

**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-II/SAL/SG/CONV/48/2018/ 384

Date: 10/01/2020.

**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) **Aleixo Francisco D' Mello & Maria Joaquina D'Mello, r/o. Villa No. 2 Sapana Wishpering Palms Seralim Salcete Goa,** being the occupant of the plot registered under Survey No. 499/2-C of Village **Curtorim Village of Salcete Taluk, Goa,** admeasuring an area **617.00 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. 499/2-C of Village Curtorim Village of Salcete Taluk, Goa,** admeasuring an area **617.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

**AND WHEREAS,** the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/155/2018-19/702 dated 04/06/2018 has informed that his has inspected site and it is observed that the area under Survey No. 499/2-C of Curtorim of Salcete Taluka admeasuring an area of 1039.00 sq.mts is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The area/plot 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 Mamlatdar of Salcete, vide letter no: MAM/SAL/CONV/CI-II/2018/447 dated 19/10/2018, has informed that such use will not affect public health, safety and convenience, the market value of the land is about 6000/- per sq.mts., there is in access to the site in question, there is no tenants/mundkars on the proposed land for conversion, there was no tenancy on the proposed land for conversion as on 2/11/90 to till date, the land for Residential purpose and the land is not low lying nor any water body exists, there is no structures in the land propose for conversion, As per Form I & XIV that there doesn't exists tenants name in the tenant column, the land proposed for conversion is surveyed under Sy.No.499/2-C of Village Curtorim of Salcete Taluka and the area is shown as dry crop column it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts., there 20 coconut trees, 20 betel nut trees is in the proposed land for conversion, the proposed conversion application 04/06/2018 the Mamladar has recommended positively and Mamlatdar has submitted the six copies of survey plan an admeasuring area of 1039.00 sq.mts.

**AND WHEREAS,** the Town Planner, Margao, has submitted report of Sy.No.499/2-C of Village Curtorim of Salcete Taluka, as per Regional Plan for Goa 2021, the plot in question is located in the in the settlement having permissible F.A.R. 60(VP-2) and recommended the conversion of Land for Residential purpose admeasuring an area 617.00 sq. mts. vide report no: TPM/31354/Curt/499/2-C/19/3141 dated 10/05/2019 the Dy. Town Planner has recommended positively

Subsequently this office is in receipt the letter TPM/31354/Curt/499/2-C/19/6158 dated 23/10/2019 from the Dy. Planner, Margao, Goa, informed that the an admeasuring area of 617.0m<sup>2</sup> of Survey No.499/2-C of Curtroim Village of Salcete Taluka is earmarked to settlement Zone as per Regional Plan for Goa 2021.

**AND WHEREAS,** the Asst. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/156/2018-19/70 dated 04/06/2018 has informed that his has inspected site and it is observed that the area under Sy. No. 499/2-D of Curtorim of Slacte Taluka admeasuring an area of 1079.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The area/plot 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 Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 617.00 sq.mts. of Survey No.499/2-C (part) of Curtorim Village of Salcete Talukavide letter No.2/ISLR/204/2019/2387 dated 09/12/2019.

**AND WHEREAS,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 499/2-D

of Curtorim Village of Salcete Taluk, Goa, was approved and applicant has deposited Conversion fees of Rs. 41,956/- (Rupees forty one thousand nine hundred fifty six only) vide e-challan no AC-II/45/2019-20 dated 08/01/2020, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Surexa P. Lotlecar, Notary Margao, Reg. 3973/2019 dated 09/05/2019.

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.
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 right of way of road is 6.00 mts hence front setback of 3.00+3.00 mts shall be kept from center 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 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 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

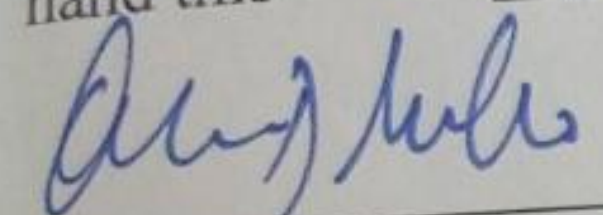
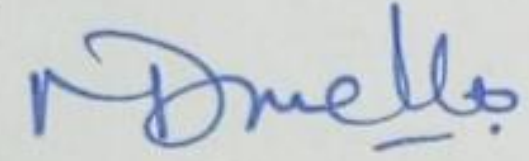
behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

**Appendix-I**


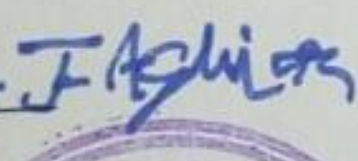
Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
24.90 mts	33.30 mts	617.00 Sq.mts	Survey No. 499/2-C (part) of Curtorim Village of Salcete Taluka	North: Sy.No.499/2 South: S. No.499/2-C East:Sy.No.499/2-C West: Sy.No.499/2-B

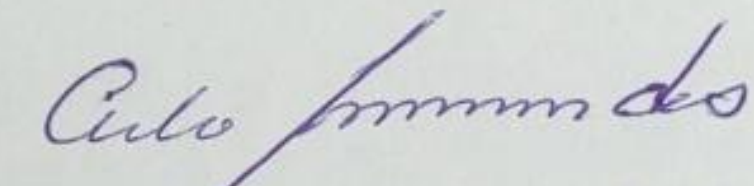
Conversion is Sanctioned for Residential purpose with (S-3) having permissible F.A.R 60% based reports/NOC and Affidavit cum Indemnity referred at page no: 1 & 2 in this sanad

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 **Aleixo Francisco D' Mello & Maria Joaquina D'Mello, R/o. Villa No. 2 Sapana Wishpering Palms Seraulim Salcete Goa,** hereunto set his hand this 10<sup>th</sup> day of January, 2020.

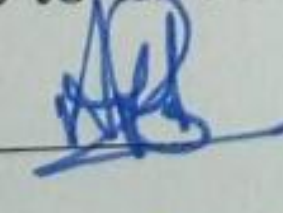
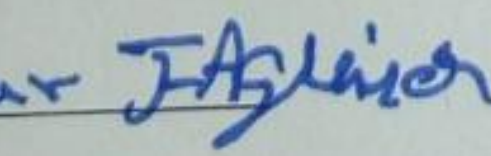
  
  
**Aleixo Francisco D' Mello & Maria Joaquina D'Mello (applicants)**

Signature and names of the witnesses:

- Baptist Anthony Fernandes 
- Jose Francisco Aguiar 

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

We declare that **Aleixo Francisco D' Mello & Maria Joaquina D'Mello**, who has signed this sanad is, to our personal knowledge, the persons he/she represents himself to be, and that he has affixed his signature here to in our presence.

- Baptist Anthony Fernandes 
- Jose Francisco Aguiar 

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.

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Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/SAL/SG/CONV/47/2018/6740

Date: 10 / 06 / 2018.



**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) **Aleixo Francisco D' Mello & Maria Joaquina D'Mello, r/o. Villa No. 2 Sapana Wishpering Palms Seraulim Salcete Goa**, being the occupant of the plot registered under **Survey No. 499/2-D of Village Curtorim Village of Salcete Taluk, Goa**, admeasuring an area **1079.00 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. 499/2-D of Village Curtorim Village of Salcete Taluk, Goa**, admeasuring an area **1079.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

**AND WHEREAS**, the Mamlatdar of Salcete, vide letter no: MAM/SAL/CONV/CI-II/2018/446 dated 19/10/2018, has informed that such use will not affect public health, safety and convenience, the market value of the land is about 6000/- per sq.mts., there is in access to the site in question, there is no tenants/mundkars on the proposed land for conversion, there was no tenancy on the proposed land for conversion as on 2/11/90 to till date, the land for Residential

purpose and the land is not low lying nor any water body exists, there is no structures in the land propose for conversion, As per Form I & XIV that there doesn't exists tenats name in the tenant column, the land proposed for conversion is surveyed under Sy.No.499/D of Village Curtorim of Salcete Taluka and the area is shown as dry crop column it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts., there 20 coconut trees, 30 betel nut trees is in the proposed land for conversion, the proposed conversion application 04/06/2018 the Mamladar has recommended positively & has submitted the six copies of plan alongwith details in appendix & schedule-II .

**AND WHEREAS**, the Town Planner, Margao, has submitted report of Sy.No.499/2-D of Village Curtorim of Salcete Taluka, as per Regional Plan for Goa 2021, the plot in question is located in the in the settlement having permissible F.A.R. 60 and recommended the conversion of Land for Residential purpose admeasuring an area 1079.00 sq. mts. vide report no: TPM/30578/Curt/499/2-D//19/754 dated 30/01/2019 the Dy. Town Planner has recommended positively.

**AND WHEREAS**, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/156/2018-19/70 dated 04/06/2018 has informed that his has inspected site and it is observed that the area under Sy. No. 499/2-D of Curtorim of Slacte Taluka admeasuring an area of 1079.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The area/plot 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**, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 499/2-D of Curtorim Village of Salcete Taluk, Goa, was approved and applicant has deposited Conversion fees of Rs. 73,372/- (Rupees seventy three thousand three hundred seventy two only) vide e-challan no AC-II/1/2019-20 dated 02/05/2019, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Surexa P. Lotlecar, Notary Margao, Reg. 3972/2019 dated 09/05/2019.

**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.

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 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 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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
36.00 mts	46.00 mts	1079.00 Sq.mts	Survey No. 499/2-D of Curtorim Village of Salcete Taluka	North: Sy.No.449/1 South: S. No.499/2-C East:Sy.No.498/1 West: Sy.No.499/2
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 **Aleixo Francisco D' Mello & Maria Joaquina D'Mello, R/o. Villa No. 2 Sapana Wishpering Palms Seraulim Salcete Goa**, hereunto set his hand this 7<sup>th</sup> day of June 2019.

*[Handwritten Signature]*

*[Handwritten Signature]*

**Aleixo Francisco D' Mello & Maria Joaquina D'Mello (applicants)**

Signature and names of the witnesses:

1. Baptist Anthony Fernandes *[Handwritten Signature]*

2. Jose Francisco Aguiar *[Handwritten Signature]*

*[Handwritten Signature]*

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



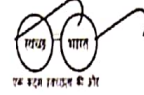
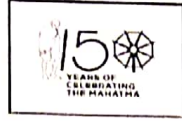
We declare that **Aleixo Francisco D' Mello & Maria Joaquina D'Mello**, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Baptist Anthony Fernandes *[Handwritten Signature]*

2. Jose Francisco Aguiar *[Handwritten Signature]*

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.



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Phone No: 0832-2794431

Fax No: 0832- 2794402

No: CCSAL22-52/12057

Date: 15/9/2022.



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) **Aleixo Francisco D Mello alias Aleixo Francisco De Melo and Maria Joaquina D 'Mello alias Maria Joaquina De Melo r/o. H.No. 61, Maina Vaddo , Curtorim Salcete Goa**, being the occupant of the plot registered under Survey No.499/2-B (Part) Curtorim Village of Salcete Taluka, admeasuring an area 1100.00 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 Survey No. 499/2-B (Part) Curtorim Village of of Salcete Taluka, admeasuring area 1100.00Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

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 Survey No. 499/2-B (Part) Curtorim Village of Salcete Taluka vide letter No.2/ISLR/CONV/EREV/112/2022/2039 dated 25/08/2022 further informed that

the land in question is Plain Land, There is a newly constructed structure admeasuring plinth area of 1'2.50 sq mts within the conversion boundry, The well in the proposed area Admeasuring 4.00 sq mts is excluded from mConversion.

AND WHEREAS, the Town Planner, Margao, reported that the land under Survey No. **499/2-B Curtorim Village of Salcete Taluka**, as per the Regional Plan of Goa 2001 A.D. and 2021, the area proposed for conversion is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **1100.00Sqmts** vide report no: TPM/0056/CURTORIM/499/2-B/2022 dated 27/07/2022.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI.II/52/2022 dated 21/07/2022, wherein he has stated the applicant is Private Owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.6000/- per sq.mts., there is a road/access to the site in question o 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, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally not Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violates any provision of Goa land use ac 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. **499/2-B Curtorim Village of Salcete Taluka**, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/148/22-23 dated 06/07/2022, has informed that the said Sy.No., **499/2-B Curtorim village** of Salcete Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. The said conversion does not attract any contravention of Court Orders. 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 Survey No. **499/2-B Curtorim Village of Salcete Taluka**, is approved & applicant has

deposited conversion fees of Rs.1,31,363/- (**Rupees one lakhs Thirty One thousand Three hundred Sixty Three only**) vide e-Challan No.COL/136/2022-23 dated 06/09/2022, in the State Bank of India, Margao.

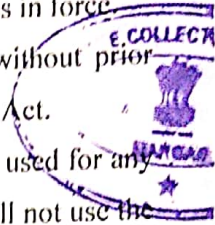
The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Dileshwari M Naik, Notary Salcete, Taluka, Reg. No.200/2022 dated 17/02/2022.

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 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 Mundecial/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 & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
33.17 Mts	68.55 Mts.	1100.00 sq.mts.	under Survey No. 499/2-B (Part) Curtorim Village of Salcete Taluka	North: Sy.No.499/2 South : Sy. No.499/3 & 4 East: Sy.No.499/2-C. West : Sy. No.499/2-B
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond 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 Applicant Aleixo Francisco D Mello alias Aleixo Francisco De Melo and Maria Joaquina D 'Mello alias Maria Joaquina De Melo r/o. H.No. 61, Maina Vaddo , Curtorim Salcete Goa, hereunto set her hand this 19 day of Sept, 2022.

**Aleixo Francisco D Mello alias Aleixo Francisco De Melo, (applicant)**  
**& POA Holder for Maria Joaquina D 'Mello alias Maria Joaquina De Melo**

Signature and designation of the witnesses:

1. Mons James e Fernandes

2. Krishna Hanjari





*Jyoti Kumari*  
(Jyoti Kumari, I.A.S.,)  
Collector,  
South Goa District,  
Margao- Goa.

We declare Aleixo Francisco D Mello alias Aleixo Francisco De Melo, (applicant) & POA Holder for Maria Joaquina D 'Mello alias Maria Joaquina De Melo 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. Mario James C Fernandes *Mario*

2. Krishna Hanjani *Krishna*

Copy to:

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



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

PLAN

OF THE PROPERTY BEARING SURVEY No 499/2-B SITUATED AT CURTORIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY VIDE ORDER NO 2/ISLR/EREV/CONV/112/22 DATED-20/05/22 ISSUED BY THE DEPUTY COLLECTOR & SDO-II, MARGAO -GOA.



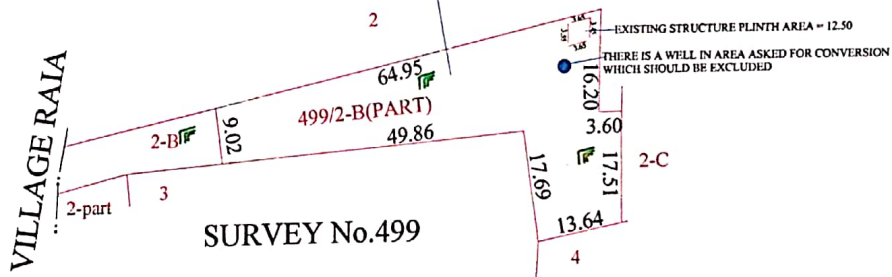
SCALE : 1:1000

AREA TO BE CONVERTED S.No.499/2-B(PART) :- 1100.00 SQ. MTS.

*P. Bondbagkar*  
25/8/22  
Inspector of Survey & Land Records  
Margao Goa



AREA TO BE CONVERTED SR NO. 499/2-B(PART) = 1100.00 SQM



*Vedha P. Mayekar*  
VEDHA P. MAYEKAR (F.S.)  
PREPARED BY

*P. Bondbagkar*  
PRITI BONDBAGKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 01-08-2022

File No.: 2/ISLR/EREV/CONV/112/22

