



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT**

Matanhy Saldanha Administrative Complex,
Revenue Branch, Margao- Goa.

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No: AC-I/SG/CONV/2004/2007/6196

Date: 30/07/2014

- Ref:** 1) DH/4268/Z-I/MTP/2014/269 dated 29/04/2014 of Dy.Town Planner, Mormugao.
2) DH/4335/3/MTP/2014/384 dated 16/06/2014 of Dy.Town Planner, Mormugao.
3) Affidavit of applicant executed before Notary Surajkumar N. Naik recorded at Reg no: 3090/2014 dated 11/03/2014



LEAD: 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) **Umiya Holding Pvt. Ltd., 1075-G, 10th Main, 5th Cross, HAL II Stage, Indiranagar, Bangalore-560008**, being the occupant of the plot registered under **Survey no: 211/1A, Sancoale Village, Mormugao Taluka, Goa** (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 Survey no: 211/1A, Sancoale Village, Mormugao Taluka, Goa admeasuring an area 23400 Square meters be the same a little more or less, for the purpose of Commercial use only.

And whereas, the applicant was granted sanad dated 14/08/2008 for the land under Sy. No: 211/1-A of Sancoale Village admeasuring an area 23400 Sq.mts for Residential purpose. Subsequently the applicant vide letter dated 25/03/2011 informed this office that as per ODP 2011 for Vasco-da-Gama, the land under Sy. No: 211/1-A of Sancoale is zone as C-1 with permissible FAR of 200% and requested this office to issue conversion sanad for commercial use instead of residential use and also applicant vide letter dated 13/04/2011 requested this office to charge them differential amount of Rs. 70/- Sq.mts.

And whereas, the matter was referred to Government vide letter dated 28/04/2011 with a requested to give clarification on the issue of differential fees.

And whereas, the Under Secretary (REV) in reference to this office letter dated 28/04/2011 replied that the matter was been examined in consultation with Law Departments (legal Affair). The Law Department stated that whenever an application is filed for conversion of use of land under Section 32 of LRC, it is the Collector to deal with the said application as per the provision as laid down under the said code, 1968 and the rules framed there under. The Collector being Quasi Judicial Authority, such authority



is required to decide the matter before it, independently, on the basis of records as produce before him and on such inquiry as may deem necessary. As the orders are appealable, they are not required to be influence by the opinion of other authority vide letter dated 16/11/2012

And whereas, as the order passed by the then Additional Collector-I on 07/12/2012, that the "conversion sought by the applicant under C-1 zoning shall be treated as fresh conversion and shall be charged with the appropriate fees prescribed for the same on this date without an concession"

And whereas, the applicant produce affidavit that they undertake to deposit conversion as per (Amendment) Act, 2013 published in the Official Gazette (Extra Ordinary No: 4) Series I No 7 dated 22/05/2013 duly executed before Notary Suraj Kumar N Naik recorded at Reg no: 3090/2014 dated 11/03/2014 and also submitted of land zoning information issued by TCP vide no: DH/4268/ZI/MTP/2014/269 dated 29/04/2014 wherein the land under Sy. No: 211/1-A of Sancoale Village is located in Commercial zone

And whereas, the Dy.Town Planner, Mormugao vide letter dated 16/06/2014 informed that the report no: DH/4335/3/MTP/08/14 dated 17/01/2005 has been issued based on the ODP for Vasco 2011 which was notified in the Official Gazette Series III No: 22 dated 02/09/2007 was located in settlement zone(S1). The land use/zoning information issued vide no: DH/4268/ZI/MTP/2014/269 dated 29/04/2014 as per ODP

for Vasco 201 which was notified in the Official Gazette Series III no: 45 dated 05/02/2009 and is located in Commercial zone

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 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 sanctioned 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 Applicant 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 access is 15.00mts, hence front setback of minimum $7.50\text{mt} + 3.0\text{mts} = 10.50\text{mts}$, shall be kept from centerline 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. Prior N.O.C from Goa Coastal Zone Management Authority and other concern authorities/department before the commencement of any development, if required should be obtained.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.



13. 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.

19. 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 shall 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.

20. 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.

21. 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 in Sq.mts	Forming (part Survey & Sub Div number	BOUNDARIES
North to South	East to West			
1	2	3	4	
180.00 mts	130.00 mts	23400 Sq.mts	Sy no: 211/1-A, Sancelae Village, Mormugao-Goa	As per the survey plan

Conversion is Sanctioned for **Commercial purpose (C1)**. Applicant has credited Conversion fees of Rs. 17550000/- (One crore seventy five lakhs fifty five thousand only) vide Challan no 24 dated 16/07/2014 and remitted on 19/07/2014 in the State Bank of India, Margao Branch.

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 Applicant Umiya Holding Pvt. Ltd., 1075-G, 10th Main Road, 5th Cross, HAL II Stage, Indiranagar, Banglore-560008, hereunto set his hand this 30th day of July 2014.



Mr. Surendra N. Naik (General PoA holder)
Umiya Holding Pvt. Ltd., 1075-G,
10th Main Road, 5th Cross, HAL II Stage,
Indiranagar, Banglore-560008

Signature and designation of the witnesses:

1. Mansam Mayekar (Dm)
2. Rondas Gopakher



Arvind V. Bugde
(Arvind V. Bugde)
Additional Collector-I
South Goa District,
Margao-Goa

Copy to:

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