

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

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No: AC-II/SAL/SG/CONV/66/2020/3924

Date: 12/4/2021.

READ: Application U/S 32 of LRC, 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 Faram Dara Patel, Through PoA Shri Gaurish Suryaji Kamat, r/o. Flat NO.C-6, Kadamba Apartment, Dr. A.B. Road, Panaji-Goa**, being the occupant of the plot registered under Survey No. 32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka, Goa, admeasuring an area 5558.00 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. 32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka, Goa, admeasuring an area 5558.00 sq.mts be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Dy. Town Planner, Margao, has submitted report of Survey No. 32/1, 1-A & 1-B of Nagoa village in Salcete Taluka as per Regional Plan for Goa 2001 and Regional plan for Goa 2021, the plot in question is located in the Industrial Estate having permissible F.A.R. 100 and status as VP-2 and recommended the conversion of Land for Industrial purpose admeasuring an area 5558.00 sq.mts. vide

report no: TPM/32954/Nagoa/32/1/2020/5742 dated 01/04/2021.


AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/CI-I/200/113 dated 17/03/2021, 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.9000/- per sq.mts., there is a road, there was no Tenants/Mundakars on the land proposed for conversion as on till date, the land proposed is not a originally Comunidade/Aframento, the land proposed is not a originally not Governmnet/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, however a Nala is passing through the property which is also shown on survey plan, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. 32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization eighter 200 mts. or 500 mts. HTL, the proposed conversion may be decided.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the six copies plan an admeasuring area of 4909.00 sq.mts. of Survey No Survey No.32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka, further informed that the land in question is Dry crop, Garden & Rice, area is less by 4909.00 sq mts vide letter No.2/ISLR/193/2020/346 dated 15/02/2021.

AND WHEREAS, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/344/2020-21/1863 dated 20/11/2020, has inform that the his office has inspected and it is observed that the Survey No. 32/1, 1-A & 1-B of Nagoa village in Salcete Taluka admeasuring an area of 5558.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The said area/plot 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 above area/plot.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka, Goa, was approved and applicant has deposited Conversion fees of ₹12,22,760/- (Rupees twelve lakh twenty two thousand seven hundred sixty only) vide e-challan no AC-II/08/2021-22 dated 07/04/2021, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before V.V. Suskthanker, Notary Margao, Reg. 1888/21 dated 08/04/2021.

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:

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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. 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 6.00 mtrs. hence front setback of minimum 3.00 mtrs + 3.0 mtrs =6.00 mtrs. shall be kept from the centre line of road.
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.

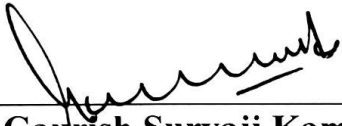


Appendix-I

| Length & Breadth | | Total Superficial Area | Forming (part of) Survey No Hissa No. | BOUNDARIES |
|------------------|--------------|------------------------|---|--|
| North to South | East to West | | | |
| 64.45 mts | 79.90 mts | 5558.00 Sq.mts | Survey No. 32/1, 1-A & 1-B of Nagoa Village of Salcete Taluka | North: Sy.No.30/1 South: Survey No.34/1 East: Sy.No.33/1 West: Sy.No.32/1 & 1-B |



Conversion is Sanctioned for Industrial purpose with having permissible F.A.R 100 based reports/NOC referred at page no: 1 & 2 in this sanad

In witness whereof the Additional Collector-II 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 **Shri Faram Dara Patel, Through PoA Shri Gaurish Suryaji Kamat, r/o. Flat NO.C-6, Kadamba Apartment, Dr. A.B. Road, Panaji-Goa**, hereunto set his hand this 12th day of April 2021.



Shri Gaurish Suryaji Kamat PoA for Shri Faram Dara Patel, (applicant)

Signature and names of the witnesses:



1. Manuel A Dias 
2. Yogesh Saneer 



(Agnelo A.J. Fernandes)
Additional Collector-II,
South Goa District,
Margao- Goa



We declare that Shri Gaurish Suryaji Kamat, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

1. Manuel A Dias 
2. Yogesh Saneer 

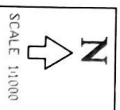
Copy to:

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



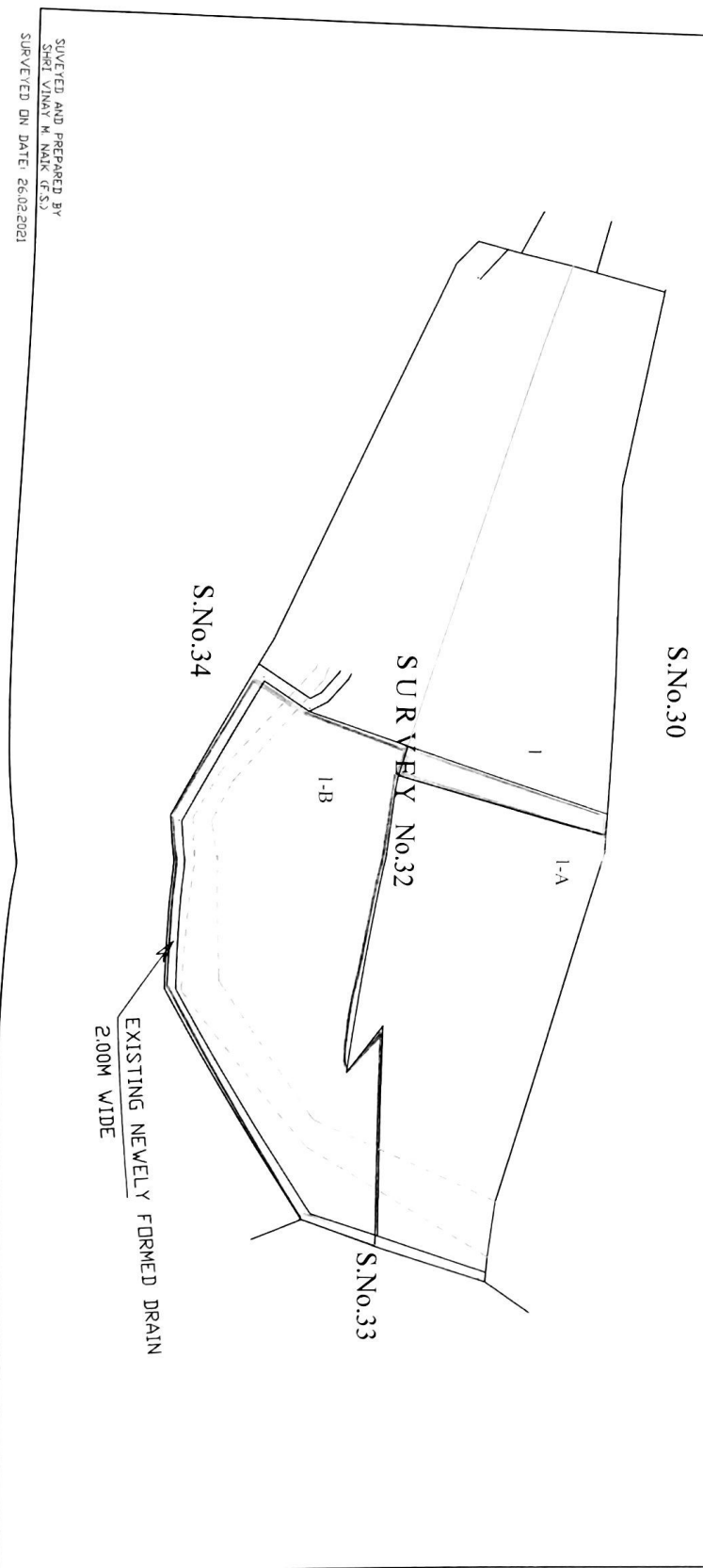
GOVERNMENT OF GOA
OFFICE OF THE MAMLATDAR OF SALCETE
SALCETE-GO.A.

PLAN



OF THE PROPERTY BEARING SURVEY NO. 32 SUB DIV NO. 1, 1-A AND 1-B SITUATED AT NAGOA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY FARAM DARPA PATEL, VIDE MEMORANDUM NO. AC-II/SAL/SG/CONV/66/2020/12922, DATED 9.11.2020, ISSUED BY ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO-GO.A

- AREA TO BE CONVERTED IN SURVEY 32/1 = 189.00 Sq.mts.
- AREA TO BE CONVERTED IN SURVEY 32/1-A = 2631.00 Sq.mts.
- AREA TO BE CONVERTED IN SURVEY 32/1-B = 2738.00 Sq.mts.



SURVEYED AND PREPARED BY
SRI VIKAS M. NAIK (FAS)
SURVEYED ON DATE: 26.02.2021