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: CAD2QUE01-24-14/204 Date: 20/06/2024

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 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) J M D Developers represented by Authorised Signatory Mr. Varun Kudchadkar, R/o. Near KTC Bus Stand, Curchorem Goa, being the occupant of the plot registered **under Survey No.** 66/2 & 66/5 Quepem **Village of Quepem Taluka**, admeasuring an area **652.00 sq.m1ts** (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.** 66/2 & 66/5 Quepem **Village of Quepem Taluka-Goa,** admeasuring an area **652.00 sq.mts** be the same a little more or less, for the purpose of **Commercial** use only.

AND WHEREAS, the Inspector of Surveys & Land Records, Quepem has submitted six copies of plan and copy of details in appendix I to schedule-II of **Survey No.** 66/2 & 66/5 Quepem **Village of Quepem** Taluka, further informed that there exist a borewell having area 3.46 sq mts, vide letter No.2/ISLR/QPM/13/2024/484 dated 12/04/2024.

AND WHEREAS, The Town Planner, Quepem, has submitted report of Survey No. 66/2 & 66/5 Quepem **Village of Quepem** Taluka, as per Regional Plan for Goa 2021, the property under reference is earmarked as Commercial Zone (ZP). The

village Quepem falls under M2 category having maximum 100 FAR, admeasuring an area 1682.00m2 vide report no: TPQ/Zng/1283/Q-uuepem/66/285/2023/929 dated 25/04/2023.

AND WHEREAS, the Mamlatdar of Quepem has submitted report vide no: MAM/QPM/CI.I/CONV-REPORT/2024 dated 10/04/2024, wherein he has stated the applicant is Private owner and land situated in Municipal area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.2000/- per sq.mts, The proposed plot has 10 mts tar road, As per the judgement, Order passed by joint Mamlatdar-1 Quepem bearing case No.JM-II/TNC/Decl/6/2005(old),B1/JM-II/TNC/DECL/17/2019(NEW) dated 24/02/2021, The name of Aleixinha D Silva, Sarasvati Bombiyo Kotokar, Thomas C.Fernandes, Smt Caetaninha A.Fernaneds, have been deleted from Tenant Column. there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed is not a originally Communidade/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, there is no structure tin the proposed land, here is no violation of any provision of Goa Land Use Act 1991, the proposed for conversion is surveyed under survey No. 66/2 & 5 Quepem 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 Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/160/24-25 dated 28/05/2024, has informed that the said Sy.No. 66/2 & 66/5 Quepem **Village of Quepem** Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The density of the natural vegetation with tree canopy is less than 0.1%, wherein the plot is more than 1 hectare is not applicable. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 66/2 & 5 Quepem **Village of Quepem** Taluka, Goa was approved and applicant has deposited Conversion fees of **Rs. 6,84,600/- (Rupees Six Lakh Eighty Four Thousand Six Hundred only)** vide e-challan no AC-II/59/2024-25 dated 11/06/2024, 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. 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. Traditional access, passing through the plot, if any shall be maintained.
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 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 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.
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, 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.
23. 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.

24. All the requisite permissions, approvals, NOC's shall be obtained by the Applicant, prior to undertaking any construction in the said land so converted and this Sanad is issued without prejudice to requirement of such permissions/approval Planning and building regulations which are required to be obtained from the concerned authorities/ Departments by the Applicant.

25. 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

26. 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.

Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
33.80 mts	58.07 mts	**608.00 Sq.mts**	Sy No. **66/2 (Part) Quepem Village of Quepem** Taluka	North: Sy.No. 66/2 South: Sy.No. 66/2 & 5(part) East: Sy.No.66/3 West: Sy.No.66/1
3.20 mts	21.12 mts	**44.00 Sq. mts**	Sy No. **66/5 (Part) Quepem Village of Quepem** Taluka	North: Sy.No. 66/2 (part) South: Sy.No. 66/5 East: Sy.No.66/2(part) West: Sy.No.66/1
Conversion is Sanctioned for Commercial purpose with (C-3) 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 **J M D Developers represented by Authorised Signatory Mr. Varun Kudchadkar, R/o. Near KTC Bus Stand, Curchorem Goa,** hereunto set his hand this 20th day of June 2024.

J M D Developers represented by Authorised Signatory Mr. Varun Kudchadkar.

Signature and names of the witnesses:

1. Hatish H. Sangelkar

2. Harshad C. Prabhu Gaonkar

20/06/2024

(Vishal Kundaikar)
Additional Collector-II,
South Goa District,
Margao- Goa.

We declare that **J M D Developers represented by Authorised Signatory Mr. Varun Kudchadkar,** 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. Hatish H. Sangelkar

2. Harshad C. Phadte Gaonkar

Copy to:

1.The Mamlatdar of Quepem-Goa.

2. The Inspector of Survey & Land Records Quepem, Goa.

GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
QUEPEM - GOA

PLAN

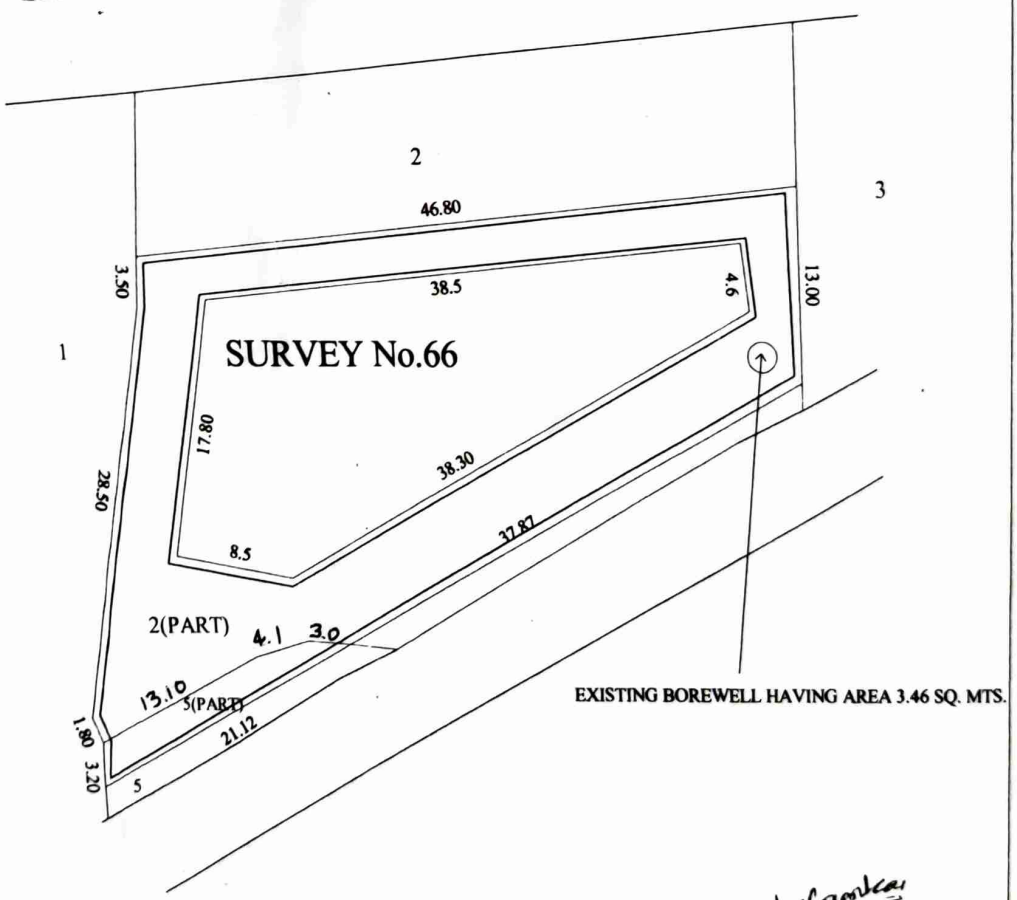
OF THE PROPERTY BEARING SURVEY NO. 66 SUB-DIV. NO. 2, 5 SITUATED AT QUEPEM VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON - AGRICULTURAL PURPOSE APPLIED BY JMD DEVELOPERS, VIDE ORDER NO. CAD2QUE01-24-14 DATED 15/02/2024, FROM THE ADDITIONAL COLLECTOR II MARGAO, MARGAO-GOA.

SCALE : 1:500

N

- AREA TO BE CONVERTED : 652.00 Sq. Mts.

SUDESH K. N. BHAIRELI
Inspector of Survey & Land Records



AKSHAY V. BORKAR, (F.S.)
SURVEYED & PREPARED BY
SURVEYED ON :- 08/03/2024

SHILPA V. PRABHUGAONKAR, (H.S.)
VERIFIED BY
File No. 2/ISLR/QPM/13/2024