



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/SAI/SG/CONV/106/2021/86

Date: 18/11/2022.

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) **Saad Infrastructure India Pvt.Ltd., and MD Square Realty L.L.P. "Parijat" First Floor, Khandpabandh, Ponda-Goa**, being the occupant of the plot registered under **Chalta No.294 PTSheet No.253 of Margao City of Salcete Taluka**, admeasuring an area **1426.00sq.mtrs** (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.294 PTSheet No.253 of Margao City of Salcete Taluka**, admeasuring total area **1426.00sq.mts.**, be the same a little more or less for the purpose of residential use only.

AND WHEREAS, the Town Planner, Town & Country Planning Department Margao Goa, vide letter No.TPM/33640/Margao/CONV/PTS253/2022 dated 27/01/2022 wherein it is informed that the plot in **question Chalta No.294 of PTSheet No.253 of Margao City of Salcete Taluka** is located in the Commercial C-1 Zone having permissible F.A.R.200, the conversion is Recommended for Commercial Purpose admeasuring an area 1426.00sq.mts as per the site plan submitted.

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AND whereas, the Mamlatdar of Salcete, Margao, has submitted report vide No.MAM/SAL/CONV/AK-17494/2022/39 dated 06/04/2022, wherein it is submitted that the applicant is Private Owner; The land is situated in Municipal area; the conversion of said property could not affect public health, safety and convenience; the market value of the land is Rs.16,000/-; the proposed land is having public road access-Yes(Pacca road); there are no tenants on the land; the name of the tenant were deleted at any time- NO; There are no mundkars on the land: there was no any tenancy on the proposed land for conversion as on till date; the land proposed is not a originally Comunidade/ Aframento land; the land proposed is not a originally not Government/Alvara land; the proposed land does not fall in Command area, the proposed land does not fall under national highway; the land proposed for conversion is not low lying nor water bodies exists in the land; there is no violates any provision of Goa Land Use Act,1991, there exists any structure in the proposed land-No; the land is situated in **Chalta no.294 of PTSheet No.253 of Margao city**; there is no any electrical line passing through the proposed plot for conversion; the land not falls under 500mts. & 200mtsHTL and conversion application may be Recommended.

The Asst. Conservator of Forests, South Goa Division, Margao-Goa, vide letter No.5/SGF/CONV/226/2021-22/22-23/85 dated 18/04/2022, has informed that the **Chalta No.294 of PTS No.253 of Margao City** of Salcete Taluka does not fall under the Government Forest Land as identified by the Forest Department and does not fall under the private Forest land as identified by the Forest Department as per the Sawant & Karapurkar Committee and Araujo Committee. The said conversion may not attract any contravention of Court orders. The density of the natural vegetation with tree canopy is less than 0.1% wherein the plot is more than 1 hectate-Not applicable; Any other information/objection/consent which Forest Department feel necessary to highlight-No. The Forest Conservation Act, 1980 is not applicable and the conversion is Recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Chalta No.294 of PTS No.253 of Margao city** of Salcete Taluka, is approved & applicant has deposited an amount of **Rs.18,82,320/-(Rupees eighteen lakhs eight two thousand three hundred twenty only)** on 09/11/2022 in the State Bank of India, Margao, towards conversion fee vide e-challan No.COLL/173/2022-23 dated 04/11/2022.

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:

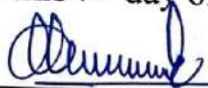
1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant has paid the non-agricultural 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. The right of way is 10.mts hence front setback of minimum 10.00mts shall be kept from centre line of Road.
10. Sanad shall not take away Mundcarial/ Tenancy rights of any individual, if any, existing in the said property.
11. Any further development in the plot shall be strictly as per the rules in force.
12. 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.
13. 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
14. Traditional access, passing through the plot, if any shall be maintained.
 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 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.
 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.

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
22.40 mts	75.70 mts.	1426 sq.mts.	Chalta No.294 of P.TSheet No.253 of Margao City of Salcete Taluka	North: Road South : ChNo.248 PTSNo.252 East : Ch No.296 PTS 253 West : Ch No.293 PTS 253
Conversion is sanctioned for Commercial Zone C1 with F.A.R 200 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 Applicants **Saad Infrastructure India Pvt.Ltd., through its Director and MD Square Realty L.L.P. through its Designated Partner**, hereunto set his hand on this 18 day of November, 2022.


Saad Infrastructure India Pvt.Ltd., through its Director and

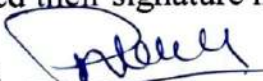

MD Square Realty L.L.P. through its Designated Partner, (applicants)

Signature and designation of the witnesses:

1. Shri Pratosh S Naik 
2. Shri Charudatta C Naik 



We declare, **Saad Infrastructure India Pvt.Ltd. through its Director, and MD Square Realty L.L.P. through its Designated Partner**, who have signed this sanad is, to our personal knowledge, the person they represents themselves to be, and that they have affixed their signature hereto in our presence.

1. Shri Pratosh S Naik 
2. Shri Charudatta C Naik 

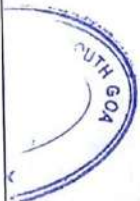
Copy to: 1. The Inspector of Survey & Land Records, Margao-Goa.
 2. The Mamlatdar of Salcete, Margao-Goa.

GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GOA.

PLAN

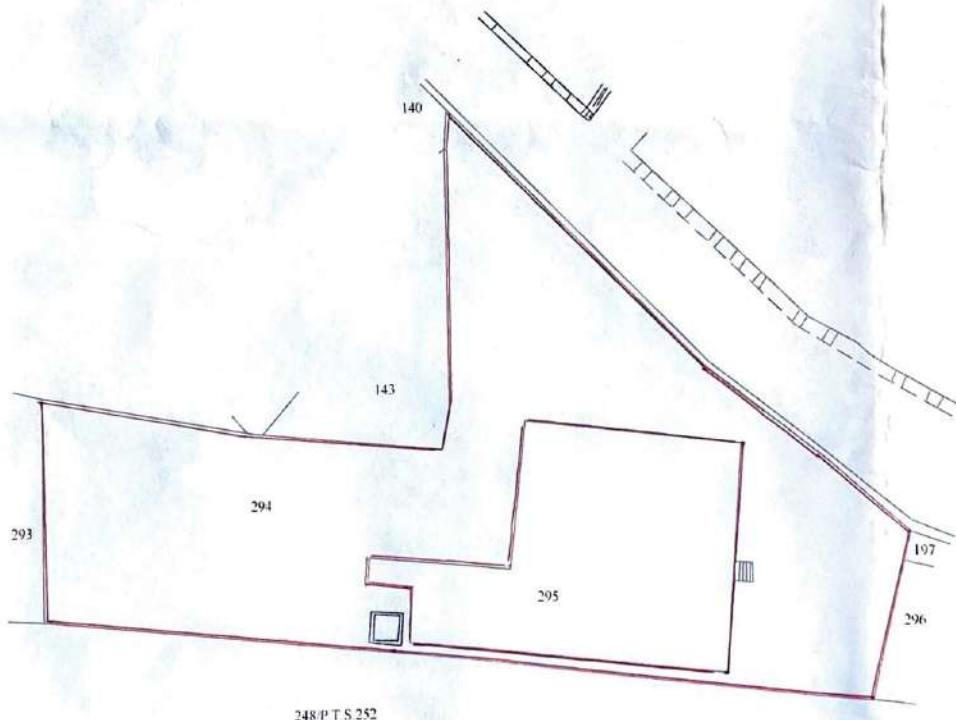


SCALE 1:500



OF THE PROPERTY BEARING CHALTA NO. 294 OF P.T. SHEET NO. 253 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY SAAD INFRASTRUCTURE INDIA PVT. LTD. AND MD SQUARE REALTY, LLP VIDE MEMORANDUM NO. COL/SAL/SG/CONV/106 /2021/14272, DATED 29.11.2021, ISSUED BY DEPUTY COLLECTOR (REV), SOUTH GOA DISTRICT MARGAO-GOA.

 AREA TO BE CONVERTED = 1426.00 Sq.mts.



SUVEYED AND PREPARED BY
SHRI VINAY M. NAIK (C.S.)
SURVEYED ON DATE: 20.02.2022

CASE NO. COL/SAL/SG/CONV/106 /2021/14272