



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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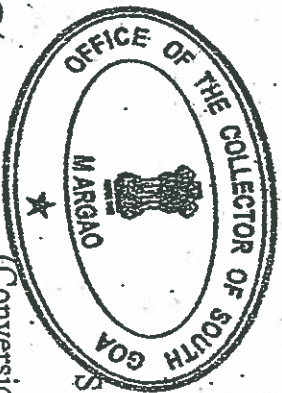
No. COL/SG/CONV/92/2016/4167

dated: 02/04/2018.

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 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) The Ramodaya Co Operative Housing Society Limited, r/o. H.No.220, Nr.MPT, Ground, Patrong,Baina, Vasco-da-Gama, being the occupant of the plot registered under PTS No 145 of Chalta No. 36 of Vasco City of Mormugao Taluka, expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming under PTS No 145 of Chalta No. 36 of Vasco City Mormugao Taluka admeasuring an area 2834.00 Sq. mts. be the same a little more or less, for the purpose of for Residential Purpose only.

And Whereas, The Town Planner, Mormugao, reported that the land under Chalta No 36 PTS No 145 of Vasco City of Mormugao Taluka, as per the Outline Development plan of Vasco 2011, the plot is located in Settlement Zone (S1), having permissible F.A.R. 100% (except area covered by 10.00 mts. wide proposed road & recommended the conversion of Land for Residential purpose admeasuring an area 2834.00Sqmts i.e. excluding the area covered by 10.00 wide proposed road in ODP of Vasco 2011, as shown in the enclosed sited plan (*site plan enclosed*) vide report no: DH/5847/1/MTP/16/750 dated 25/11/2016.

The Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/AK /CONV/2016/2345 dated 20/12/2016, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.15000/- per sq.mts, there is 06 mts. wide road access to the land proposed for conversion, there are no tenants/Mundkars/Lease Holders in the said property bearing P.T. Sheet No.145 of Chalta No.36 of Vasco City of Mormugao Taluka, there are no any cases running under Agricultural Tenancy Act/Mundkar Act on the land proposed conversion, the land proposed for conversion is not low lying area nor exist water bodies, there does not exist structure in the proposed land, the proposed land sought for conversion is situated under P.T. Sheet No.145 of Chalta No.36 of Vasco City 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, there are 4 coconut trees, 4 jungle trees, 7 teakwood trees in the proposed land sought for conversion.

The Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/497/2016-17/2208 dated 25/11/2016, informed that his office has inspected the area, and it is observed that the area land under Chalta No 36 PTS No 145 of Vasco City of Mormugao Taluka admeasuring area of 3164.00sq.mts is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the said area.

The Inspector of Survey & Land Records, City Survey, Vasco-da-Gama, has submitted the 6 copies plan and details in appendix to schedule-II of Chalta No.36 of P.T.S. No.145 of Vasco City of Mormugao Taluka and further informed that there exists 4 nos Mango trees, 6 nos Jungle wood trees, 2 nos Teak wood trees and 4 nos. of coconuts trees in the area proposed for conversion vide letter NO.2/SLR/CTS/VAS/CONV/14/2017/311 dated 11/07/2017.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Ch.No.36 PTS No 145 of Vasco City of Mormugao Taluka, was approved The applicant has credited Conversion fees Rs.793520/- (Rupees seven lakhs ninety three thousand five hundred twenty only) vide e-challan no COL/60/2017-18 dated 20/02/2018, 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:

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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 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~~ ^{R OF 800/14} 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 Mundkaria/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 access serving the plot under reference is 15.00 mts. hence front setback of minimum 7.50 mts.+3.00 mts. shall be kept from the centre line of the road for secondary development

14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

15.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.

16.N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.

17.Adequate arrangement shall be made so as not to affect the drainage position in the area and flow of natural water.

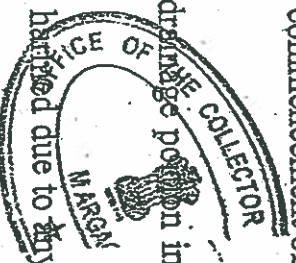
18.Low lying land, water bodies be protected and should not be hampered due to any development/construction activity.

19.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.

20.In case of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be liable 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/refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of Land Revenue from Applicant.

21.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.

22.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.



Q/

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub-Div number	BOUNDARIES
North to South	East to West			
36.30M	84.70 M	2834.00 Sq.mts.	Land under PTS No 145 of Chalta No. 36 of Vasco City of Mormugao Taluka,	North: Ch. & PTS No. 39/145 South : Ch. & PTS No. 35/145, 1/144 East: Ch. & PTS No.1/144 West : Ch. & PTS No.36/145
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto

set her hand and seal of her Office on behalf of the Government of Goa and the

Applicant The Ramodaya Co Operative Housing Society Limited, r/o. H.No.220,

Nr.MPT, Ground, Patrong, Baina, Vasco-da-Gama, hereunto set her hand this

2nd day of April, 2018.

The Ramodaya Co-op. Hsg. Society Ltd.

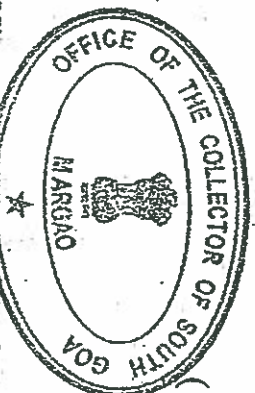
Chairman

Mr. Nivruti V. Wagnode for The Ramodaya Co Operative Housing Society Limited, (Applicant)

Signature and designation of the witnesses:

1. Mandu Divu Pote *Pote*

2. Pranod Y. Shet *Shet*



(Anjali Seharawat, I.A.S.,)
Collector,
South Goa District,
Margao- Goa

We declare that Mr. Nivruti V. Wagnode for The Ramodaya Co Operative Housing Society, 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.

1. Mandu Divu Pote *Pote*

2. Pranod Y. Shet *Shet*

Copy to:

1. The Mamlatdar of Mormugao, Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of the Inspector of Surveys and Land Records
VASCO-GOA

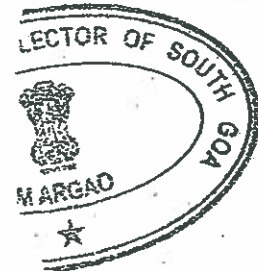


PLAN

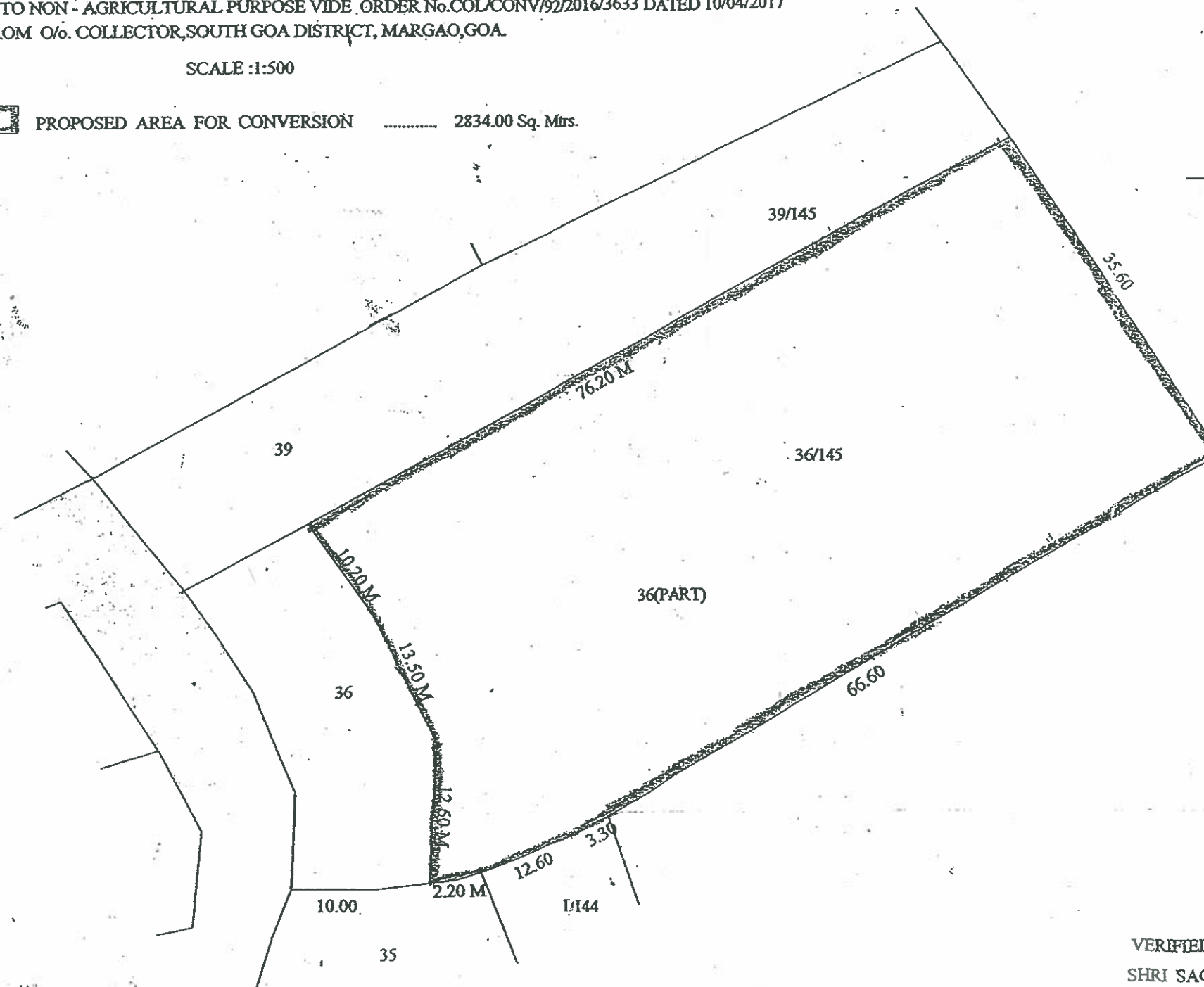
SHOWING THE LAND BEARING CHALTA No. 36(PART) OF P. T. SHEET NO. 145
SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY RAMODAYA CO-OP HSG SOCIETY
BAINA, VASCO-DA-GAMA FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE
INTO NON - AGRICULTURAL PURPOSE VIDE ORDER No. COL/CONV/92/2016/3633 DATED 10/04/2017
FROM O/o. COLLECTOR, SOUTH GOA DISTRICT, MARGAO, GOA.

SCALE : 1:500

 PROPOSED AREA FOR CONVERSION 2834.00 Sq. Mtrs.



SAVIO. C. SILVEIRA
I.S. & L.R., VASCO. VASCO



PREPARED BY: 
SHRI RUDY ALBUQUERQUE (F. S.)

VERIFIED BY: 
SHRI SAGAR J. NAVELKAR (H. S.)