

No. AC-II/SG/CONV/61/2009 / 24  
Office of the Collector,  
South Goa District, Margao Goa.

Dated: 14/01/2010

- READ: 1) Application dated 13/10/09 u/s 32 (1) of the Land Revenue Code, 1968  
2) Report of the Town Planner - DH/4583/4/MTP/09/600 dated 16/11/2009  
3) Report of the Dy. Conservator of Forests - No.5/365/2959/SGF/2009-2010/2131 dt. 4/11/2009  
4) Report of the Mamlatdar - No.52/CI-II/CONV/2009/2384 dated 16/11/2009  
5) Report of the ISLR - No./ISLR/MOR/CONV/58/2009/87636 dated 5/01/2010.

S A N 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 District (hereinafter referred to as "the Collector" which expression shall include any Office 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 *M/s. Queeny Realty Pvt. Ltd., through its Managing Director, Mr. Aguelo Alcasoas Queeny House Queeny Nagar, Velsao, Pule* being the occupant of the plot registered under Survey No.48/6 & 51/1 situated at Village Pale in Mormugao Taluka, (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his/her 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.48/6 & 51/1 admeasuring 904.50 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 plots is hereby granted subject to the provisions of the said Code and Rules thereunder and on the following conditions namely.

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 to prevent non-sanitary conditions.

Assessment: The applicant has been credited the non-agricultural assessment Conversion fees Rs.72,360/- (Rupees seventy two thousand three hundred sixty only) respectively vide Challan No. 204/09-10 dated 13/1/2010 in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules thereunder.

1. Use: The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/any other non-agricultural purpose, without the previous sanction of the Collector.

1. 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 amount as he may direct.

Contd. 2/-

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.

Code provisions applicable: Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

The applicant shall comply with the C.R.Z. Regulations and provisions of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the applicant at his own peril

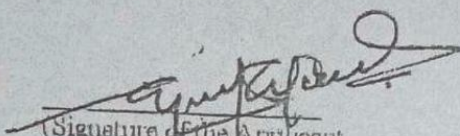
8. If any person claims ownership right and succeed, the conversion shall stand automatically revoked.
9. Sanad shall not take away mundearial right of any individual if any existing in the said property.
10. Any further development in the plot shall be strictly as per the rules in force.
11. Earth cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. The Right of way of road/access is 30mts and hence front setback of 15.00mts shall be kept from the centerline of the road.
13. The applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department, if required.
14. In case of violation of any of the condition or in case any N.O.C etc, issued by any department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled.
15. Survey Plan submitted by the Inspector of Survey and Land Records, Vasco under No. ISLR/MOR/CONV/38/2009/87636 dated 5/01/2010 is annexed herewith.

APPENDIX - I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	REMARKS
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
45.05 Mts	5.00 mts	230 Sq. mts	Survey No. 48/6(part)	North : Survey No. 48/6 South : Survey No. 48/6 East : Survey No. 51/1 West: Survey No. 48/6	1
45.9 Mts	16.00 mts	674 Sq. mts	Survey No. 51/1(part)	North : Survey No. 51/1 South : Survey No. 51/1 East : Survey No. 51/1 West: Survey No. 48/6	2

Cont---3---

In witness whereof the Additional Collector-II 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 by M/s. Queeny Realty Pvt. Ltd., through its Managing Director, Mr. Agnelo Alcasoas Queeny House Queeny Nagar, Velsao, Pale here also hereunto set his hand this 14<sup>th</sup> of day of January, 2010.

  
(Signature of the Applicant  
Through its Managing Director)

Signature and designation of the witnesses:

Brasol Michael Gracias

António (António) António



(Y. E. Varde)  
Additional Collector - II  
South Goa District, Margao

- Copy: 1) The Senior Town Planner, Town & Country Planning Department, Margao/Quepem/Vasco.  
2) The Mamlatdar of Saleete Mormugao/Quepem/Sanguem/Canacona  
3) The Inspector of Survey & Land Records, Margao/Quepem/Vasco.  
4) The Talathi of Village/City Pale.  
5) The Collector, South Goa District, Margao.

No. AC-II/SG/CONV/87/2012/  
Office of the Collector,  
South Goa District, Margao Goa.

**Dated: 15/02/2012**

- READ 1) Application dated 21/10/11 u/s 32 (1) of the Land Revenue Code, 1968  
2) Report of the Town Planner – DH/2212/4/MTP/12/523 dated 08/12/2011  
3) Report of the Dy. Conservator of Forests – No.6/463/7894/SGF/2011-12/2055 dt. 02/12/2011  
4) Report of the Mamlatdar – No.78/CI-II/CONV/2012/2278 dated 21/12/2011  
5) Report of the ISLR – No./ISLR/MOR/CONV/58/2011/73589 dated 02/01/2012

**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 Applicant has been made to the Collector of south Goa District (hereinafter referred to as "the Collector" which expression shall include any Office whom the Collector shall appoint to 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 **M/s. Queeny Realty Pvt. Ltd., through its Managing Director, Mr. Agnelo Alcasoas Queeny House Queeny Nagar, Velsao,** being the occupant of the plot registered under **Survey No.48/6 & 51/1** situated at **Village Pale in Mormugao Taluka,** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of **Survey No.48/6 & 51/1** admeasuring **2002.50 Square meters** to 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 plots is hereby granted subject to the division of the said Code and Rules thereunder and on the following conditions namely.

1. **Levelling 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 to prevent non-sanitary conditions.

Contd. 2/-

2. **Assessment:** The applicant has been credited the non-agricultural assessment Conversion fees Rs.1,60,200/- (Rupees One Lakh Sixty Thousand Two Hundred only) respectively vide Challan No.230/11-12 dated 14/02/2012 in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules thereunder.

**Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/any other non-agricultural 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.

**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 the 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 if the said Code and rules there under.
7. The applicant shall comply with the C.R.Z. Regulations and provision of Town and Country Planning Act in force in Goa. Any violation of these provisions shall be solely at the cost of the applicant at his own peril.
8. If any person claims ownership right and succeed, the conversion shall stand automatically revoked.
9. Sanad shall not take away mundearial right of any individual if any existing in the said property.
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.

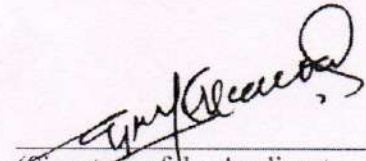
12. The Right of way of road/access is 30 mts and hence front setback of 15.00 mts shall be kept from the centerline of the road.
13. The applicant should obtain prior permission for cutting of trees if any in the said plot from the concerned forest department, if required.
14. In case of violation of any of the condition or in case any N.O.C. etc, issued by any department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled.
15. Survey Plan submitted by the Inspector of Survey and Land Records, Vasco under No./ISLR/MOR/CONV/58/2011/73589 dated 02/01/2012 is annexed herewith.



**APPENDIX - I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No. Or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East & West	
1	2	3	4	5	6
51.05 Mts.	14.76 Mts.	753.50 Sq.mts.	<b>Survey No. 48/6 (part)</b>	North : Survey No.48/6 South: Survey No.48/6 East: Survey No.51/1 West: Survey No.48/6	1
52.20 Mts.	23.92 Mts.	1249 Sq.mts.	<b>Survey No. 51/1 (part)</b>	North : Survey No.51/1 South: Survey No.51/1 East: Survey No.51/1 West: Survey No.48/6	2

In witness whereof the Additional Collector-II 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 by **M/s Queeny Realty Pvt. Ltd., through its Managing Director, Mr. Agnelo Aleasoas Queeny House, Queeny Nagar, Velsao Pale** here also hereunto set his hand this **15<sup>th</sup> of day of February, 2012.**

  
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(Signature of the Applicant  
Through its Managing Director)

Signature and designation of the witnesses.




1. Pravial Michael Gracias



2. Antony James Bando



  
( Y. B. Tavade )  
Additional Collector - II  
South Goa District, Margao

- Copy: 1) The Senior Town Planner, Town & Country Planning Department, Margao/Quepem/Vasco.  
2) The Mamlatdar of Salcete/Mormugao/Quepem/Sanguem/Canacona.  
3) The Inspector of Survey & Land Records, Margao/Quepem/Vasco.  
4) The Talathi of Village/City Pale  
5) The Collector South Goa District, Margao

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


**VASCO - GOA**




**PLAN**

SHOWING S.NO.48 SUB DIV. NO.6 AND S.NO.51 SUB DIV.NO.1'SITUATED AT PALE VILLAGE OF MORMUGAO TALUKA APPLIED BY M/S QUEENY REALITY PVT. LTD. FOR CONVERSION OF AGRICULTURAL LAND INTO NON AGRICULTURAL PURPOSE VIDE ORDER NO.AC-II/SG/CONV/61/2009 DATED 10/12/2009 FROM ADDITIONAL COLLECTOR-II SOUTH GOA DISTRICT, MARGAO.

**SCALE 1:1000**

 PROPOSED AREA FOR CONVERSION UNDER S.NO. 48/6 ..... 753.50 SQ.MTRS.

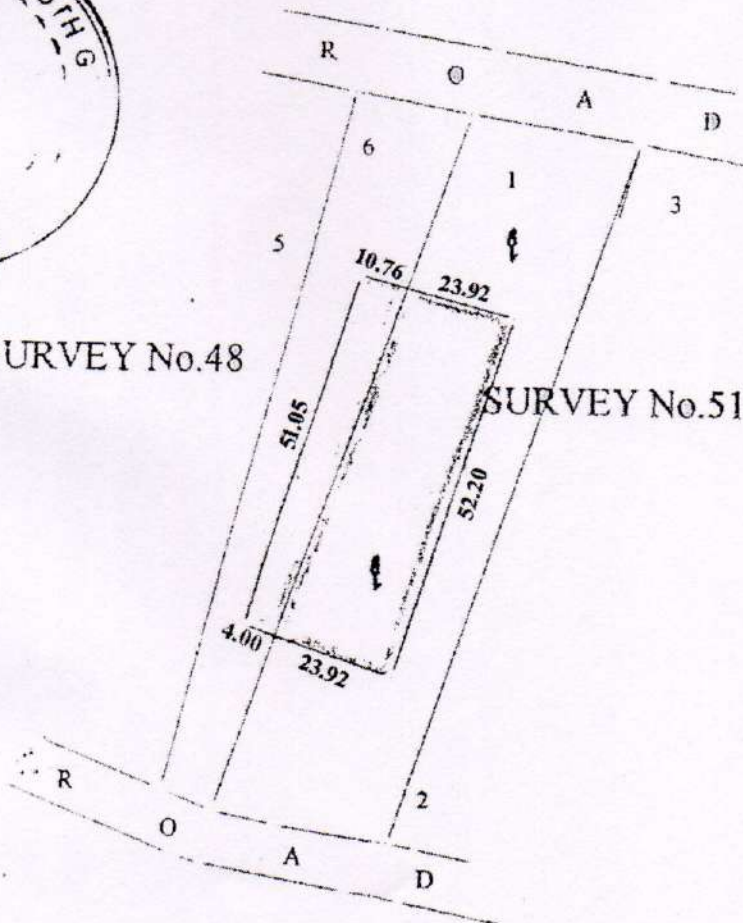
 PROPOSED AREA FOR CONVERSION UNDER S.NO. 51/1 ..... 1249.00 SQ.MTRS.

TOTAL = 2002.50 SQ.MTRS.



SURVEY No.48

SURVEY No.51



PREPARED BY Sudesh Sawant  
 SUDESH SAWANT

sdl-  
 APPLICANT

[Signature]  
 VERIFIED BY

INSPECTOR OF SURVEY & LAND RECORDS