

No.AC-1/SG/CONV/03/2013|6916
Office of the Collector,
South Goa District,
Margao-Goa

Date: 09/07/2013

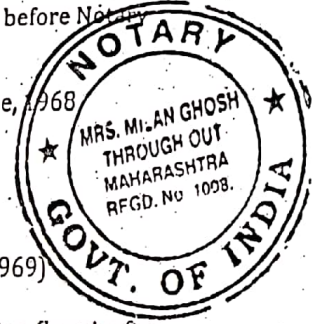
- Ref: 1) 5/SGF/CONV/730/12/13/2013-14/90 dated 12/04/2013 of Forest Dept.,
Margao.
2) MAM/SAL/CON/441/2013/556 dated 21/02/2013 Mamlatdar Salcete.
3) TPM/25299/Margao/3/58/2013/1695 dated 05/04/2013 of Dy.Town
Planner, Salcete.
4) 2/ISLR/CTS/13/13/833 dated 19/04/2013 of Inspector of Survey & Land
Records, Margao-Goa.
5) Affidavit cum Indemnity bond dated 17/05/2013 executed before Notary
Ravindra F Ayir bearing Reg no: 10326

READ: Application dated 08/01/2013 U/s 32 of Land Revenue Code, 1968



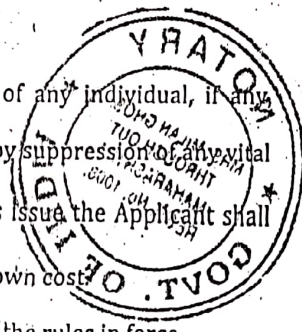
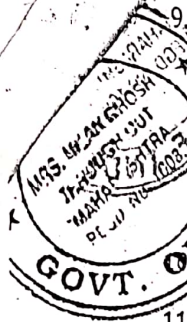
S A N A D
S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue
Code, 1968 and the provisions of the version 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. Ashok A. Dasani, Rep by special PoA holder Shri. Upendra Kamat, R/o "Manik", Vidya Nagar, Margao-Goa being the occupant of the plot registered under Chalta No: 3(part) of P.T.Sheet no: 58, Margao City, Salcete 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 Chalta No: 3(part) of P.T.Sheet no: 58, Margao City, Salcete Taluka, Goa admeasuring an area 3980 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:



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.

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

11. Necessary permission from Chief Town Planner under section 17A of TCP Act shall be obtain before converting the land

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 antipational activities on this converted land

13. The right of way of the road is 15.0mts hence setback of minimum 7.5mts +3.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.

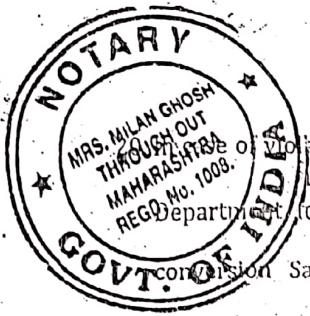


16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.

17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.

18. 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.

19. 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.



Violation of any of the conditions or in case any N.O.C. etc issued by the Department for effecting conversion is withdrawn, revoked or on any other ground the Conversion Sanad shall also stand cancelled from such date of withdrawal or revocation or otherwise.

21. 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/Sub Div No. or PTS No/Ch. No	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
39.80 mts	109.90 mts	3980 Sq.mts	Chalta No: 3 (part) of P.T. Sheet no: 58, Margao City, Salcete Taluka	Road	28/PTS no: 58	3/PTS no: 58	3/PTS no: 58	

Conversion is Sanctioned for Residential purpose with permissible F.A.R 100% for the area falling within settlement zone only based on the reports referred at Sr. no; 1 to 4 & affidavit of page no: 1. Applicant has credited Conversion fees of Rs. 9,55,200/- (Nine lakh fifty five thousand & two hundred) vide challan no 27/13-14 & Conversion fine of Rs. 9,55,200/- (Nine lakh fifty five thousand & two hundred) vide challan no 28/13-14 of the State Bank of India, Margao

In witness whereof the Additional Collector of South Goa District, Margao hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant Shri. Ashok A. Dasani, Rep by special PoA holder Shri. Upendra Kamat, R/o "Manik", Vidya Nagar, Margao-Goa, hereunto set his hand this 29th day of July 2013.

Shri. Ashok A. Dasani, Rep by special PoA holder
Shri. Upendra Kamat,
R/o "Manik", Vidya Nagar, Margao-Goa

Signature and designation of the witnesses:

1. Prakash Kamat
2. Upendra Kamat

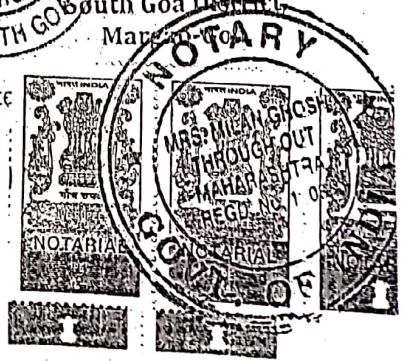
**CERTIFIED TRUE COPY
ATTESTED BY ME**
Milan Ghosh
MRS MILAN GHOSH
ADVOCATE & NOTARY
(CENTRAL GOVT.)

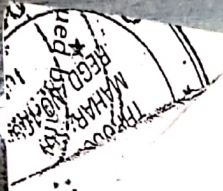
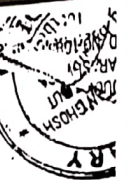
12 9 SEP 2014

U. Kamat
(Sandhya Kamat)
Additional Collector-I
South Goa District
Margao-Goa

Copy to:

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





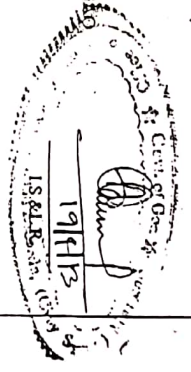
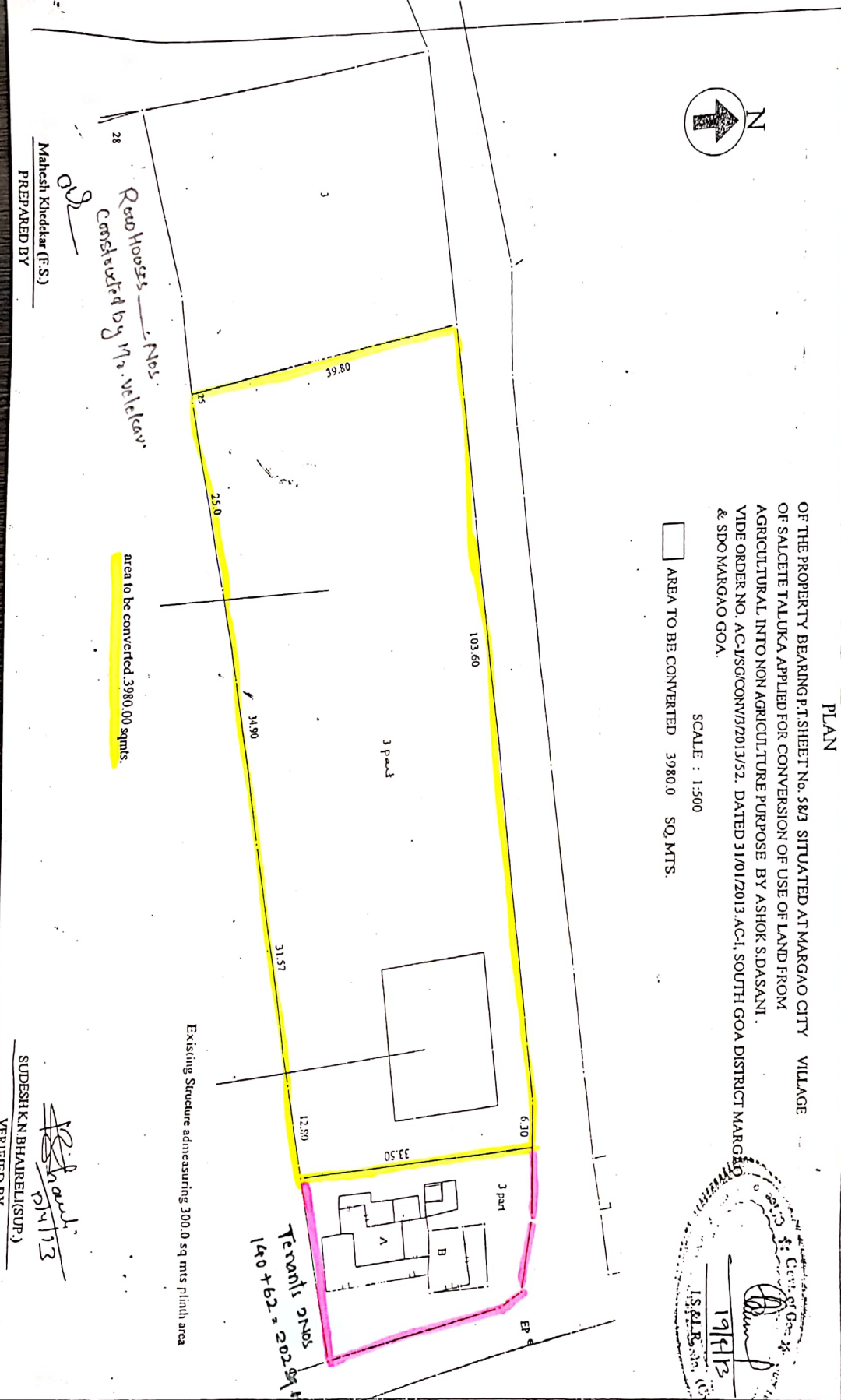
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

PLAN

OF THE PROPERTY BEARING P.T. SHEET No. 58/3 SITUATED AT MARGAO CITY VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY ASHOK S.DASANI. VIDE ORDER NO. AC-1/JSC/CONV/3/2013/152. DATED 31/01/2013 AC-1, SOUTH GOA DISTRICT MARGAO & SDO MARGAO GOA.



SCALE : 1:500
 AREA TO BE CONVERTED 3980.0 SQ. MTS.



Mallesh Khedkar (F.S.)
 PREPARED BY

Suresh K.N. Bhairappa (SUP)
 VERIFIED BY