

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/MOR/SG/CONV/55/2020/ **5994**

Date: **08 /06 /2021.**

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) **1. Cesar Luis Cabral 2. Pamela Aiyar Cabral 3. Vilma Sofia Cabral, r/o. A1, Natalina, Opp. Court Altinho, Mapusa, Goa.** had applied for Conversion of land under Survey, being the occupant of the plot registered **under Survey No. 112/4 of Chicalim Village of Mormugao Taluka,** admeasuring an area **3325.00 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. 112/4 of Chicalim Village of Mormugao Taluka,** admeasuring area **3325.00 Sq.mts.,** be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Mamlatdar of Mormugao, Goa, has submitted report vide no: No.MAM/MOR/CONV/2020/1916 dated 05/01/2021, wherein he has stated that, the applicant is private owner of the land, the land situated in Chicalim Village, the use of land would not affect public health safety and convenience, the market value of the land is about 10,000/- per sq.mts., it is accessed by 3.00 mts wide main road to the plot sought for conversion, there is no Tenants/Mundkars on the proposed land, there was no tenancy on the proposed for conversion as on till date, the land was not originally a Comunidade/Aframento/Government land, the area does not falls in command area, the area does not falls in National Highway, the lands is not low lying area, there does

not exist water bodies, the proposed conversion does not violates any provision of Goa Land Use Act, 1991, there is no exists any structure in the land proposed for conversion, the land proposed for conversion is surveyed under 112/4 of Chicalim Village of Mormugao Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 HTL, there is no any electrical line passing through the plot sought for conversion, there are 98 coconut trees in the plot sought for conversion, the conversion application may considered after taking all the points into account, the conversion is recommended.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/270/2020-21/1481 dated 23/10/2020, has informed that the Survey No. 112/4 of Chicalim Village of Mormugao Taluka admeasuring an area of 3325.00 sq.mts. it not a Govt. Forest and does not form part of any compartment 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 above area.

AND WHEREAS, the Dy. Town Planner, Mormugao, has reported that the land under Survey . 112/4 of Chicalim Village of Mormugao Taluka, Goa, as per the Outline Development Plan of Vasco-da-Gama Planning Area -2026 the plot in question is located in Settlement Zone having permission FAR 100% and recommended the conversion of said land for Residential purpose admeasuring an area 3325.00 Sq.mt. vide report no: DH/6557/MTP/2020/467dated:03/11/2020.

AND WHEREAS, the Inspector of Survey & Land Records, City Survey, Vasco-da-Gama, has submitted the six copies of plan an admeasuring area of 3325.00 sq.mts. of Survey No. 112/4 of Chicalim Village of Mormugao Taluka, further informed that there exists 98 coconut trees and 2 forest trees in the area applied for conversion vide letter No.2/ISLR/MOR/CONV/12/2021/93 dated 12/02/2021.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 112/4 of Chicalim Village of Mormugao Taluka, is approved & applicant has deposited conversion fees of Rs.7,98,000/- (Rupees seven lakhs ninety eight thousand only) vide e-Challan No.COL/14/2021-22 dated 20/05/2021, in the State Bank of India, Margao. The applicant has submitted the Affidavit cum Indemnity Bond, Executed before S.G. Deshprabhu, Notary Mormugao, Taluka, Reg. No.3624/2021 dated 27/05/2021.

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 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. ***NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.***

8. 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.

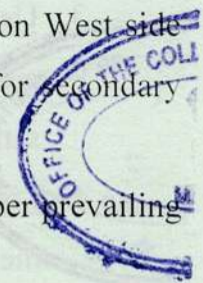
9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

10. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property.

11. Any further development in the plot shall be strictly as per the rules in force.

12. 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.

13. 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
14. Traditional access, passing through the plot, if any shall be maintained.
15. The right of way of road/access serving the plot under reference is 10.00 mts hence on North Side front setback of minimum 5.00 mts + 3.00 = 8.00 mts on West side 3.00 mts + 3.00 mts shall be kept from the Centre line of the road for secondary development.
16. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
17. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
18. 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.
19. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
20. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
21. Low lying land, water bodies be protected and should not be harmed due to any activity
22. 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.
23. 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.
24. 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.
25. 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.



Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
50.25 Mts	148.90 Mts.	3325.00 sq.mts.	under Survey No. 112/4 of Chicalim Village of Mormugao Taluka	North: Sy. No.112/1,2,5 & 6 South : Road, Sy. No.110/19 & 20 East: Sy. No.110/6, 14 & 18 West : Road
Conversion is Sanctioned for Residential purpose Settlement Zone S-1 having F.A.R. 100 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 **1. Cesar Luis Cabral 2. Pamela Aiyar Cabral 3. Vilma Sofia Cabral, r/o. A1, Natalina, Opp. Court Altinho, Mapusa, Goa**, hereunto set her hand this 8th day of June, 2021.

Cesar Cabral

Cesar Luis Cabral applicant and POA for Pamela Aiyar Cabral & Vilma Sofia Cabral, (applicants)

Signature and designation of the witnesses:

1. Milind. S. Subhedar *Milind*

2. Manuel A Dias *Manuel*



Ruchika
8/6/2021

(Ruchika Katyal, I.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare **Cesar Luis Cabral** 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. Milind. S. Subhedar *Milind*

2. Manuel A Dias *Manuel*

Copy to:

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



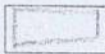
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of the Inspector of Surveys and Land Records
 VASCO-GOA



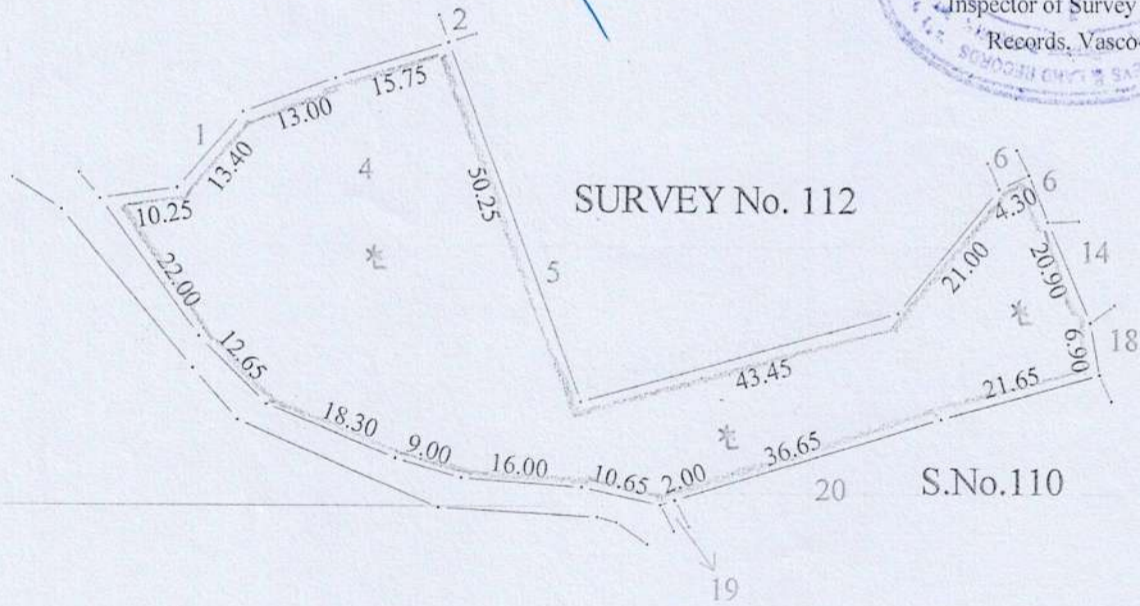
PLAN

SHOWING THE LAND BEARING SURVEY NO. 112/4 SITUATED AT CHICALIM VILLAGE OF MORMUGAO TALUKA APPLIED BY CESAR LUIS CABRAL & OTHERS FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON-AGRICULTURAL PURPOSE VIDE ORDER No. COL/MOR/SG/CONV/55/2020/950 DATED 27/01/2021 FROM O/o. THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA.

SCALE :1:1000



PROPOSED AREA FOR CONVERSION 3325.00 SQ.MTRS.



PREPARED BY:- *[Signature]*
 SHRI SANFORD DIAS (F.S.)

VERIFIED BY:- *[Signature]*
 SMT. MRUNAL T. RANE (H. S.)

SURVEYED ON : 08-02-2021

FILE NO.: 2/ISLR/MOR/CONV/12/2021