

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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No: CAD/MOR09-23-185/317

Date: 8 /11/2023



READ

- 1) Application dated for change of use of land under of Goa LRC 1968
- 2) Conversion Sanad bearing no. AC-II/CONV-37/2007 dated 20/07/2007
- 3) Land use Zoning Information No.MPDA/Zon-Inf/2022-23/889 dated 23/09/2022 by MPDA Vasco Goa.

Sub: Amendment to conversion sanad bearing no. AC-II/CONV-37/2007 dated 20/07/2007 from Residential to Commercial Purpose.

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

{(See Rule 7 of the Goa 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 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) **Parmesh Construction Company Limited represented by authorized signatory Mr. Amit Kumar Taneja, 7th floor, Plot no. 1, Alphathum Tower-C, Janpath Marg, Uttar Pradesh**, being the occupant of the plot registered under Survey No. 257/1 Sancoale village of Mormugao Taluka, admeasuring an area of **35050.00 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. 257/1 of Sancoale village of Mormugao Taluka-Goa**, admeasuring an area **35050.00 sq.mts** be the same a little more or less, for the purpose of **Commercial** use only in respect of change of use of land granted by vide sanad bearing no. AC-II/CONV-37/2007 dated 20/07/2007 granted for residential use... i.e for Amendment of said Sanad.

AND WHEREAS, The Mormugao Planning & Development Authority, Vasco da Gama, has submitted a report of Survey No. **257/1 of Sancoale village of Mormugao Taluka**, as per Outline Development Plan for Vasco da Gama Planning area 2030, the plot in question falls under "C-1" Zone admeasuring an area 35,050.00m² vide report

no. DH/46/MTP-SANCOALE/257/1/2023 dated 15/09/2023. Also the Mormugao PDA vide order no. MPDA/7-M-70/1644 dated 20/1/2011 had granted Development permission under section 44 of TCP Act-1979 in said survey number for C-1 zone

AND WHEREAS, the Mamlatdar of Mormugao has submitted a report vide no: MAM/MOR/CONV/2023/ dated 05/10/2023, wherein he has stated the applicant is Private Owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.10,000/- per sq.mts., The plot sought for conversion is accessed by 6.00 mts wide road, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally not Government/Alvara, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violation of any provision of Goa Land Use Act 1991, There is no structure in the plot sought for conversion, the proposed for conversion is surveyed under survey No. **257/1 Sancoale village of Mormugao** Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

The Dy. Conservator of Forest, South Goa Division, Margao - Goa, vide letter No. 5/365/SGF/07-08/369 dated 25/07/2007, No Objection for conversion of the said land under survey no. 257/1 of Sancoale village of Mormugao Goa and the SGF officer cum Conservator of Forest, South Goa Division Margao vide Form(E)dated 17/07/2007 has granted permission for felling of trees in said survey number.

And WHEREAS Ministry of Environment & Forest Government of India vide Environmental Clearance dated 08/12/2009 road granted Environmental Clearance for construction of group housing to the

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: **257/1 of Sancoale village of Mormugao** Taluka, Goa was approved and applicant has deposited Conversion fees of **Rs.4,62,66,000/- (Rupees Four Crore Sixty Two Lakh Sixty Six Thousand only)** vide e-challan no AC-I/35/2023-24 dated 06/11/2023 in the State Bank of India.

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 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. ***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.***
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 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.
24. This sanad does not confer any right, title or interest in favour of any person including the Applicant in respect of the land under reference.
25. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, including from AAI, FOGA, MOEF & CL, local bodies etc prior to undertaking any construction in the said land so converted and this Sanad is issued without prejudice to requirement of such permissions/approval clearance etc and building regulations



which are required to be obtained from the concerned authorities/ Departments by the Applicant. before commencement of any activities at site/land.

26. This conversion sanad shall not regularized or legalized any of the structure exists at site and proceeding initiated, if any shall continue and to be disposed of in accordance of law.
27. The area which is acquired by Ministry of Road Transport & Highway, Government of India and or Government of Goa for widening and improvement of Road/Highway shall be excluded under the change of use of land and the Applicant should also exclude the same and the same shall not be part of this Conversion Sanad
28. The area acquired/proposed by the Government/PWD/WRD or as may be proposed for such activity forming part of the area under reference shall be left open for such purpose and no activity shall be carried out in such earmarked area.
29. This conversion sanad is issued prejudice to any court orders which may have been issued in respect of survey no. under reference. Further, the prevailing buildings regulations, planning & Development regulations, private forests regulation etc will prevails.
30. This conversion sanad is issued under the provisions of Goa Land Revenue Code, 1968 and rules thereof and without prejudice to provisions of other laws, guidelines, Regional plan of ODP regulations etc in force. The applicant is required to obtain all requisite prior permissions, clearance, consent licences, NOC, approval etc as required under the prevailing Act, Rules, Guidelines etc before commencement of any activity at site/said survey number.
31. The applicant is required to strickly complied with Forests regulations, Enviromental regulation, Buildings & Planning Regulations, Local body regulation, Court directions /Order, private forest applicability, Airport regulation, Defence regulation, etc and no activity shall be carried out at site only with prior clearances from the competent Authority.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
234.00 mts	190.00 mts	35050.00 Sq.mts	Sy No. 257/1 Sancoale village of Mormugao Taluka	North: Sy.No.258/1 South: Sy.No.256/1 East: Sy.No.258/3, 3-B, 4, 5 & 6 West: Sy.No.259/13
Conversion is Sanctioned for Commercial purpose with (C-1) having permissible F.A.R 200 based reports/NOC referred at page no: 1 & 2 in this sanad				

In witness whereof the Additional Collector-I 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 **Parmesh Construction Company Limited** represented by authorized signatory **Mr. Amit Kumar Taneja**, 7th floor, Plot no. 1, Alphathum Tower-C, Janpath Marg, Uttar Pradesh, hereunto set his hand this day of 8th November 2023.

Amit Kumar Taneja
Parmesh Construction Company Limited represented by authorized signatory **Mr. Amit Kumar Taneja**

Signature and names of the witnesses:

1. Gururath. D. Naik [Signature]
2. Sanjeev S. Manjrekar [Signature]


(**Srinet Kothwale**)
Additional Collector-I,
South Goa District,
Margao- Goa

We declare that **Parmesh Construction Company Limited** represented by authorized signatory **Mr. Amit Kumar Taneja**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Gururath. D. Naik [Signature]
2. Sanjeev S. Manjrekar [Signature]



Copy to:

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

CERTIFIED TRUE COPY OF ORIGINAL

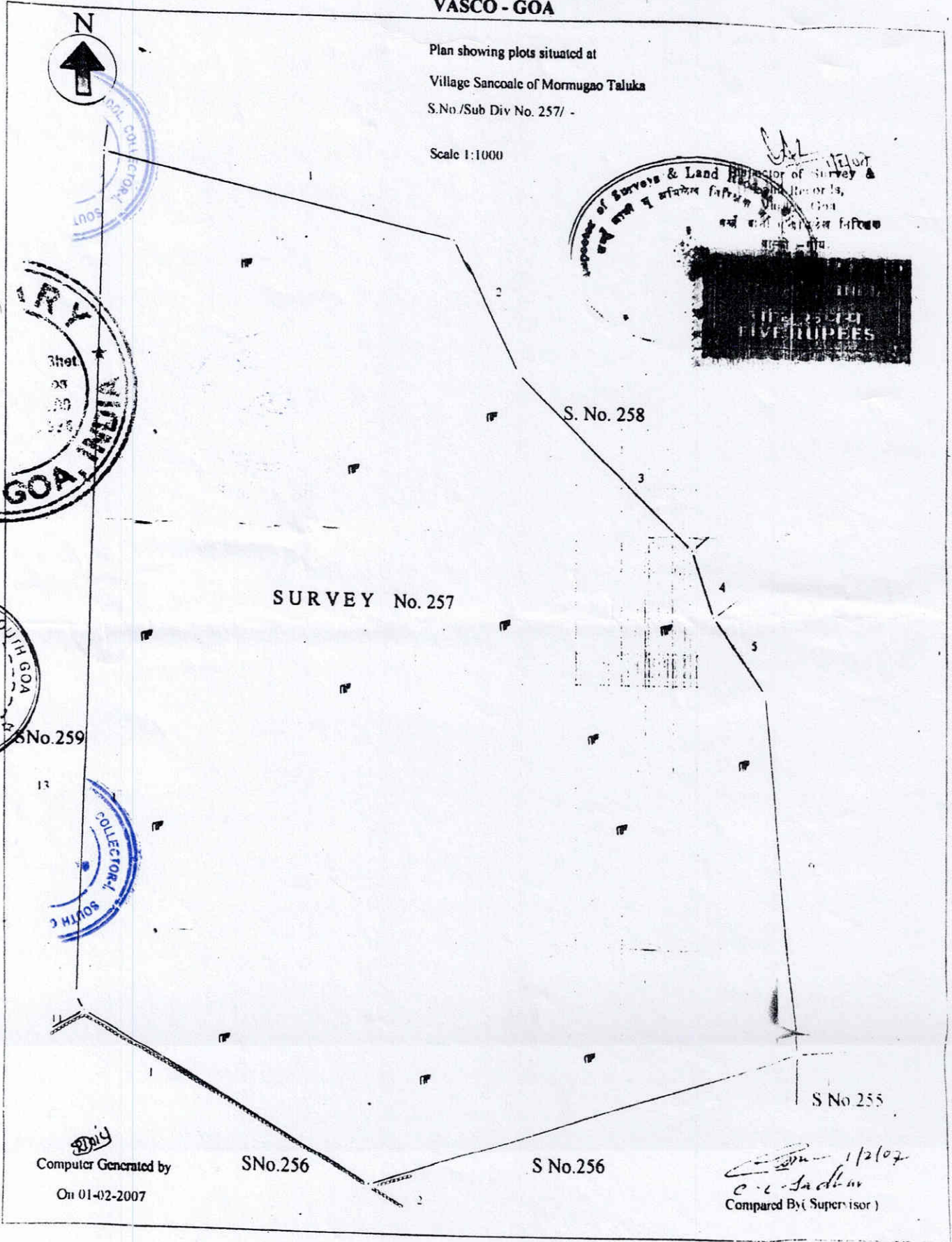
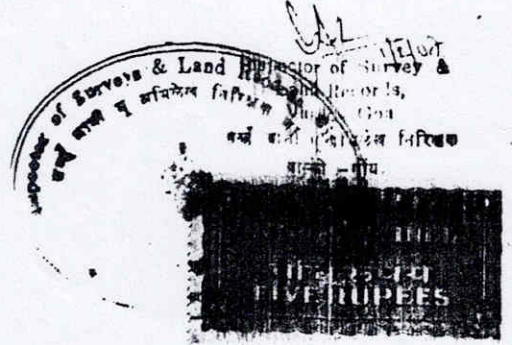


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA



Plan showing plots situated at
Village Sancoale of Mormugao Taluka
S.No./Sub Div No. 257/ -

Scale 1:1000



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C. C. Saldanha
Compared By (Supervisor)