

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/97/2018/ **2829**

Date: **15/03/2021**

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) **1.Brinda Fernandes 2. Manuel Antao 3. Milroy Antao 4. Vita Alida Antao e Mascarenhas 5. Mimi Bambina Furtado 6. Sydney Antao r/o. H.No.63, 1st Ward, Colva, Salcete, Goa,** being the occupant of the plot registered under Survey No. 89/2 of Veroda Village of Salcete Taluka, Goa, admeasuring an area **7920.00 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. 89/2 of Veroda Village of Salcete Taluka, Goa,** admeasuring an area **7920.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 7920.00 sq.mts. of Survey No. 89/2 of Veroda Village of Salcete Taluka, further informed that the land in question is Rice vide letter No.2/ISLR/224/2020/2352 dated 30-12/2020.

AND WHEREAS, the Mandalhar of Salcete report No.MAM SAL CONV/II/2020/357/3479 dated 02-12-2020 has informing therein the applicant is "Occupant Class I", the land is situated in Village area, whether the said property located near to any

defense establishment: NO, the said property distance from the following areas: If within 2 km. radius, Airport: N.A., Railway line: N.A., Prison: N.A., Cremation/burial ground: N.A., whether the Conversion of said property could affect Public health, NO, Safety: NO, Convenience, NO, the market value of land is Rs.8000/-, the proposed land is having public road access, there is an access to the proposed land, whether there are tenants on the land: NO, whether the name of the tenant was deleted at any time NO, whether there are Mundkars on the land: NO, whether there was any tenancy on the proposed land for conversion as on till date: NO, whether the said property was originally Government/Communidade/Aframento land: NO, whether the said plot was originally Government land: NO, whether the said land falling under the national highway: NO, whether the land is Low lying: NO, whether there exist any water bodies: NO, whether the conversion proposal violates any provision of Goa land use act 1991: NO, whether there exists any structure in the proposed land: There is exist structure in plot bearing Survey No.89/2 of Veroda Village, however it exist on the survey Plan and it does not fall in the area sought for conversion, Survey number and Sub Division number of the holding in which the land is situated/falls Survey No.89/2 of Veroda Village of Salcete Taluka, whether the land falls under 500 mts H.T.L and 200 mts. NO, Provide Manual Form I&XIV : enclosed, the conversion may be Recommended.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao, vide letter no: 5/SGF/CONV/474/2018-19/2311 dated 20/12/2018, has informed that his office has inspected the area and it is observed that the area land under Survey No: 89/2 of Veroda Village of Salcete Taluka admeasuring area, of 7920.00sq.mts is not a Government Forest, does not form of any compartments 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 and also Forest (Conservation) Act, 1980 is not applicable to the said area/plot.

AND WHEREAS, the Dy. Town Planner, Margao, reported that the land under Survey No. 89/2 of Veroda Village of Salcete Taluka, as per the Regional Plan of Goa 2021, the area proposed for conversion is located in Settlement Zone (S1) having permissible F.A.R.100 & recommended the conversion of Land for Residential purpose admeasuring an area 7920.00 Sq mts vide report no: TPM/31350/Veroda/89/2/2020/5863 dated 29/12/2020.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 89/2 of Veroda Village of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹19,00,800/- (Rupees nineteen lakhs and eight hundred only) vide e-challan no AC-II/76/2020-21 dated 17/02/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Sanjay A.

Shirodkar, Notary Margao, Reg. 176/2021 dated 10/02/2021.

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 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. The Right of way of road is 10.00 mts. hence front setback of minimum 5.00 mts. shall be kept from the centre 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 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.
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

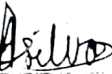
Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
89.50 mts	109.65 mts	7920.00 Sq.mts	Survey No.89/2 of Veroda Village of Salcete Taluka	North: Sy.No.1/1 South: S. No.89/2 & 88/8 East: Sy.No.90/1 West: Sy.No.89/2

Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R. 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 **1.Brinda Fernandes 2. Manuel Antao 3. Milroy Antao 4. Vita Alida Antao e Mascarenhas 5. Mimi Bambina Furtado 6. Sydney Antao r/o. H.No.63, 1st Ward, Colva, Salcete, Goa**, hereunto set his hand this **15th** day of March. 2021.

Brinda Fernandes
Brinda Fernandes applicant and PoA for Manuel Antao, Milroy Antao, Vita Alida Antao e Mascarenhas, Mimi Bambina Furtado and Sydney Antao (applicants)

Signature and names of the witnesses:

1. ANTHONY RODRIGUES 
2. Alton J. Dsilva 



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

We declare that Brinda Fernandes, who has signed this sanad is, to our personal knowledge, the persons she represents himself to be, and that she has affixed his signature here to in our presence.

1. ANTHONY RODRIGUES 
2. Alton J. Dsilva 

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Dy. Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.

DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

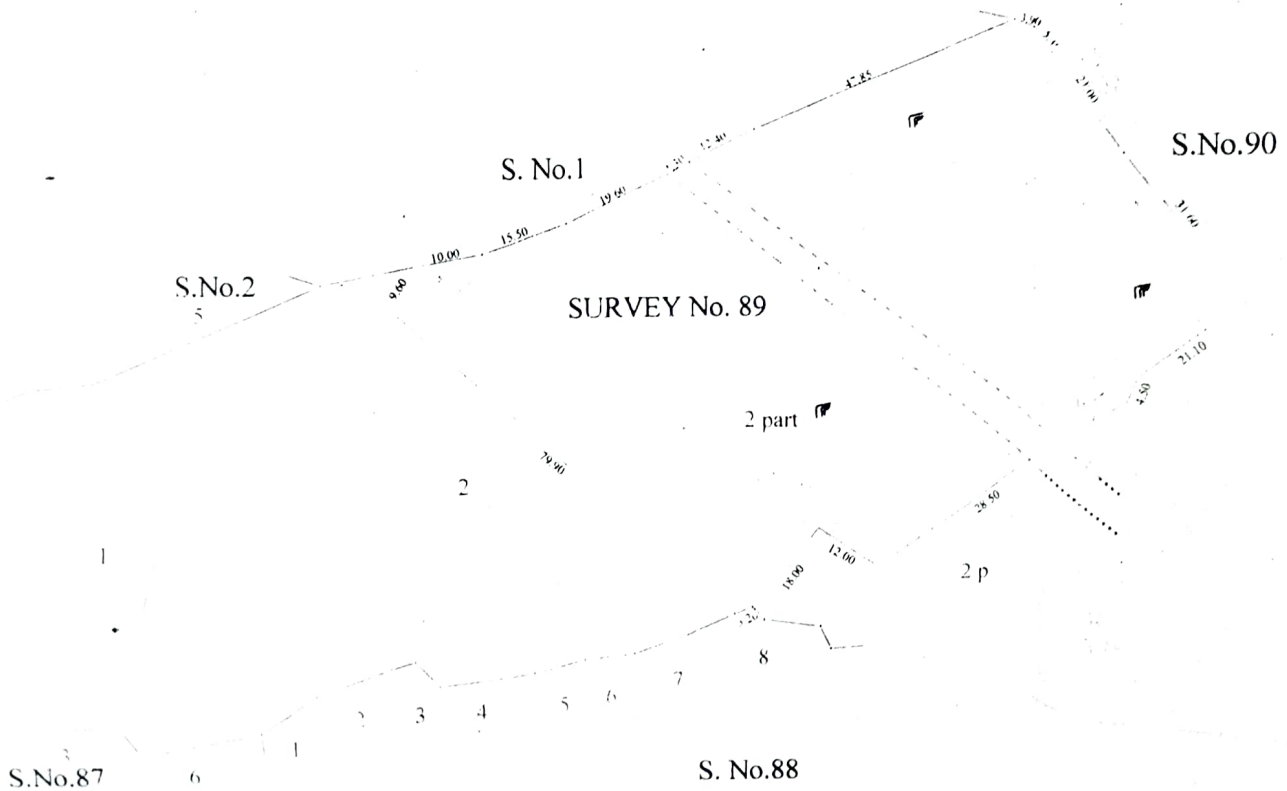
PLAN

PLAN
OF THE PROPERTY BEARING SURVEY NO. 89 SUB DIV. NO. 2 (PART) SITUATED AT VERODA
VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
IN TO NON AGRICULTURE PURPOSE BY BRINDA FERNANDES, VIDE ORDER NO. AC-II/SAL SG/CONV/
97/2018/13626. DATED 26/11/2020 FROM ADD. COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO - GOA

SCALE : 1:1000

☐ - AREA TO BE CONVERTED OF SURVEY NO. 89 SUB DIV. NO. 2 (PART)= 7920.00 SQ. MTS.

(SAVIO G. SILVEIRA)
INSPECTOR OF SURVEY & LAND RECORDS,
MARGAO GOA



SAEESH R. DESSAI, (F.S.)

PREPARED BY

SURVEYED ON: 21/12/2020

VERIFIED BY

File No. 2/ISLR/CONV/224/2020