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**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

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Matanhy Saldanha Administrative Complex, Margao- Goa.  
Phone No: 0832-2794423 Fax No: 0832- 2794402  
Email: [cols.goa@nic.in](mailto:cols.goa@nic.in)

No.AC-I/CONV/77/2012 / 9062

Date: 25/8 /2016.

**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) **Hype Constructions, Maria Sandra P. de Miranda & Pinky Fernandes (Partners), Osia Mall T-3, 3<sup>rd</sup> Floor, Nr. SGPDA Market, Margao-Goa**, being the occupant of the plot registered **Land under Survey 392/4-A, Cuncolim Village of Salcete Taluka** admeasuring an area **700.00sq.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. 392/4-A of Cuncolim Village of Salcete Taluka admeasuring an area **700.00** Square meters 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- Goa, vide letter No 5/SGF/CONV/250/15-16/1341 dated 01/08/2015, has informed that has inspected the

area through Asst. Conservator of Forest, South Margao and it is observed that the area under Survey No.392/4-A of Cuncolim Village of Salcete Taluka, Goa, admeasuring area **700.00Sq.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 & Forest (Conservation) Act, 1980 is not applicable to the said area.

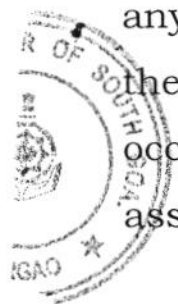
And Whereas, the Town Planner, Margao has submitted report stating that the Land under Survey No.392/4-A, Cunolim Village of Salcete Taluka, Goa, Regional Plan for Goa 2001 & 2021 (kept on hold) located in the Settlement Zone, having Permissible FAR of 60% & has recommended the conversion of Land for Residenital purpose admeasuring an area 700.00 Sq.mt vide report no: TPM/25094/Cunc/392/4-A/15/4177 dated 28/08/2015.

And Whereas, the Mamlatdar of Salcete, has submitted report vide no: MAM/SAL/CONV/AK/212/2015/464 dated 04/08/2015, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land about Rs. 3000/- there is an access to the site in question, as per the form no.I & XIV there are no Tenants/Mundkars on the proposed land for conversion and the land is not a tenanted prior to the enforcement of the tenancy act, as per record there are no any Agricultural Tenancy/Mundkar case running on the land proposed, there are no sign of paddy cultivation on the site, the said land is not low lying nor exist water bodies, there does not exist structure in the proposed land, the plot in questin falls in survey No.392/4-A of Cuncolim Village of Salcete Taaluka and it is shown as dry crop, its not coming under C.R.Z Regularization iehter 200 mts. or 500 mts. HTL, there does not exist trees on the proposed site for conversion and further informed that the proposed conversion may be considered.

And Whereas, the Inspector of Survey & land Records, Margao, has submitted six copies of plan and copy of details in appendix to Schedule-II of Survey No.392/4-A situated at Cunoclim Village of Salcete Taluka vide letter No.2/SSLR/9/13/1445 dated 29/07/2013.

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 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. The proposed right of way of the road serving the plot/property is 10.00mts, hence front setback of minimum 8.00 shall be kept from center line of road.
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 before 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 of 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 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, 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.






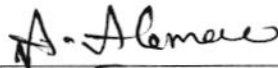

### Appendix-I

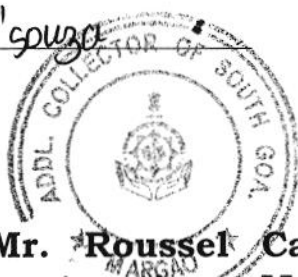
Length & Breath		Total Super ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
39.40	21.80	<b>700</b>	Sy. No: 392/4-A of Cuncolim Village, Salcete Taluka	North: Sy. No: 392/4 South: Sy. No: 392/4, 6 East: Nalla, Sy. No: 392/4 West: Sy. No: 392/4
The applicant has credited Rs.94,500/- as Conversion fees (Rupees ninety four thousand and five hundred only) vide challan no AC-I/51/2015-16 dated 06/10/2015, in the State Bank of India, Margao-Goa. <b>Conversion is Sanctioned for Residential purpose with permissible F.A.R 100%. based on the reports/ NOC/Affidavit mentioned at page no: 1</b>				


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 **Hype Constructions, Maria Sandra P. de Miranda & Pinky Fernandes (Partners), Osia Mall T-3, 3<sup>rd</sup> Floor, Nr. SGPDA Market, Margao-Goa**, hereunto set his hand this 25<sup>th</sup> day of August, 2016.

  
**Mr. Roussel Carmo Mousinho Pereira de Miranda PoA for Hype Constructions, (Applicant)**



Signature and designation of the witnesses:

1.  Alex Almeida
2.  Victor D'Souza



  
**(L.S.R. Pereira)**  
Additional Collector-I  
South Goa District,  
Margao- Goa

We declare that **Mr. Roussel Carmo Mousinho Pereira de Miranda PoA Hype Constructions, Maria Sandra P. de Miranda & Pinky Fernandes Partners**, 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.  Alex Almeida
2.  Victor D'Souza



Copy to:

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

sdc

GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
PANAJI - GOA

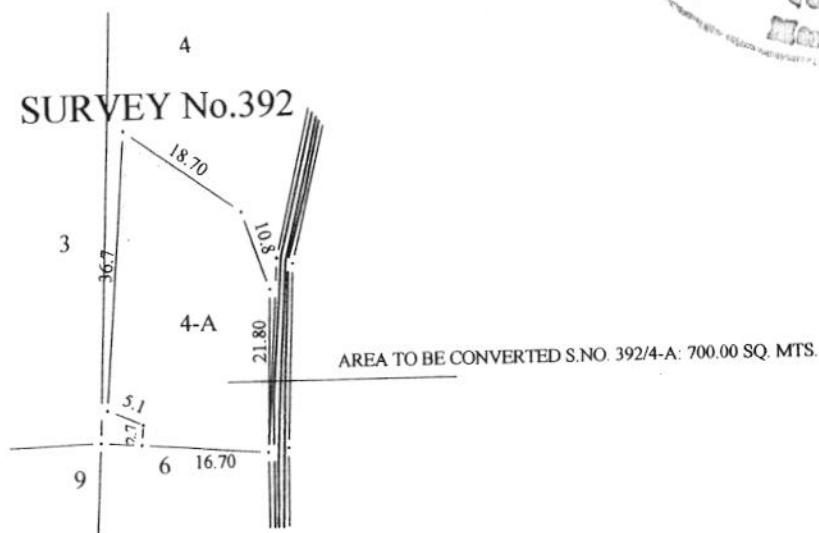
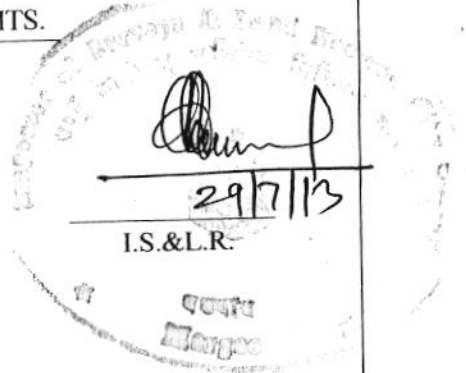
PLAN

OF THE PROPERTY BEARING SURVEY No.392/4-A SITUATED AT CUNCOLIM VILLAGE  
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY MR. SHAIKH BASHIR & OTHERS  
VIDE ORDER NO. AC-I/SG/CONV/77/2012/30 DATED 29-11-12. BY ADD COLLECTOR-I  
& S.G.D. MARGAO GOA.



SCALE : 1:1000

☐ AREA TO BE CONVERTED S.NO.392/4-A: 700.00 SQ. MTS.



  
ASMITA R.SHINDE (F.S.)

PREPARED BY

  
SUDESH K.N. BHAIRESI (SUPERVISOR)

VERIFIED BY

SURVEYED ON: 7-2-13

File No.: 2/ISLR/9/13



