OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT
Matanhy Saldanha Administrative Complex,
Revenue Branch, Margao– Goa.
Phone No: 0832-2794381 Fax No: 0832- 2794402
Email: cols.goa@nic.in

No: COL/SG/CONV/23/2015/10457 Date: 19/10/2015

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) **Shri Ryan Jesus Julius Gomes r/o H.No. 124/A, Goa Road, Pajifond Margao Goa** being the occupant of the plot registered under **Survey no: 18/6, Amona Village Quepem 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 a part of **Survey no: 18/6, Amona Village Quepem Taluka, Goa** admeasuring an area **1304 Square meters** be the same a little more or less, for the purpose of **Commercial** use only.

And whereas, the Mamlatdar of Quepem reported vide no: MAM/QUE/CI.I/CONV/Report/2015/1031 dated 20/05/2015 that such use of land form agricultural to non-agricultural use will not affect public health, safety and convenience, the present market value is around Rs. 3500/- per sq.mts, there is a road excess to site, there are no tenants/Mundkars on the proposed land and land is not tenanted prior to enforcement of Tenancy act, as per Form I & XIV and there is no sign of paddy cultivation on the site, the proposed land does not fall under 500 mts HTL and 200 mts. further informed that the conversion proposed may be considered.

And whereas, the Dy Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/50/2015-16/318 dated 12/05/2015 informed that his office has inspected land under Sy. No: 18/6 of Amona Village of Quepem Taluka admeasuring area of 1304 Sq.mts and it is observed that the proposed land 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 & Forest(Conservation) Act, 1980 is not applicable to the said area

And whereas, the Town Planner, Quepem reported stating that the land under Sy. No: 18/6 of, is located in Amona Village of Quepem Taluka settlement zone as per Regional Plan for Goa 2021 (on hold) with Permissible

FAR of 100% & recommended the conversion of Land for Commercial purpose admeasuring an area 1304 Sq.mt vide report no: TPQ/CV/Amona/18/6/42/2015/530 dated 15/05/2015.

And whereas, the Inspector of Survey & Land Records, Quepm has submitted 6 copies of plan alongwith schedule and Appendix I.

And whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy. No: 18/6 of, Amona Village of Quepem Taluka was approved and applicant has deposited Conversion fees of Rs.440752/- (Rupees Four Lakh Fourty Thousand Seven Hundred Fifty Two only) vide e-challan no COL/22/15-16 dated 14/09/2015 & remitted on 16/09/2015 in the State Bank of India, Margao-Goa.

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 Residential 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 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 setback of minimum **7.5+3= 10.5** 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. Required buffer area as per prevailing rules shall be kept from the cemetery/crematorium, if required.

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 flow of natural water.

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 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 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 Super ficial Area	Forming part of Chalta no. & PTS no.	BOUNDARIES
North to South	East to West			
46.35 mts	57.80 Mts	1304 Sq.mts	Sy. No: 18/6 of Amona Village, QuepemTaluka	North: Sy.No. 18/1 South: Sy.No. 18/7&8 East: Sy.No. 18/12 West: Village boundary Quem Taluka

In witness whereof the Collector of South Goa District, Margao-Goa has hereunto set his hand and the seal of his office on behalf of the Government of Goa; and the applicant has also hereunto set his hand this day the th of October 2015.

Signature of Shri Ryan Jesus Julius Gomes

Signatures and designations of witnesses

1. Nitesh Naik Ahwaida

2. Rohit Fernão

(Sachin Shinde, I.A.S)
Collector
South Goa District,
Margao- Goa

We declare that Shri Ryan Jesus Julius Gomes r/o H.No. 124/A, Goa Road, Pajifond Margao Goa 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. Nitesh Naik Ahwaida

2. Rohit Fernão

Copy to :-

1) The Mamlatdar of Quepem.
2) The Deputy Conservator of Forest, Margao Goa.
3) The Dy.town Planner, Quepem.
4) The Inspector of Survey & Land Records, City survey, Quepem

Office of Inspector of Survey and Land Records
QUEPEM-GOA

PLAN

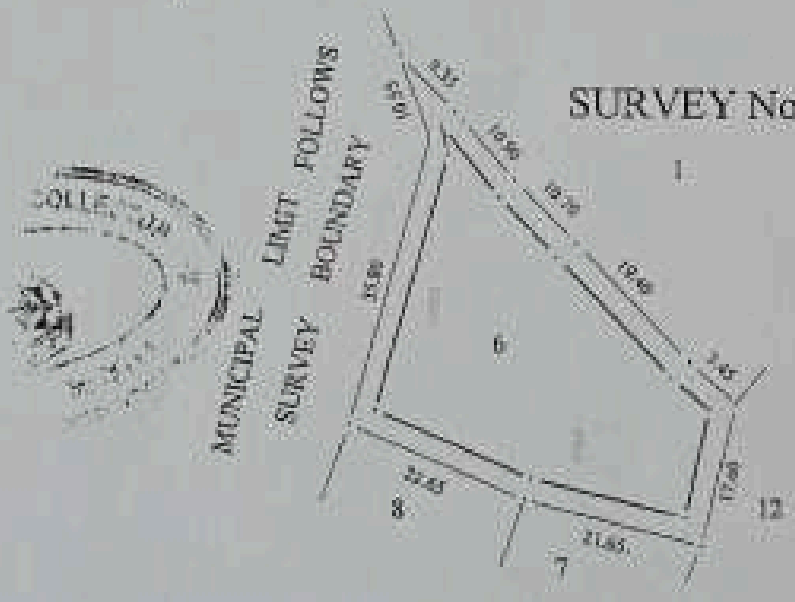
OF THE PROPERTY BEARING SURVEY NO. 18 SUB-DIV.NO. 6 SITUATED AT AMONA VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE APPLIED BY SHRI RYAN JESUS JULIUS GOMES VIDE ORDER NO. COL/SG/CONV/23/2015/3744 DATED.:-20/04/2015 FROM THE COLLECTOR, SOUTH GOA, MARGAO.

N

SCALE : 1:1000

- AREA TO BE CONVERTED 1304.00 Sq. Mts.

Inspector of Survey & Land Records, Quepem, Sanguem, Canacona, Dharbandora



Amey V. Prabhugaonkar, (F.S.)

SURVEYED & PREPARED BY

Shilpa V. Prabhu Gaonkar (F.S)

VERIFIED BY

File No. 2/ISLR/QPM/ 13 /15