

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

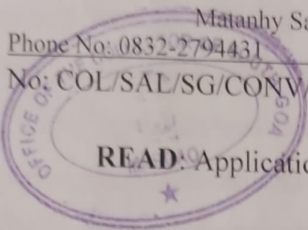
Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAL/SG/CONV/98/2019/14479

Date: 17 / 12 / 2020.



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) **Parijat Prakash Prabhudessai, r/o. F/3, Second Floor, Sapana Plaza, Ascanio Costa Road, Margao-Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered **under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka**, admeasuring an area **988.00 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 **under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka**, admeasuring area **988.00Sq.mts.**, be the same a little more or less for the purpose of **Commercial** use only.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/2020/112 dated 22/06/2020, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.16,000/- per sq.mts., there is an Paccha road to the site in question, there does not exist Tenants/Mundkars on the proposed land for conversion, there was no tenancy on the proposed land conversion as on till date, the proposed land conversion not falls under Command area, the land proposed for

conversion is not low lying area nor exist water bodies, there is no any Structure in the land proposed for conversion, the land proposed for conversion surveyed under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka, the land proposed for conversion is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the conversion application may be recommended.

AND WHEREAS, the Dy. Town Planner, Margao, has reported that the land under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka, Goa, as per the Outline Development Plan for Margao 2028, the plot in question is located in the Commercial (C2) having permissible F.A.R.150 and recommended the conversion of said land for Commercial purpose admeasuring an area 988.00 Sq. mt. vide report No.TPM/32263/Margao/Pts175/Ch.70/2020/1635 dated 20/03/2020.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/583/2019-20/3481 dated 19/03/2020, has informed that his office has inspected the area and it is observed that the area Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka admeasuring an area of 988.00 sq.tms is 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/plot.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao, has submitted six copies of plan and copy of details in appendix I to schedule-II of Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka vide letterNo.2/ISLR/CTS/CON/109/2020 dated 14/09/2020.

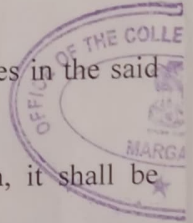
AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs.11,55,960/- (Rupees Eleven lakh fifty five thousand nine hundred sixty only) vide e-Challan No.COL/47/2020-21 dated 16/11/2020, in the State Bank of India, Margao, Goa, the applicant has submitted the Affidavit cum Indemnity Bond, Executed before Savita G. Kurtarkar, Notary Salcete, Taluka, Reg. No.40907/2020 dated 04/12/2020.

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 has paid 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) above, also, 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 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.
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.
14. The right of way of road is 8.00 mtrs. Hence front setback of minimum 4.00 mts+ 3.00mts= 7.00mts shall be kept from centre line of road
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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 concerned 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 any 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 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 undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
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, 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.

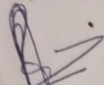


Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
26.51 Mts	37.30 Mts.	988.00 sq.mts.	under Chalta No.70 of P.T.S. No.175 of Margao City of Salcete Taluka	North: Pts. No. 175 of Ch.No. 2 South : Pts. No. 175 of Ch.No. 2 East: Pts. No. 175 of Ch.No. 68 West : Pts. No. 175 of Ch.No.19

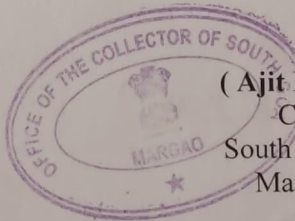
Conversion is Sanctioned for Commercial Purpose with Commercial (C2) having permissible F.A.R 150 based reports/NOC and Affidavit cum Indemnity Bond are referred at page no: 1&2 in this sanad.

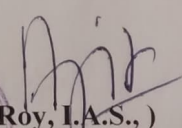
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicants **Parijat Prakash Prabhudessai, r/o. F/3, Second Floor, Sapana Plaza, Ascanio Costa Road, Margao-Goa**, hereunto set his hand this 17th day of December, 2020.


Parijat Prakash Prabhudessai (applicant)

Signature and designation of the witnesses:

1. SATISH ZARANKAR, SALT
2. Yogesh D. Anolcar




(Ajit Roy, I.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare, Parijat Prakash Prabhudessai, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

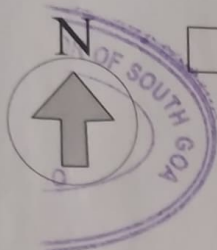
1. SATISH ZARANKAR, SALT
2. Yogesh D. Anolcar

Copy to:

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

PLAN

SCALE : 1:1000



INSPECTOR OF SURVEY & LAND RECORDS
MARGAO- GOA

PREPARED BY

PRITI. BONDHAGKAR (H.S)

VERIFIED BY

File No.: 2/ISLR/CTS/CONV/109/2020