



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: REV102601435 /191

Date: 14/08/2026



READ: Application U/s 32 of Goa Land Revenue Code, 1968

S A N A D
S C H E D U L E - II

{(See Rule 7 of the Goa 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 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) **Cirilo Antonio Mendes, r/o H. No. 145/2, Culsabhat, Chandor, Salcete, Goa**, being the occupant of the plot registered under **Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka**, admeasuring an area **1445.63 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. 43/9 of Cavorim of Salcete Taluka, admeasuring an area 1445.63 Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Town and Country Planning Department Margao Goa, reported that as per the Regional Plan of Goa 2021, the land under Survey No. 43/9 of Cavorim of Salcete Taluka, the plot under reference is earmarked as Settlement zone (S3) village having VP-2 status with permissible FAR 60, and admeasuring an area 4250.00 Sq.mts vide report no: TPM/8051/ZON-INF/Cavorim/43/9/2024/8461 dated 08/11/2024.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI-II/1435/2026 dated 30/07/2026, wherein he has stated the applicant is Private owner and land situated in Village Area, such use will not affect, safety and convenience, the market value of the land is about Rs.10,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants 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 originally Comunidade/Aframento, the land proposed is not originally Government/Alvara, 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 proposed for conversion, there exist a structure having plinth area of about 48 sq. mts in the proposed land. The proposed land for conversion is surveyed under Survey No. 43/9 of Cavorim of Salcete Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regulation either 200 mts. or 500 mts. HTL, the said survey number does not fall under Private Forest land as identified by the Forest Department, the proposed conversion may be recommended.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao- Goa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. 43/9 of Cavorim of Salcete Taluka, vide letter No.2/ISLR/204/26/1988 dated 31/07/2026.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 43/9 of Cavorim of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 2,02,388.2/- and penalty of Rs. 33,600/-, Total comes to Rs. 2,35,989/- (Rupees Two Lakh Thirty Five Thousand Nine Hundred Eighty Nine Only) vide e-Challan No. AC-I/26/2026-27 dated 14/08/2026, through online mode.

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.

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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. Sanad shall not take away Mundecial/Tenancy rights of any individual, if any, existing in the said property.
 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, easementary rights, etc passing through the plot, if any shall be maintained.
14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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/Approvals/Licenses etc. from the concerned authorities 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 any 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 at Goa, 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 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.
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, 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.



24. The area acquired/proposed by the Government/PWD/WRD or as may be proposed for such activity forming part of the area under reference shall be left open for such purpose and no activity shall be carried out in such earmarked area.
25. The structure exists at site is not regularized or legalized under this conversion sanad and the same is issued without prejudice to any rights claims title or ownership of such structure and any proceeding/cases against such structure continue to be decided in allowance of law.
26. No activity shall be carried out in CRZ area in case if the land under reference falls partly or fully in CRZ area without prior approval of The Goa Coastal Zone Management Authority in terms of CRZ Notification, as amended.
27. The applicant is required to strictly complied with Forests regulations, Environmental regulation, Buildings & Planning Regulations, Local body regulation, Court directions /Order, private forest applicability, Airport regulation, Defense regulation, etc and no activity shall be carried out at site only with prior clearances from the competent Authority.
28. No activity, construction, etc shall be carried out in balance part of the survey no. 43/9 i.e., remaining portion/part of survey no 43/9 of Cavorim Village of Salcete Taluka and this Conversion Sanad shall not be applicable in said portion/part.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
26.08 Mts	87.33 Mts.	1398.00 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/8 South: Sy. No. 43/10, 11 East: Sy. No. 43/9 West: Sy. No. 43/7
2.50 Mts	3.10 Mts.	7.75 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9
2.50 Mts	3.50 Mts.	9.40 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9
2.50 Mts	3.10 Mts.	7.75 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9

2.50 Mts	3.30 Mts.	7.08 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9
2.50 Mts	2.80 Mts.	7.00 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9
2.50 Mts	3.40 Mts.	8.65 sq. mts.	Survey No. 43/9 (Part) of Cavorim Village of Salcete Taluka	North: Sy. No. 43/9 South: Sy. No. 43/9 East: Sy. No. 43/9 West: Sy. No. 43/9
Total area		1445.63		

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC mentioned at page 1 & 2.

In witness whereof the Additional-I Collector of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the Applicant Cirilo Antonio Mendes represented by POA holder Domnick Menino Mendes, r/o H. No. 145/2, Culsabhat, Chandor, Salcete, Goa, hereunto set his hand this 14th day of August 2026.

Cirilo Antonio Mendes (Applicant) represented by POA holder Domnick Menino Mendes

Signature and designation of the witnesses:

1. Derrya Mendes
2. Sagar Kumbhar



(Srinet Kothwale)
Additional Collector-I,
South Goa District,
Margao- Goa

We declare, Applicant Cirilo Antonio Mendes represented by POA holder Domnick Menino Mendes, 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. Derrya Mendes
2. Sagar Kumbhar

Copy to:

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

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

PLAN

OF THE PROPERTY BEARING SURVEY No. 43/9 (P) SITUATED AT CAVORIM
VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND
FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE VIDE ORDER NO.
DATE 21-07-26 ISSUED BY THE ADDITIONAL COLLECTOR -I MARGAO -GOA

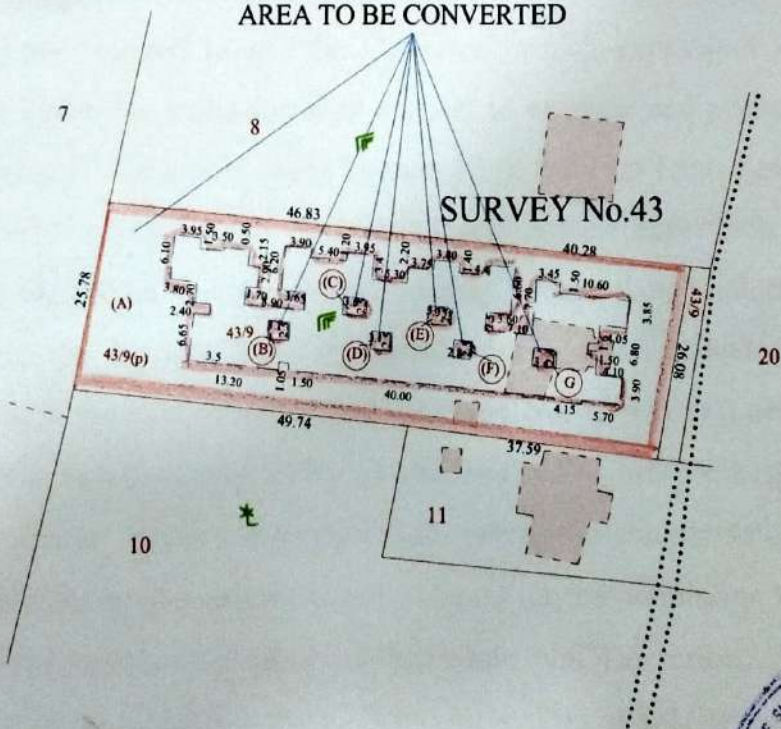
SCALE : 1:1000

- AREA TO BE CONVERTED (A) S.No.43/9 (PART) :- 1398.00 SQ. MTS.
- AREA TO BE CONVERTED (B) S.No.43/9 (PART) :- 7.75 SQ. MTS.
- AREA TO BE CONVERTED (C) S.No.43/9 (PART) :- 9.40 SQ. MTS.
- AREA TO BE CONVERTED S.No.43/9(D) (PART) :- 7.75 SQ. MTS. Margao Goa
- AREA TO BE CONVERTED S.No.43/9(E) (PART) :- 7.08 SQ. MTS.
- AREA TO BE CONVERTED S.No.43/9(F) (PART) :- 7.00 SQ. MTS.
- AREA TO BE CONVERTED S.No.43/9(F) (PART) :- 8.65 SQ. MTS.

Inspector of Survey & Land Records

TOTAL AREA = 1445.63 SQ.MTS.

AREA TO BE CONVERTED



RUSHABH VERNEKAR (F.S.)

PREPARED BY

F M PINTO (HS)

VERIFIED BY

SURVEYED ON: 24-7-26

File No.: 2/ISLR/CONV/204/26



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: CCSAL11-24-505/19

Date: 27/01/2025

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 Land Revenue)(Conversion of Use of Land and 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 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) **Mr. Cirilo Antonio Mendes, H.No. 145/2, Chandor Salcete Goa**, being the occupant of the plot registered under **Survey No. 43/9 of Cavorim village of Salcete Taluka**, admeasuring an area **880.52 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. 43/9 of Cavorim village of Salcete Taluka - Goa**, admeasuring an area **880.52 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. 43/9 of Cavorim village of Salcete Taluka**, as per Regional Plan for Goa 2021, the plot in question is located in the Settlement Zone (S3) having permissible F.A.R. 60 admeasuring an area 4250.00 m² vide report no: TPM/8051/Zon-Inf/Cavorim/43/9/2024/8461 dated 08/11/2024.

AND WHEREAS, the Mamlatdar of Salcete has submitted a report vide no. MAM/SAL/CONV/CI-II/11-505/2024 dated 05/12/2024 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.6,000/- per sq.mts., there is a road/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, 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 violation of any provision of Goa Land Use Act 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. **43/9 of Cavorim 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.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/877/24-25 dated 18/12/2024, stating that the said Survey No. **43/9 of Cavorim village of Salcete Taluka** does not falls under the Government Forest Land as identified by the Forest Department. The said conversion does not attract any contravention of Court Orders and the Forest Conservation Act, 1980 is not applicable. The Conversion is recommended.

AND WHEREAS, the Inspector of Surveys & Land Records, Margao Goaa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. **43/9 (Part) of Cavorim village of Salcete Taluka**, admeasuring area 880.52 sq mts vide letter No. 2/ISLR/CONV/348/2024/71 dated 10/01/2025.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. **43/9 (Part) of Cavorim village of Salcete Taluka**, Goa was approved and applicant has deposited Conversion fees of **Rs. 1,23,273/- (Rupees One Lakh Twenty Three Thousand Two Hundred Seventy Three only)** vide e-challan no. AC-II/07/2025-26 dated 21/01/2025, in the State Bank of India.

NOW THEREFORE, it 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.

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 Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
16.95 mts	64.55 mts	880.52 Sq.mts	Survey No. 43/9 (Part) of Cavorim village of Salcete Taluka	North: Survey No. 43/9 South: Survey No. 43/9 East: Survey No. 43/9 West: Survey No. 43/9
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 **Mr. Cirilo Antonio Mendes, H.No. 145/2, Chandor Salcete Goa**, hereunto set his hand on this 27th day of January 2025.

C Mendes

Mr. Cirilo Antonio Mendes (applicant)

Signature and names of the witnesses:

1. Sable cilla Fernandez *Sable*

2. Rishell Fernandes *Rishell*



(Uday R Prabhu Dessai)
Additional Collector - II
South Goa District,
Margao- Goa

We declare that **Mr. Cirilo Antonio Mendes**, 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. Sable cilla Fernandez *Sable*

2. Rishell Fernandes *Rishell*

Copy to:

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



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

PLAN

OF THE PROPERTY BEARING SURVEY No. 43/9 (P) SITUATED AT CAVORIM
VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND
FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE VIDE ORDER NO.
DATE 20-12-24 ISSUED BY THE ADDITIONAL COLLECTOR -II MARGAO -GOA



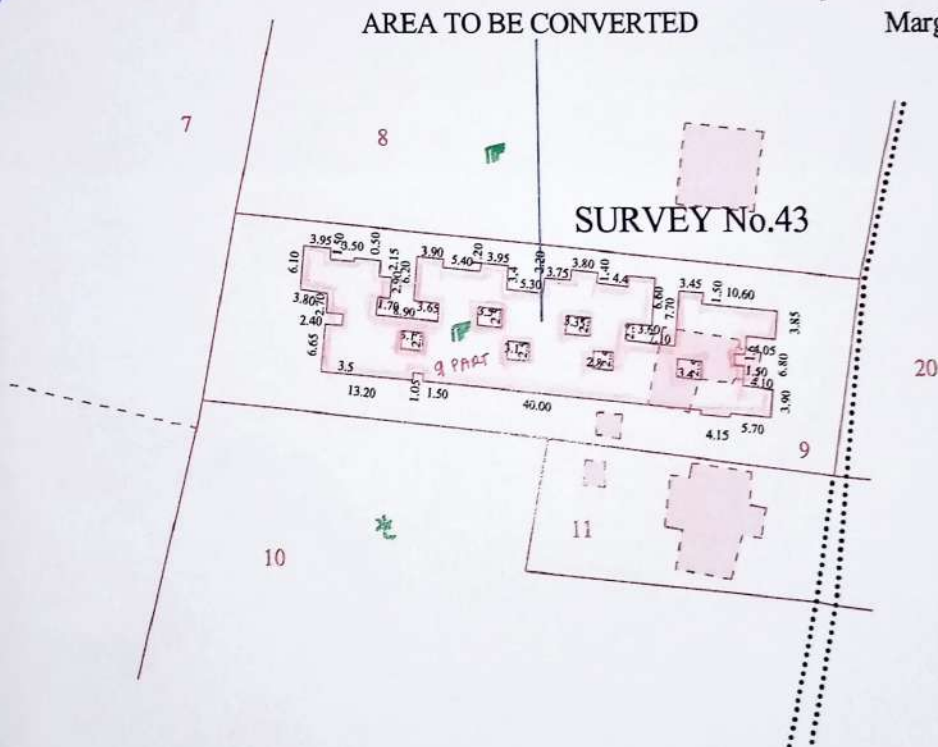
SCALE : 1:1000

 AREA TO BE CONVERTED S.No.43/9 (PART) :- 880.52 SQ. MTS.



B. Prasad
20/10/25

Inspector of Survey & Land Records
Margao Goa



[Signature]
LUIS MIRANDA (F.S.)

PREPARED BY

[Signature] (HS)

VERIFIED BY

SURVEYED ON: 1-1-25

File No.: 2/SLR/CONV/348/25