C.1.1/Conv-Inspection/report/2025 dated 30th January 2025 submitted his report that the use of the land would not affect public health, safety and convenience, the market value of the land is about Rs. 1080/- per square meters, as per local inquiry the land proposed for conversion was not tenanted prior to the enforcement of the Goa Agricultural Tenancy Act, 1964 no basic infrastructure facilities like water, electric/Telephone lines in the plot passing over the plot and proposed plot is attached to tar road, there are no any tenants or mundkars on the land proposed for conversion. The proposed conversion is for bonafide residential purpose of the applicant and there is no any Construction on the plot proposed for the conversion; it is not coming under CRZ Regulation either 500 meters or 500 meters HTL.

Further Mamlatdar recommended that application seeking land conversion may be considered. The Applicant has credited conversion fees of Rs. 72900/- (Rupees seventy two thousand nine hundred only) vide Challan No.25/2024-25 dated 26th February, 2025 in Union Bank of India, Sanguem, Goa.

And Whereas, after obtaining NOC Report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 125/3-E(Part) Village Sanguem, Taluka and Sub District Sanguem is approved.

And whereas, the Inspector of Survey and land Records, Quepem, has submitted report No.2/ISLR/QPM/SAN/03/2025/153 dated 04th February, 2025 and six copies of Plan, Schedule II and appendix I, further informed that the land in question is Garden land. The appendix appended the said report is reproduced thus-

A P P E N D I X - 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
1	30.19 meters	17.77 meters	486.00 square meters	Survey No. 125/3-E(part) Village Sanguem, Taluka and Sub District Sanguem	Survey No.125/3 Survey No. 125/3 Survey No. 125/3 Survey No. 125/3-E	The land in question is Garden.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules there under 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-agricultural purpose for which the permission is granted 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 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 without the previous sanction of the Collector.

4. *Liability for rates* - The applicant shall pay all taxes, rates and cesses, liveable 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 recovered the cost of carrying out the same from the applicant as an arrears of land revenue.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- 1) 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.
- 2) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
- 3) 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.
- 4) Any further development in the plot shall be strictly as per the rules in force.
- 5) No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of Goa Town and Country Planning Act.
- 6) 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.
- 7) Traditional access, passing through the plot, if any shall be maintained.
- 8) 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.
- 9) Traditional access, passing through the plot, if any shall be maintained.
- 10) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

- 11) 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.
- 12) NOC from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
- 13) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 14) Low lying land, water bodies be protected and should not be harmed due to any activity.
- 15) 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.
- 16) In case of inadvertent mistake or some error in calculating the fees for the land conversion fees payable or revision of land conversion fees before issuance of challan, applicant shall 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.
- 17) Refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the Sanad and/or recover the balance as arrears of land revenue from Applicant.
- 18) In case of violation of any of the conditions of Sanad, 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.
- 19) 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.

In witness whereof the Deputy Collector and Sub Divisional Officer, Sanguem Sub Division, at Sanguem, Goa, has hereunto set the hand and the Seal of the Office on behalf of the Governor of Goa and the Applicant Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. s/o Mr. Abdul Gani Muzawar Shaikh r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh s/o. Mr. Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.

Mr. Muhamad Faizan Muzawar Shaikh
alias Shaikh Muhamad Faizan M. and
Mr. Adnan Murtuza Shaikh.



(Milindra G. Velip)

Deputy Collector & Sub Divisional Officer

We declare that. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. and Mr. Adnan Murtuza Shaikh who has signed this sanad is to our personal knowledge, the person here presenting herself to be, and that he/she has affixed her signature hereto in our presence.

Signature of the witnesses: -

1. _____

2. _____



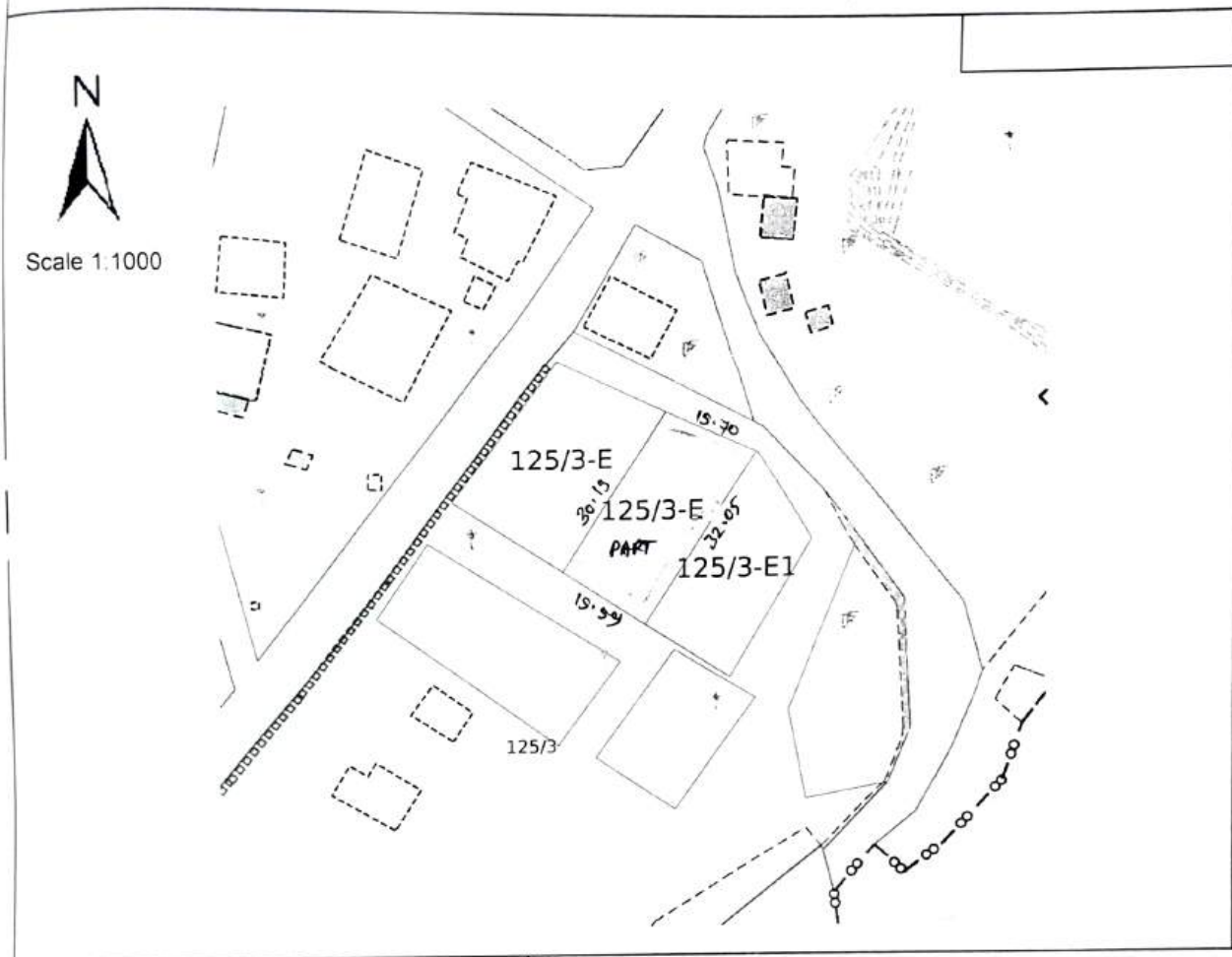
Copy:

1. Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M. r/o. H. No. 70, Muslimwada, Near Jama Masjid Sanguem Goa and Mr. Adnan Murtuza Shaikh r/o. H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia, Salcete South Goa.
2. The Mamlatdar, Sanguem.
3. The Deputy Town Planner, TCP, Quepem- Goa.
4. The Deputy Conservator of Forest, South Goa Division, Margao - Goa
5. The Chief Officer, Sanguem Municipal Council.
6. The Inspector of Survey and Land Records, Quepem, Goa.



Government of Goa
Directorate of Settlement and Land Records Plan
Taluka / Village Name : SANGUEM / Sanguem
Survey / Subdiv No. : 125/3-E

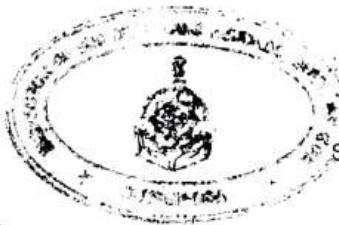
PLAN



OF THE PROPERTY BEARING SURVEY NO 125%, SUB-DIV. NO. 3-E (part) SITUATED AT SANGUEM VILLAGE OF SANGUEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE TO NON AGRICULTURAL PURPOSE APPLIED BY MUHAMAD FAIZAN MUNAWAR SHAIK ALIAS SHAIK MUHAMAD FAIZAN M AMD ADNAN MURTUZA SHAIKH, VIDE ORDER NO. CDSAN12-24-48, DT. 03/01/2025 FROM OFFICE OF THE DEPUTY COLLECTOR & S.D.O. SANGUEM - GOA.

AREA TO BE CONVERTED:- 486.00 SQ.MTS

P. Prasad P.S. Dessai
(H.S)
VERIFIED BY



SUDESH K.N. BHAIRELI
(ISLR QUEPEM)

Report prepared By: Sudesh Shanu Gaonkar (F.S)