

CERTIFIED TRUE COPY



No. COL/SG/CONV/51/2010 /10139
Office of the Collector,
South Goa District,
Margao-Goa
Date: 16/12/2010

- Ref: 1) 5/365/3729/SGF/10-11/1355 dated 06/09/10 of Forest Dept., Margao
2) MAM/QPM/LND/CONV/2010 dated 02/08/2010 of Mamlatdar Quepem
3) TPQ/CV/Q-Balli/50/2010/755 dated 27/09/10 of TCP, Quepem
4) 2/IS & LR/QPM/76/10/612 dated 18/10/2010 of ISLR Quepem.

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) by **Shri Motilal Poi Anglo & Others, Represented by self & Power of Attorney of others, R/o H. no: 589, Prabhavati Nivas, Dandewado, Chinchnim, Salcete-Goa** being the occupant of the plot registered under Survey no: 50/1(part) & 50/8(part), Balli Village, Quepem Taluka (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 a Survey no: 50/1(part) & 50/8(part), Balli Village, Quepem Taluka admeasuring 40000 Square meters be the same a little more or less, for the purpose of **RESIDENTIAL** use only.

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 been credited non-agricultural assessment fees of Rs 1600000/- (Sixteen lakhs only) vide challan no 127/10 dated 08/11/2010 in the State Bank of India, Margao for non agricultural purpose fixed by the

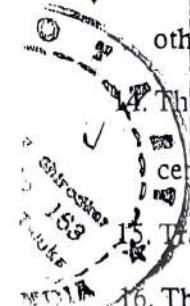
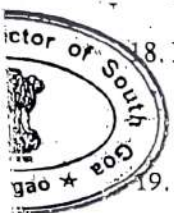
[Signature]

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 residential/Industrial/commercial 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 CRZ Regulations and 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, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of individual, 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. The applicant shall adhere to affidavit cum undertaking dated 11/12/2010 executed before Notary K.S.Angle & recorded Reg no: 17804.



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.
14. The Right of way of road/access is National Highway hence front setback from centerline of NH shall be as per the bye laws in force of National Highway.
15. Traditional access/road passing through the plot, if any shall be maintained.
16. The Applicant should obtain prior permission for cutting of trees if the said plot form the concerned Forest Department, if required.
17. If the Land falls in the command area of Selaulim Irrigation Project Permission shall be obtained from Water Resources 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. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
20. 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 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 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.
21. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector/Additional Collector/Dy. Collector shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



Appendix

Sr. No	Length & Breadth in Mts		Total Superficial Area in Sq.mts	Forming (part of) Survey No.	BOUNDARIES				Remark
	North to South	East to West			North	South	East	West	
1(A)	184.50	192.50	21252.00	50/1(part)	49/1	50/1	50/1	48/4	
1(B)	143.00	178.00	16274.00	50/1(part)	51/1,2	50/1	51/1, 2	50/1	
1(C)	75.00	55.00	1686.00	50/8(part)	50/9,5	53/1	53/1	50/8	
1(D)	35.00	45.00	573.00	50/8(part)	50/7	50/8	50/8	50/7	
Total Area			40000 Sq.mts						

Conversion is Recommended for **RESIDENTIAL** with permissible FAR 80% since the land is located in the Settlement Zone as per the Report no: TPQ/CV/O-Balli/50/2010/755 dated 27/09/10 of Town Planner, Quepem. Conversion fees of Rs. 1600000/- (Sixteen lakhs only) vide challan no 127/10 dated 08/11/2010 in the State Bank of India, Margao

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa and the Applicant **Shri Motilal Poi Anglo & Others, Represented by self & Power of Attorney of others, R/o H. no: 589, Prabhavati Nivas, Dandewado, Chinchnim, Salcete-Goa**, hereunto set his hand this 16th day of December 2010



Motilal Poi Anglo
 (Shri Motilal Poi Anglo & Others,
 Represented by self & Power of Attorney of others,
 R/o H. no: 589, Prabhavati Nivas,
 Dandewado, Chinchnim, Salcete-Goa)
 Signature and designation of the witnesses:

1. *Dilip Desai* (Dilip Desai)
2. *Prakash Desai* (Prakash Desai)



Copy to:

1. The Inspector of Survey and Land Records, Quepem.
2. The Town and Country Planning Dept., Quepem
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Quepem.
5. Shri Motilal Poi Anglo & Others, Represented by self & Power of Attorney of others, R/o H. no: 589, Prabhavati Nivas, Dandewado, Chinchnim, Salcete-Goa

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GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & TAXATION
QUEPIM-GOIA

PLAN

OF THE PROPERTY BEARING SURVEY NO. 50 - SUB. TAX NO. 1/5
SITUATED AT BALLI VILLAGE OF QUEPIM TALUKA APPLIED
FOR "CONVERSION OF USE OF LAND FROM AGRICULTURE TO
NON-AGRICULTURAL PURPOSE" APPLIED BY BILAL MOHAMMAD POLANGLO & OTHERS
VIDE ORDER NO. COL/SG/CONV/1/2010 - DT. 05/10/2010
FROM COLLECTOR SOUTH GOA DISTRICT, MARGAO GOA

SCALE - 1:4000

- AREA TO BE CONVERTED 40000.00 SQ.MTS



S. No. 49

SLAVE NO. 51



Shankar
18/10/14

CHECKED BY:
SUBEET S. N. BHASKAR



NOTARIAL NOTARIAL

CERTIFICATE

18/10/14
Adv. Uhas V. Shirdkar
NOTARY
MORMUGAO TALUKA
Near Hotel Rukmini
Vasco-da-Gama, Goa-403 402
18/10/14
Ref. No. 8367/14

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