



**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: AC-I/SAL/SG/CONV/98/2018/4767

Date: 16/09/2019.

**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) **Aansav Mosaic Realty Llp r/o.106, WDC Enclave, Mabai Hotel Complex, Near Grace Church, Margao,Goa,** being the occupant of the plot registered under Survey No.94/3-G of Varca Village of Salcete Taluka, admeasuring an area **2400.00 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. 94/3-G of Varca Village of Salcete Taluka-Goa,** admeasuring an area **2400.00 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 vide letter no: 5/SGF/CONV/497/2018-19/2016 dated 13/11/2018, informed that the area under Sy. No.94/3-G of Varca Village in Salcete Taluka an admeasuring area of 2400.00 sq.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. Further requested to instruct the applicant to retain Banyan tree in this property and to prepare plan of development accordingly.

AND WHEREAS, the Dy. Town Planner, Margao, Goa reported that the land under Survey No. 94/3-G of Varca Village of Salcete Taluka, as per the Regional Plan of Goa 2001 and Regional Plan for Goa 2021, the plot is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose (Single family dwelling unit) admeasuring an area 695.00Sqmts vide report no: TPM/21182/Varca/94/3-G/18/7136 dated 13/12/2018.

AND WHEREAS, the Mamlatdar of Salcete, Goa, has submitted report vide no: No.MAM/SAL/CONV/AK/2019/1 dated 02/01/2019, wherein he has stated that, the use of land would not affect public health safety and convenience, the market value of the land is about 9000/- per sq.mts., the proposed land is having access, there is no Tenants/Mundkars on the proposed land, there was no tenancy on the proposed for conversion as on till date, the land was not originally a Comunidade/Aframento/Government land and the lands is not low lying area nor exist water body, there is no structure in the land proposed for conversion, the land proposed for conversion is surveyed under Survey No.94/3 of Village Varca of Salcete Taluka. it is not coming under C.R.Z. Regularization either 200 mts. or 500 HTL, the conversion is recommended.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the six copies of plan alongwith the details in appendix-I of Schedule-II of Survey No.94/3-G of Varca Village of Salcete Taluka vide letter No.2/ISLR/08/2019/641 dated 22/03/2019.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 94/3-G of Varca Village of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of ₹432000/- (Rupees four lakh thirty two thousand only) vide e-challan no AC-I/05//2019-20 dated 11/04/2019, 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.

**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.The Right of way of road is 8.00 mts. hence front setback of minimum 7.00 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 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.
- 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

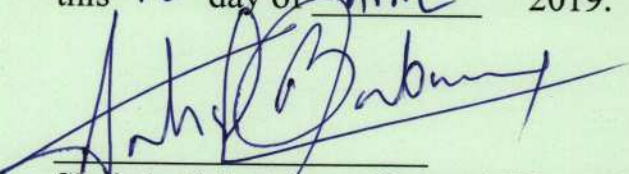


officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

**Appendix-I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
93.25 mts	34.40 mts	2400.00 Sq.mts	Survey No.94/3-G Varca Village of Salcete Taluka	North: S.No.94/3 South: S.No. 94/3 East: Sy.No. 94/3 West: Sy.No. 94/3-F
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 Additional Collector-I 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 **Aansav Mosaic Realty Llp r/o.106, WDC Enclave, Mabai Hotel Complex, Near Grace Church, Margao,Goa**, hereunto set his hand this 16<sup>th</sup> day of April 2019.

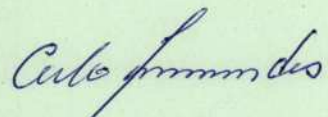
  
**Shri Aatish Anoop Babani Managing Partner of Aansav Mosaic Realty Llp (applicant)**

Signature and names of the witnesses:

1. Johnny Estibeiro

2. Nelvie Mendes



  
**( Agnelo A.J. Fernandes )**  
Additional Collector-I,  
South Goa District,  
Margao- Goa

We declare that **Shri Aatish Anoop Babani**, 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. Johnny Estibeiro

2. Nelvie Mendes

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.

GOVERNMENT OF GOA  
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS  
MARGAO- GOA

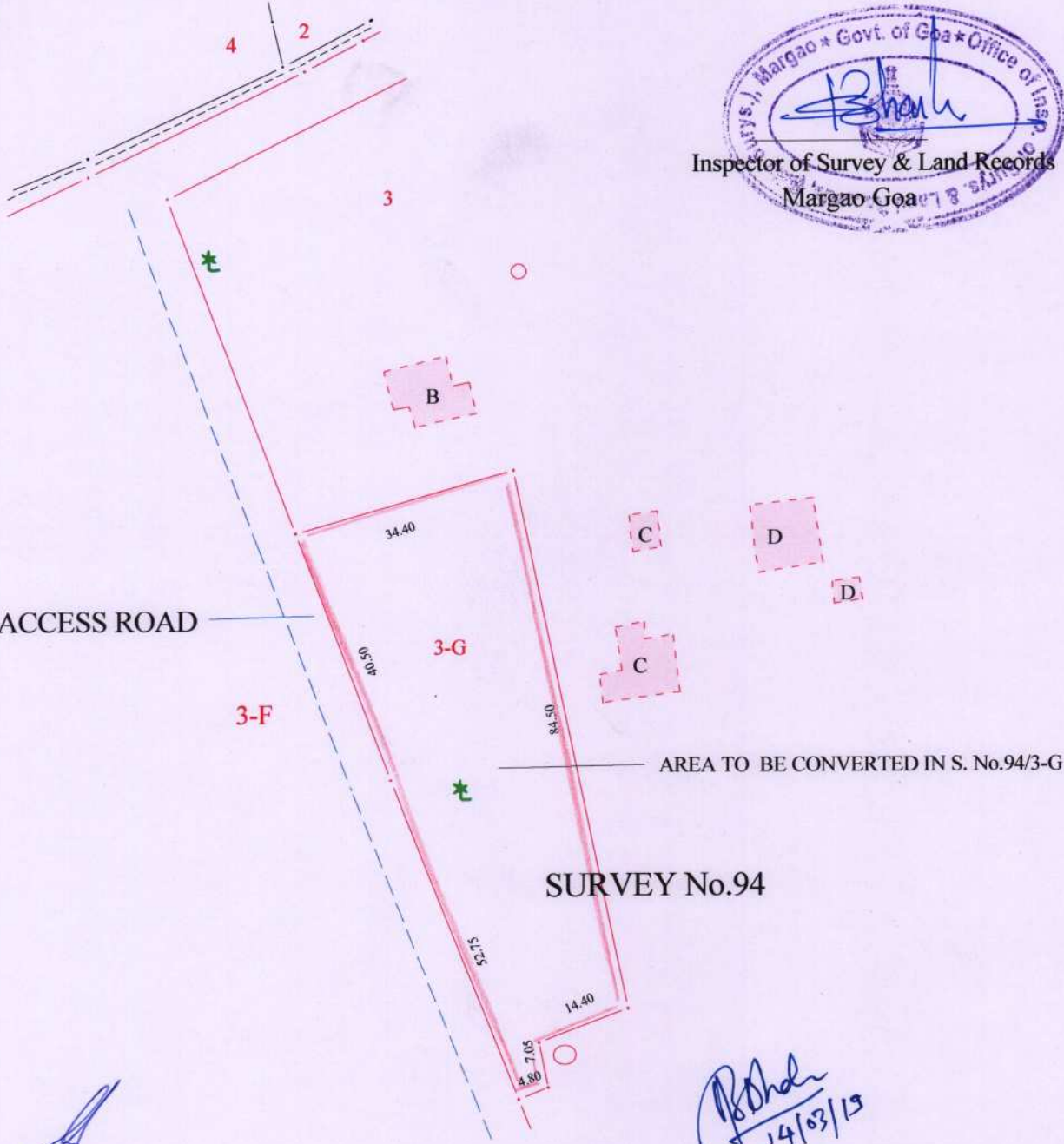
PLAN

OF THE PROPERTY BEARING SURVEY No. 94/3-G SITUATED AT VARCA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY AANSAV MOSAIC REALTY LPP VIDE ORDER NO. AC-I/SAL/SG/CONV/98/2018/707 DATED 04/01/2019. BY ADD. COLLECTOR -I, SOUTH GOA DISTRICT, MARGAO- GOA.

SCALE : 1:1000

AREA TO BE CONVERTED S.No. 94/3-G :- 2400.00 SQ. MTS.

N



Inspector of Survey & Land Records  
Margao Goa

LUIS MIRANDA (F.S.)  
PREPARED BY

ARUNKUMAR S. PHALE (H.S.)  
VERIFIED BY

SURVEYED ON: 12/03/2019

File No.: 2/ISLR/08/2019