



OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, Conversion Cell,
Matanhy Saldanha Administrative Complex,
Margao-Goa.

Email: Cols @nic.in

Phone No. 2794431

No. COL/SAL/SG/CONV/45/2017/10681

dated: 28/09/2017.

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) Jose Cupertino Souza, R/o. H.No. 129/Q, Umborem, Verna Salcete, Goa, being the occupant of the plot registered under Survey No.139/7-B, Verna Village of Salcete Taluka, 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 Survey No. 139/7-B, Verna Village of Salcete Taluka, admeasuring an area 1727.00 Square meters be the same a little more or less, for the purpose of Residential use only.

And Whereas, the Town Planner, Margao, reported that the land under Survey No. 139/7-B of Verna Village of Salcete Taluka, as per the Regional Plan of Goa 2001 & Regional Plan of Goa 2021, the plot is question located in the Settlement Zone, having permissible F.A.R.60% & recommended the conversion of Land for Residential purpose admeasuring an area 1727.00Sqmts vide report no: TPM/29559/Verna/139/7-B/2017/3209 dated 18/08/2017.

And Whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/AK/2017/2150 dated 21/08/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.3,000/- per sq.mts., there is an access to the site in question, as per the form I & XIV there are no tenants/Mundkars on the proposed land for conversion, as per form I & XIV that there doesn't exist tenants name in the Tenant Column, the land proposed for conversion is surveyed under Survey No. 139/7-B of Village Verna of Salcete Taluka, the land proposed for conversion is for Residential purpose, the land is not low lying no exist water bodies, it is not coming under C.R.Z. Regularization eighter 200 mts. or 500 mts. HTL, the conversion may be recommended.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/252/17-18/735 dated 24/08/2017, it is to be informed that his office has inspected the area, and it is observed that the area land under Survey No: 139/7-B of Village Verna of Salcete Taluka admeasuring area of 1727.00sq.mts 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 and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: 139/7-B, Verna Village of Salcete Taluka, was approved The applicant has credited Conversion fees Rs.1,17,436/- (Rupees one lakh seventeen thousand four hundred thirty six only) vide challan no COL/35/2017-18 dated 22/09/2017, 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 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 Applicant 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 right of way of road is 10.00mts, hence front setback of minimum $5.0+3.0=8.00$ mts shall be kept from centre line 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. Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
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 of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be liable 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/refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned 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, then 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.
23. The dimension of the plot converted for residential purpose bearing Survey No 139/7-B Verna Village Salcete Taluka of is as follows:- From North to South on East is 52.00 mts. , on West is 54.00 mts.
From East to West on North is 34.50 mts., on South is 28.00.

Handwritten signature

Appendix-I

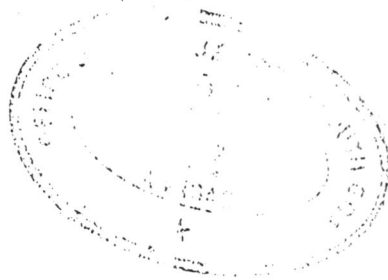
Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
54.00	32.00	1727.00	Survey No.139/7-B Verna Village of Salcete Taluka	North: Sy.No. 139/7 South : Sy.No. 139/7(P) East: Sy.No. 139/7 West : Sy.No. 139/7
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60%, based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

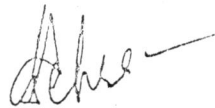
In witness whereof the Collector of South Goa District, Margao has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the applicant Jose Cupertino Souza, R/o. H.No. 129/0, Umborem, Verna Salcete, Goa, hereunto set her hand this 28th day of September, 2017.


Jose Cupertino Souza, (Applicant)

Signature and designation of the witnesses:

1. Santiago Da Costa Sosta
2. Jenil Davo P. Pereira



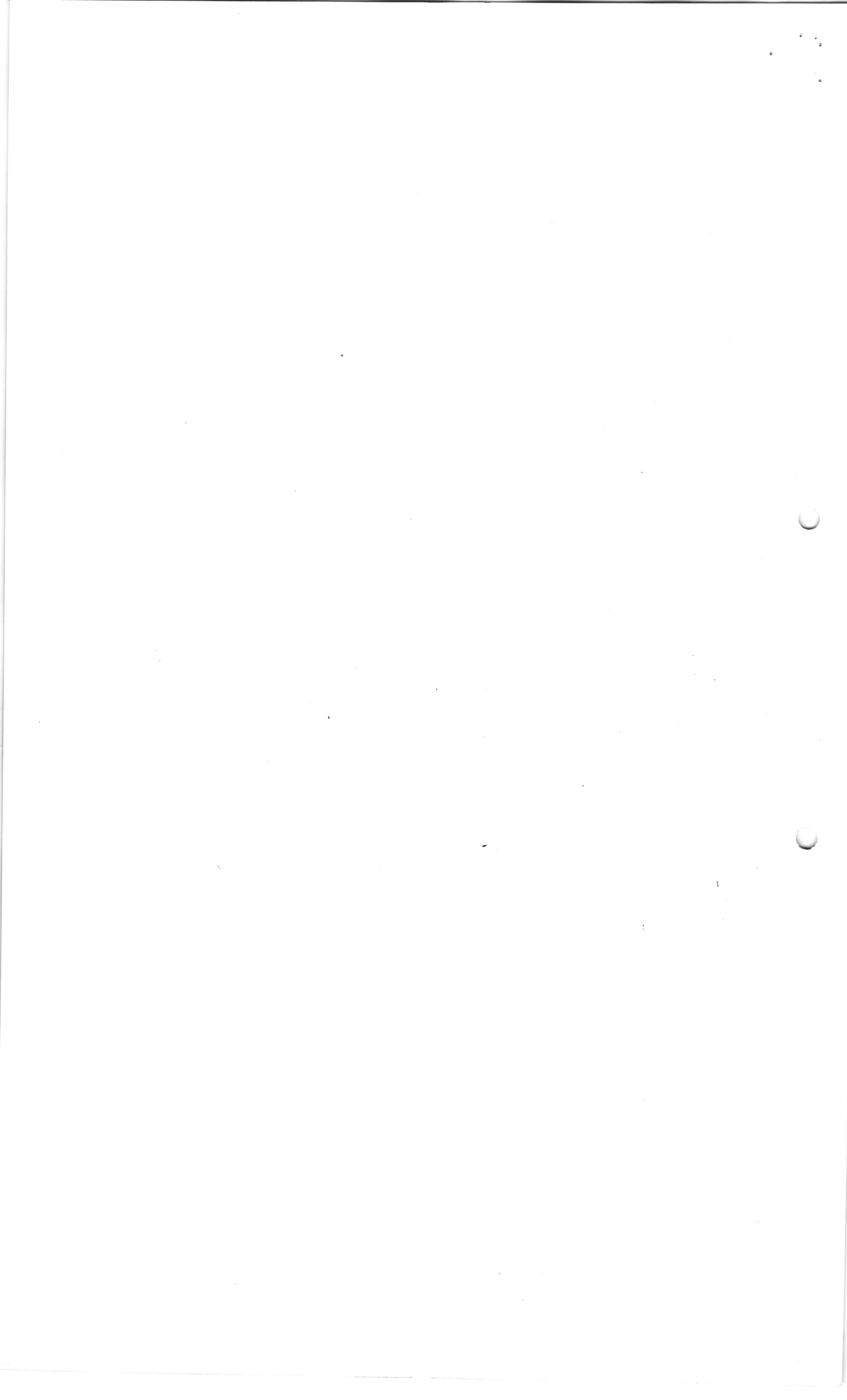

(Anjali Schrawat, I.A.S)
Collector
South Goa District,
Margao-Goa.

We declare that, Jose Cupertino Souza, 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. Santiago Da Costa Sosta
2. Jenil Davo P. Pereira

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.



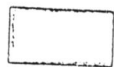
GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GOA.

PLAN

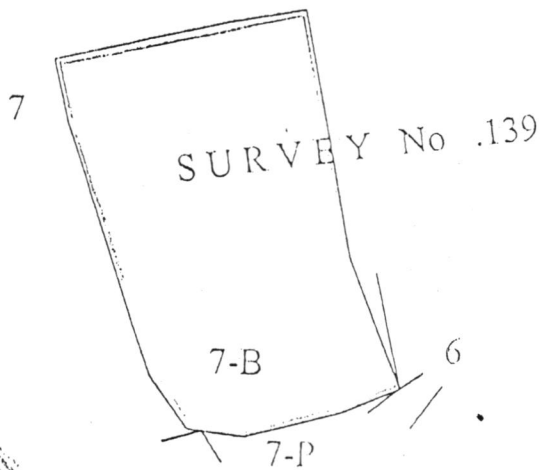


SCALE 1:1000

OF THE PROPERTY BEARING SURVEY NO. 139 SUB DIV NO.7-B
SITUATED AT VERNA VILLAGE OF SALCETE TALUKA APPLIED FOR
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON
AGRICULTURAL PURPOSE APPLIED BY JOSE CUPERTINO SOUZA, VIDE
MEMORANDUM NO. COL/SAL /SG/CONV /45/2017/ 8172, DATED
26.07.2017, ISSUED BY COLLECTOR SOUTH GOA DISTRICT,
MARGAO-GOA



AREA TO BE CONVERTED = 1727.00 Sq.mts.



Angela Araujo
SUYEYED AND PREPARED BY
SMT. ANGELA ARAUJO (F.S.)

SURVEYED ON DATE: 04.08.2017

CASE NO. COL/SAL/SG/CONV/45 /2017/8172

