

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: CAD2SAL12-23-234/ 17

Date: 12 / 01 / 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 and 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) **Gokul Datta Alve r/o C/o Sandip Naik, C-408, Osia Commercial Arcade, Near SGPDA Market, Margao Salcete Goa,** being the occupant of the plot registered under **Survey No. 288/70 (Part) of Sao Jose De Areal village of Salcete Taluka-Goa,** admeasuring an area **800.00 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. 288/70 (Part) of Sao Jose De Areal village of Salcete Taluka-Goa,** admeasuring an area **800.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Town Planner, Margao, has submitted report of Survey No. 288/70 of Sao Jose De Areal village of Salcete Taluka, as per Regional Plan for Goa 2021, the plot in question is located in "Partly Settlement Zone (S3) having permissible F.A.R. 60 and Partly in Paddy Fields having VP-II status and affected by 30 mtrs wide proposed road (S.H.8), as per plan enclosed admeasuring an area 1800.00 m² vide report no: TPM/5150/Zon-Inf/SJDA/288/70/2023/5668 dated 17/10/2023.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/12-234/2023 dated 02/01/2024, wherein he has stated the such use will not affect public health, safety and convenience, the market value of the land is about Rs. 12,000/- per sq.mts., there is a access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, there is no structure in the proposed land, the proposed land for conversion is surveyed under Survey No. 288/70 of Sao Jose De Areal village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/789/23-24/ dated 26/12/2023, stating that the said Survey No. 288/70 of Sao Jose De Areal village of Salcete Taluka does not falls under the Government Forest Land as identified by the Forest Department. The Survey No. 288/70 of Sao Jose De Areal village of Salcete Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar Committee and Araujo Committee. The said conversion does not attract any contravention of Court Orders and the Forest Conservation Act, 1980 is not applicable. The Conversion is recommended.

The Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 800.00 sq.mts. of Survey No. 288/70 (Part) of Sao Jose De Areal village of Salcete Taluka, *further informed that the land in question is rice land* vide letter No. 2/ISLR/Erev/04/2024/37 dated 05/01/2024.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 288/70 (Part) of Sao Jose De Areal village of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of Rs. 90,400/- (Rupees Ninety Thousand Four Hundred only) vide e-challan no. AC-II/01/2024-25 dated 08/01/2024, in the State Bank of India.

NOW THEREFORE, it 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.
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.

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 portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any 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 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.
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, 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

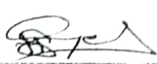
Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
38.80 mts	38.40 mts	800.00 Sq.mts	Survey No. 288/70 (Part) of Sao Jose De Areal village of Saleete Taluka	North: Survey No. 288/70 South: Survey No. 288/70 East: Survey No. 294/4 West: Survey No. 288/70
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 - II 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 **Gokul Datta Alve r/o C/o Sandip Naik, C-408, Osia Commercial Arcade, Near SGPDA Market, Margao Salcete Goa**, hereunto set his hand on this 12th day of January 2024.



Mr. Prakash Datta Alve POA for Gokul Datta Alve (applicant)

Signature and names of the witnesses:

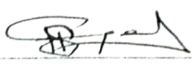
1. Amir Khan 
2. HASSAN Sayed 





(Dipak Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that **Mr. Prakash Datta Alve POA for Gokul Datta Alve**, 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. Amir Khan 
2. HASSAN Sayed 

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Inspector of Survey and Land Records, Margao Goa.

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

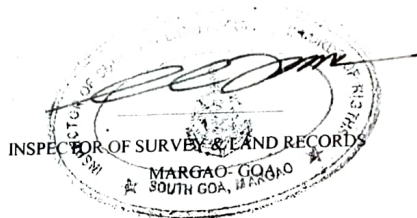
PLAN

OF THE PROPERTY BEARING SURVEY No. 288/70(P) SITUATED AT SAO JOSE DE AREAL VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY MR. GOKUL ALVE
VIDE ORDER NO CAD2SAL12-23-234. DATED 01/12/2023
ISSUED BY THE ADD. COLLECTOR II, SALCETE, MARGAO - GOA

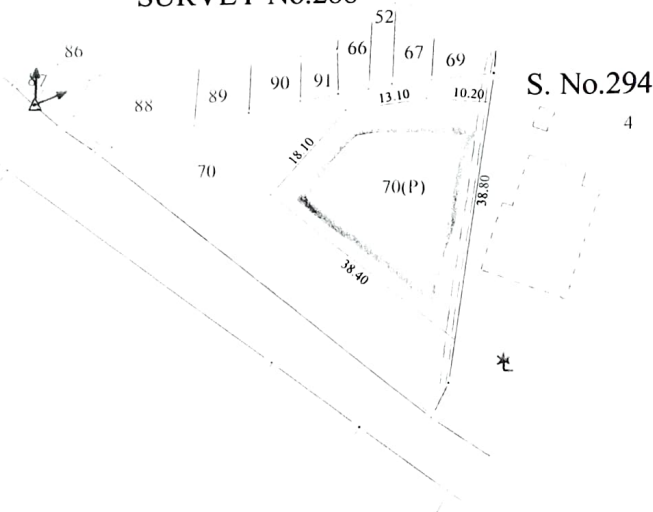
SCALE : 1:1000



 AREA TO BE CONVERTED 288/70(P) = 800.00 SQ. MTS.



SURVEY No.288




SHILPA G. DESSAI (F.S.)
PREPARED BY

SURVEYED ON:- 03/01/2024


PRITI BONDBAGKAR (H.S.)
VERIFIED BY

File No.: 2/ISLR/CONV/04/2024



**OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION SALCETE, MARGAO - GOA**

Matanhy Baldhana Administrative Complex Phone Nos :- 0832-2794145
Fax Nos :- Email :- sdm-salcete.goa@nic.in

Dated: 17 Sep 2024

Read: Application dated 25-Jun-2024 from Sandip Nagesh Naik, c/o C-408, Osia Commercial Arcade,
NearSGPDA Margao Salcete Goa

SANAD

SCHEDULE - II

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

Whereas an application has been made to the DEPUTY COLLECTOR & SDO-II, Salcete, Margao Goa (hereinafter referred to as "the Deputy 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 expression shall, where the context so admits include the rules and orders thereunder), by Shri/Smt. **Sandip Nagesh Naik** inhabitant of being the occupant/tenant of **Survey No. 288/70** in the village of **Sao Jose De Areal**, in the **Salcete Taluka** (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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 288/70** and **measuring 314 Square Metres** be the same a little more or less.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, 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 - agriculture purpose for which the permission is granted and 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 thereunder 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 leviable on the said land
5. **Penalty clause** - (a) If the applicant contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.
c) The necessary road widening set-back is to be maintained before any development in the land.
d) Traditional access passing through the plot, if any, shall be maintained.
e) No tree shall be cut except with prior permission of the competent authority.
7. **Code provisions applicable** - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Appendix - i

Length and Breadth		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks
North to south	East to west			5				
1	2	3	4	North	South	East	West	6 S.D.Y.C THE LAND IN QUESTION IS RICE
52.60 mts.	41.40 mts.	314 sq.mts	Survey No. 288 Hissa No. 70	sy.no. SY NO 288 SUB DIV NO 69,67, 52,66, 91,90, 89,88	sy.no. SY NO 288 SUB DIV NO 70	sy.no. SY NO 288 SUB DIV NO 4	sy.no. SY NO 288 SUB DIV NO 70	

Village : Sao Jose De Areal

Taluka : Salcete

Remarks :-

- The applicant has paid conversion fees of Rs.32,970.00 /-(RUPEES THIRTY-TWO THOUSAND NINE HUNDRED SEVENTY ONLY) vide challan No.159/24-25 dated 02-Sep-2024.
- The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Salcete Margao Goa vide his report No.TPM/CONV/441/SJDA/288/70/2024 dated 14-Aug-2024. As per the Regional Plan for Goa 2021, the plot under reference falls within "Settlement Zone, village having VP-2 status with permissible FAR 60".
- The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-South Goa, Division Margao Goa has given NOC for conversion vide report No. 5/SGF/CONV/390/24-25 dated 06-Aug-2024.
- The Mamlatdar, Office of Mamlatdar, Salcete, Margao - Goa has submitted his report for conversion vide report No MAM/SAL/CONV/AK/07-395/2024 dated 02-Aug-2024
- The Inspector of Survey and Land Records, Salcete-Goa has submitted his report for conversion vide report No. 2/ISLR/EREV/CONV/222/24/1827 dated 25/08/2024.
- The development / construction in the plot shall be governed as per laws / rules in force.
- The applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the Applicant at his own peril.
 - If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked
 - Sanad shall not take away Mundkarial/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.
 - No further development in the plot shall be strictly as per the rules in force.
 - No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner u/s 17A of T.C.P. Act
 - 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.
 - Traditional access, passing through the plot, if any, shall be maintained.
 - The proposal is not contrary to any scheme for the planned development of the village.
 - The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
 - 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.
 - N.O.C. from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
 - Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water
 - Low lying land and water bodies, be protected and should not be harmed due to any activity.
 - 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.

o) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuing of Challan then the Applicant is 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 or refusal on part of the applicant or successor, in affecting the payment thereof shall give the liberty to the undersigned to revoke the said Sanad and /or recover the balance as arrears of Land Revenue from Applicant.

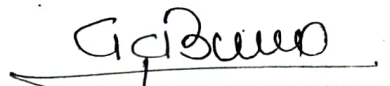
p) In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

q) If in future, any dispute arises in respect of said plot regarding the ownership, title, etc., then the Applicant shall be solely responsible and the Dy Collector & S.D.O.-II, Salcete, 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 & SDO-II OF Salcete, Margao - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Sandip Nagesh Naik has also hereunto set his/her hand this day 19 of September, 2024.



(Sandip Nagesh Naik)


(GANESH KRISHNAKUMAR BARVE)
DEPUTY COLLECTOR & SDO-II,
SOUTH GOA

APPLICANT

Signature and Designature of witnesses :

1. Sayed HASSAN

2. Sameer S. Naik

Complete address of Witness

1. H.NO. 507 Dongrim Navelim

2. Capechhal, Amang, Quepem

We declare that Sandip Nagesh Naik who has signed this Sanad is, to our personal knowledge, the person he /she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Sayed HASSAN

2. Sameer Naik

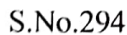
To,

1. The Dy Town Planner, The Town & Country Planning Department, Salcete Margao Goa
2. The Mamlatdar, Office of Mamlatdar, Salcete, Margao - Goa
3. The Inspector of Survey and Land Records, Salcete-Goa
4. The Sarpanch, Village Panchayat / Municipal Council Sao Jose De Areal, Salcete-Goa
5. The Talathi of Sao Jose De Areal
6. Sandip Naik, c/o C-408, Osia Commercial Arcade, Near SGPDA Margao Salcete Goa

PLAN

SCALE : 1:1000

I.S.&L.R



[Signature]
Rishi Bhardwaj (H.S.)
VERIFIED BY

File No.: 2/ISLR/222/24