



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/18/2021/5253

Date: 07 / 07 / 2022



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) **Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Dias, Clyde Albert Dias, Matilda Dias, Kelvin Martin Dias, Athalia Dias, Cheryl Albert Dias, Bhavik Shab, Adrian Dias, Ligia Dias, Sharmila Limitra Dias and Beny Pereira c/o Mr. Seby Noronha, Exotic Goa r/o F-4, First Floor, Osia Mall, SGPDA Market, Margao Goa** being the occupant of the plot registered under **Survey No. 149/3 of Betalbatim village of Salcete Taluka**, admeasuring an area **3407.00 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. 149/3 of Betalbatim village of Salcete Taluka - Goa**, admeasuring an area **3407.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Dy. Town Planner, Margao, has submitted report of **Survey No. 149/3 of Betalbatim village of Salcete Taluka**, as per Regional Plan for Goa 2001, the plot in question is located in the Settlement Zone (S3) having permissible F.A.R. 60 for plot upto 4000.00 m² and F.A.R of 50 for plots above 4000.00 m² admeasuring an area 4050.00 m² vide report no: TPM/Zon-Inf/Betal/149/3/2021/2124 dated 11/05/2021.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI-I/71/2021/189 dated 05/07/2021, wherein he has stated the such use will not affect public health, safety and convenience, the market value of the land is about Rs. 9,000/- 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. 149/3 of Betalbatim 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 decided at your good end.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/294/2021-22/2947 dated 09/03/2022, has informed that the said Sy. No. 149/3 of Betalbatim village in Salcete Taluka does not falls under the Government Forest Land as identified by the Forest Department. The said Sy No. 149/3 of Betalbatim village in 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.

The Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 3407.00 sq.mts. of Survey. No. 149/3 of Betalbatim village in Salcete Taluka and *further informed that the land in question is garden and there exists a newly constructed structure of plinth area 100.00 Sq, mtrs in the area asked for conversion* vide letter No. 2/ISLR/CONV/102/2021/1641 dated 02/08/2021.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey. No. 149/3 of Betalbatim village in Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of ₹ 6,81,400/- and Penalty of Rs. 1,00,000/- Total of Rs. 7,81,400/- (Rupees Seven Lakhs Eighty One Thousand Four Hundred only) vide e-challan no. COLL/78/2021-22 dated 20/10/2021, in the State Bank of India. The applicant has submitted Affidavit cum Indemnity Bond, Executed before Rajendra G. Raut Dessai, Notary Margao, Reg. No. 48473/2021 dated 23/10/2021.

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.

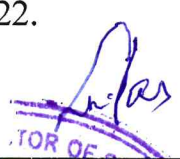
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration 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 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

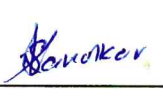
Length & Breath		Total Superficia l Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
71.25 mts	133.65 mts	3407.00 Sq.mts	Survey. No. 149/3 of Betalbatim village in Salcete Taluka	North: Nalla South: Sy. No. 149/5, 7, 8,3 & 145/7 East: Sy No. 149/2 & 3. West: Sy. No. 145/1, Nallah & Sy. No. 149/5, 7.
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 Collector of South Goa District, Margao, has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the Applicant **Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Dias, Clyde Albert Dias, Matilda Dias, Kelvin Martin Dias, Athalia Dias, Cheryl Albert Dias, Bhavik Shab, Adrian Dias, Ligia Dias, Sharmila Limitra Dias and Beny Pereira c/o Mr. Seby Noronha, Exotic Goa r/o F-4, First Floor, Osia Mall, SGPDA Market, Margao Goa**, hereunto set her hand on this 7th day of April 2022.



Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Dias POA for Clyde Albert Dias, Matilda Dias, Cheryl Albert Dias, Bhavik Shab, Adrian Dias, Ligia Dias, Sharmila Limitra Dias and Beny Pereira, Kelvin Martin Dias, Athalia Dias. (Applicants)

Signature and names of the witnesses:

1. Shankar Kanulkar 
2. Ciril AC Almeida 


(Ruchika Katyal, IAS)
Collector
South Goa District,
Margao- Goa

We declare that **Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Dias POA for Clyde Albert Dias, Matilda Dias, Cheryl Albert Dias, Bhavik Shab, Adrian Dias, Ligia Dias, Sharmila Limitra Dias, Beny Pereira, Kelvin Martin Dias and Athalia Dias** 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. Shankar Kanulkar 
2. Ciril AC Almeida 

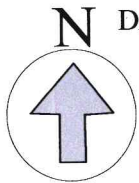
Copy to:

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

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

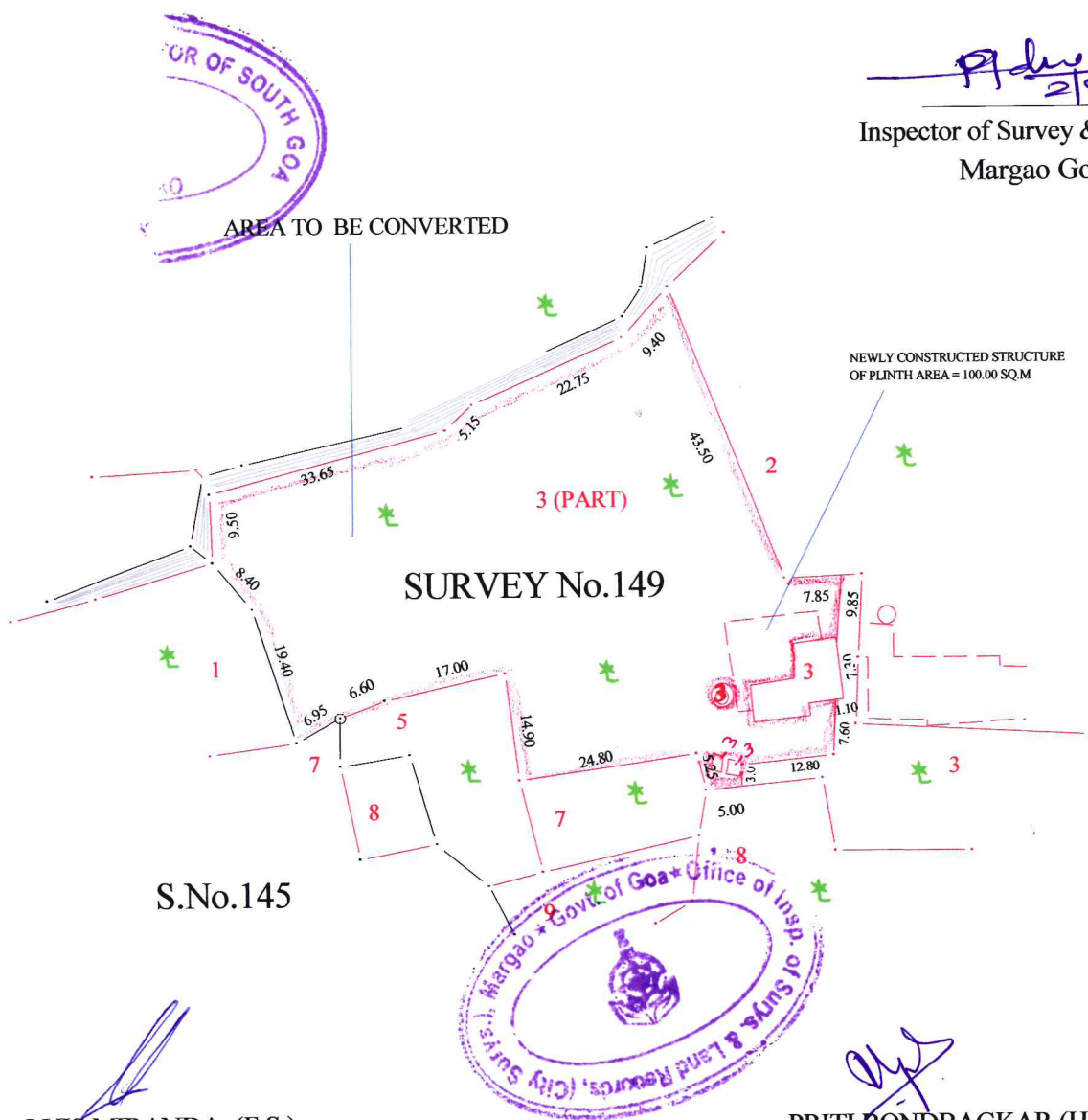
PLAN

OF THE PROPERTY BEARING SURVEY No. 149/3 SITUATED AT BETALBATIM VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURE
INTO NON AGRICULTURE PURPOSE BY SANTA FACE DE JESUS JOSE XAVIER JERONIMO
ALBERTO DIAS ALIAS ALBERTO DIAS & OTHERS VIDE ORDER NO. COL/SAL/SG/CONV/18/2021/6184
DATED 11-6-2021 BY DEPUTY COLLECTOR (REV), SOUTH GOA DISTRICT, MARGAO -GOA.



SCALE : 1:1000

□ AREA TO BE CONVERTED S.No. 149/3 (PART) :- 3407.00 SQ. MTS.



[Signature]
2/8/21

Inspector of Survey & Land Records
Margao Goa

[Signature]
LUIS MIRANDA (F.S.)

PREPARED BY

[Signature]
PRITI BONDBAGKAR (H.S.)

VERIFIED BY

SURVEYED ON: 30/06/2021

File No.: 2/ISLR/CONV/102/2021