

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: COL/SAL/SG/CONV/100/2018/2299

Date: 25/ 2 /2020.

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) **Sua Construction, r/o. Shop No.102, Lake View Plaza, Fatorda, Margao-Goa**, had applied for Conversion of land under Survey, being the occupant of the plot registered **under P.T.S. No.61 of Chalta No.70 of Margao City of Salcete Taluka**, admeasuring an area **754.00 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 **under P.T.S. No.61 of Chalta No.70 of Margao City of Salcete Taluka** admeasuring area **754.00Sq.mts.**, be the same a little more or less for the purpose of **Commercial** use only.

AND WHEREAS, the Dy. Town Planner, Margao, has submitted report of P.T. Sheet No.61 of Chalta No. 70 of Margao City of Salcete Taluka, as per Outline Development Plan for Margao 2028 the plot in question is located in the partly in the Commercial (C1) having permissible F.A.R. 200 and recommended the conversion of Land for Commercial purpose admeasuring an area 754.00m2 vide report no: TPM/26228/Margao/PTS.61/Ch. No.70/2020/77 dated 06/01/2020

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/777/2018-19/3158 dated 25/03/2019, has inform that his office has inspected the area and it is observed that the said area under P.T.S. No.61 of Chalta No.70 of Margao City of Salcete Taluka admeasuring an area of 739.00 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, the Mamlatdar of Salcete has submitted report vide no. MAM/SAL/CON/AK/2019/100 dated 19/03/2019, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.12,000/- per sq.mts., the proposed land having access, there does not exist Tenants/Mundkars on the proposed land for conversion, the land proposed for conversion is not low lying area nor exist water bodies, there is no any construction in the land proposed for conversion, the land proposed for conversion surveyed under P.T.S. No.61 of Chalta No.70 of Margao City of Salcete Taluka, the land proposed for conversion is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there is no any electrical line passing though the plot sought for conversion. the conversion may be recommended.

AND WHEREAS, the Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 754.00 sq.mts. of land under P.T.S. No.175 of Chalta No.67 of Margao City of Salcete Taluka, vide letter No.2/ISLR/CTS/01/2020/105 dated 24/01/2020..

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under P.T.S. No.175 of Chalta No.67 of Margao City of Salcete Taluka. is approved & applicant has deposited conversion fees of Rs.9,04,800/- (Rupees nine lakhs four thousand eight hundred only) vide e-Challan No.COL/57/2019-20 dated 30/01/2020, in the State Bank of India, Margao.

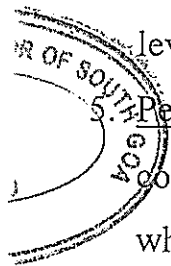
The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Anjali K. Nale, Notary Margao, Goa, Reg. No.1353/2020 dated 10/02/2020..

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 has paid 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.



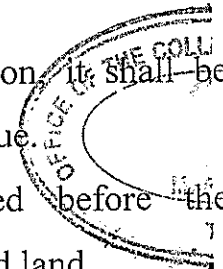
5. Penalty Clause: (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in Sub-Clause (a) above, also, 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 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.
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 way of road serving the plot is 6.00mts hence front setback of minimum $3.00 + 3.00$ mts = 6.00 mts shall be kept from centre line of road.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. 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.
18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. 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.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after 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 or 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.
23. 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.
24. 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.



Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
25.80 Mts	32.50 Mts.	754.00 sq.mts.	under P.T.S. No.61 of Chalta No.70 of Margao City of Salcete Taluka	North: PTS No.61 of Ch. No.72 South : PTS No.61 of Ch. No.36 East: PTS No.61 of Ch. No.36 West : PTS No.61 of Ch. No.19

Conversion is Sanctioned for Commercial C-1) purpose with permissible F.A.R 200 based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.

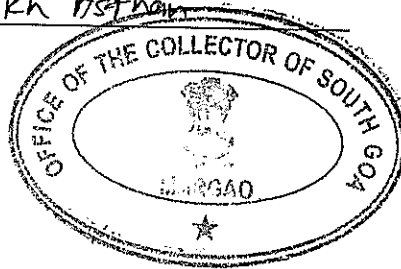
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant Sua Construction, r/o. Shop No.102, Lake View Plaza, Fatorda, Margao-Goa, hereunto set his hand this 18th day of February 2020.

(Signature of Applicant)

Sayed M. Akbar Owner of Sua Construction, (applicant)

Signature and designation of the witnesses:

1. *(Signature) S. A. AZEEM*
2. *(Signature) Shaikh Asfhan*



(Signature)
(Ajit Roy, L.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare, **Sayed M. Akbar**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. *(Signature) S. A. AZEEM.*
2. *(Signature) Shaikh Asfhan*

Copy to:

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

16412

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN

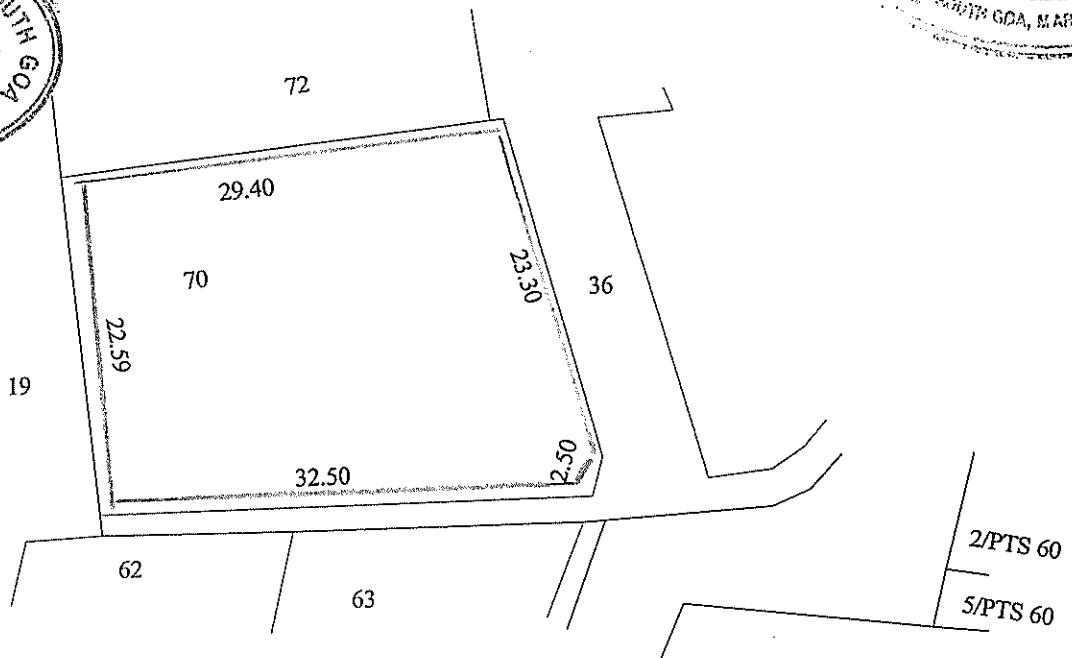
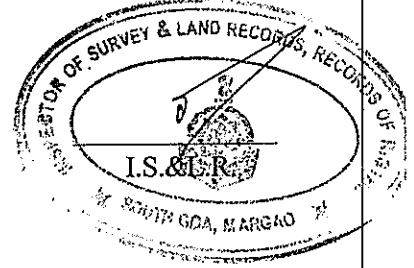
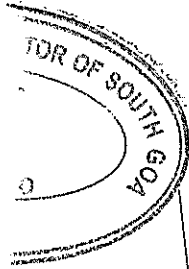
OF THE PROPERTY BEARING CHALTA NO. 70 OF P.T.SHEET NO. 61 SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE APPLIED BY M/S SUA CONSTRUCTION VIDE ORDER NO.COL/SAL/SG/CONV/100/2018/512, DATED 13/01/2020 FROM THE DY. COLLECTOR (REV) SOUTH GOA DISTRICT, MARGAO - GOA

SCALE : 1:500



- AREA TO BE CONVERTED CHALTA NO. 70/ P.T.S NO. 61 = 754.00 SQ. MTS.

N



Newton Dsilva
NEWTON DSILVA, (F.S.)
PREPARED BY

R.C. Prabhudesai
R.C.PRABHUDESSAI, (H.S)
VERIFIED BY

SURVEYED ON: 21/01/2020

File No.: 2/ISLR/CTS/01/2020



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC-II/SAL/SG/CONV/42/2013/835

Date: 18 / 07 / 2018

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) **Vincy Eliza Verdes, r/o. through PoA Shaikh Abdul, B-8, Dream House, Ahmed Manzil, Chandrawaddo, Fatorda, Margao, Goa,** being the occupant of the plot registered land under **P.T. Sheet No.61 of Chalta No.72 of Margao City of 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 under **P.T. Sheet No.61 of Chalta No.72 of Margao City of Salcete Taluka, Goa,** admeasuring area **560.00** Sq.mts, 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. **P.T. Sheet No.61 of Chalta No.72 of Margao City of Salcete Taluka** as per the Outline Development Plan for Margao the plot in question is located in Settlement Zone(S1), having permissible F.A.R.100 & recommended the conversion of Land for **Residential** purpose admeasuring an area **560.00Sqmts**



vide report no: TPM/26160/Margao City/PTS61 ch No.72/15/466 dated 23/1/2015.

And whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/810/2013/67 dated 30/06/2014, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.5000/- per sq.mts., there is road/access/pathway to the site in question, there are no tenants/Mundkars on the proposed land for conversion, the said land is garden area and there is no sign of paddy cultivation on the site, the said land is not low lying area nor exist water bodies, the land proposed for conversion falls under Chalta No.72 of PTS No.61 of Margao City of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, hence the proposed conversion may be recommended.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no:5/SGF/CONV/550/2013-14/2681, dated 10/01/2014, had informed that this office has inspected the area through Sub Divisional Forest Officer, Quepem and it is observed that the area land under Chalta No.72 of PTS No.61 of Margao City of Salcete Taluka admeasuring area of **560.00sq.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 said area.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.72 of PTS No.61 of Margao City of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 117600/- (Rupees one lakh seventeen thousand six hundred only) vide e-Challan No.AC-II/22/2018-19 dated 17/07/2018.

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 has paid 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.
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 serving the plot/property is 6.00mts hence front setback of minimum 6.00mts shall be kept from centre line of road.
14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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 any 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 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.
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

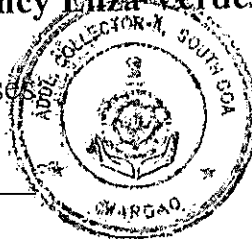
Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
43.00 Mts.	55.65 Mts.	560.00 Sq.mts	S.No. P.T. Sheet No.61 of Chalta No.72 of Margao City of Salcete Taluka	North: Ch No.71 of PTS No.61 South : Ch No.70 of PTS No. 61 East: Ch No.36 of P.T. S. No.61 West: Ch. No.19 of PTS No.61
Conversion is Sanctioned for Residential purpose with permissible F.A.R 100% based reports/NOC referred at page no: 1 & 2.				

In witness whereof the Collector 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 **Vincy Eliza Verdes, r/o. through PoA Shaikh Abdul Azeem, B-8, Dream House, Ahmed Manzil, Chandrawaddo, Fatorda, Margao, Goa,** hereunto set his hand this 18th day of July, 2018.

Shri Shaikh Abdul Azeem PoA for Vincy Eliza Verdes, (applicant)

Signature and designation of the witnesses

1. Shri Ashkan Shaikh



2. Shri Fayaz Sheikh



(Signature)
(Johnson B. Fernandes)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare **Shri Shaikh Abdul Azeem**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. _____

2. Shri Fayaz Sheikh

Copy to:

1. The Mamlatdar of Salcete.

PLAN

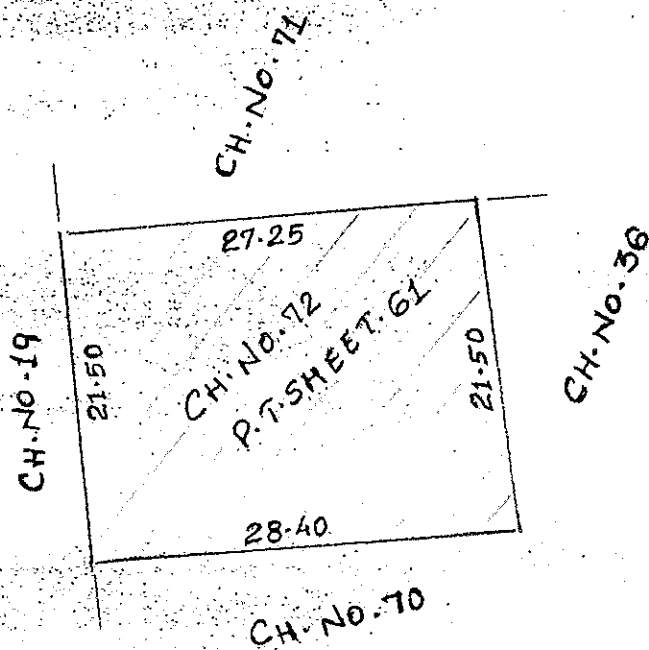
SHOWING THE AREA PROPOSED FOR CONVERSION UNDER CHALTA NO.72 OF P.T.S. NO.61 OF MARGAO CITY OF SALCETE TALUKA.


APPLICANT :-VINCY E. VERSES.

CASE No.AC-II/SAL/SG/CONV/42/13/10731



SCALE:-1:500



NOTE:-  -TOTAL AREA TO BE CONVERTED = 560.00 Sq.mts



VERIFIED AND PREPARED BY
@arajo
(ANGÉLA P. ARAUJO)
FIELD SURVEYOR
OFFICE OF THE MAMLATDAR OF SALCETE