

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

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No: AC-I/MOR/SG/CONV/64/2021/10394

Date: 31 / 08 / 2021.

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) Mr. Muzaffar Kadri & Shaikh Jiyaz Ahmed, R/o. flat No. 205, Kamat Harmony Taleigao Tiswadi Goa, had applied for Conversion of land under Survey, being the occupant of the plot registered **under Survey No. 100/1-E, Quelossim Village of Mormugao Taluka**, (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 Survey No. 100/1-E, Quelossim Village of Mormugao Taluka**, admeasuring area **825.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the applicant has submitted Land use/Zoning Information from Town & Country Planning Department, Vasco da Gama, informing therein the property bearing Sy.No. 100/1-E, Quelossim Village of Mormugao Taluka admeasuring 825.00 sq mts is Settlement zone with FAR 80.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no. MAM/MOR/CONV/2021/730 dated 10/08/2021, wherein he has stated that, the applicant is private owner of the land, the use of land would not affect public health safety and convenience, the market value of the land is about 10,000/- per

sq.mts., it is accessed by 3.00 mts wide proposed road to the plot sought for conversion, there is no Tenants/Mundkars on the proposed land, there was no tenancy on the proposed for conversion as on till date, the land was not originally a Comunidade /Aframento land, the land was not originally Government land /Alvara land, the area does not falls in command area, the area does not falls in National Highway, the lands is not low lying area, there does not exist water bodies, the conversion proposal violates no any provision of Goa Land use Act, 1991, there exist no structure in the proposed land for conversion, the land proposed for conversion is surveyed under 100/1-E, Quelossim Village of Mormugao Taluka, it is not coming under 500 mts and 200 mts. HTL, there is no any electrical line passing through the area sought for conversion, the conversion application may considered after taking all the points into account, the conversion is recommended.

AND WHEREAS, this office has received letter No. 2-48(1)-2020-2021-FD-Vol.VIII/2718 dated 27/10/2020 of Dy. Conservator of Forests, Headquarter O/o. Principal Chief Conservator of Forests, Forest Department, Goa Van Vhawan, Old IPHB complex, Altinho, Panaji- Goa submitting therein the list of Survey Numbers which are falls in Demarcated Private Forest, Identified Private Forest and provisionally identified Private Forest. The Sy.No.100 Quelossim Village of Mormugao Taluka is not reflecting in the list. Hence the forest report is not required.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 100/1-E, Quelossim Village of Mormugao Taluka, is approved & applicant has deposited conversion fees of Rs.74,250/- (Rupees Seventy four thousand two hundred fifty only) vide e-Challan No.AC-I/36/2021-22 dated 30/08/2021, in the State Bank of India, Margao. The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Philomena De Silva, Notary, State of Goa, Reg. No.4148/2021, dated 31/08/2021.

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.

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) 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. ***NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.***

8. 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.

9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

10. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property.

11. Any further development in the plot shall be strictly as per the rules in force.

12. 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.

13. 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


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 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			
45.00 Mts	18.33 Mts.	825.00 sq.mts.	Survey No. 100/1-E of Quelossim Village of Mormugao Taluka	North: Road, Survey No. 100/1 South : Survey No. 98 East: Survey No. 100/6 West : Survey No. 98
Conversion is Sanctioned for Settlement Zone with FAR 80, based on above mentioned reports/NOC & Affidavit cum Indemnity Bond mentioned at page 1 & 2.				


In witness whereof the Additional Collector-I 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) Mr. Muzaffar Kadri & Shaikh Jiyaz Ahmed, R/o. flat No. 205, Kamat Harmony Taleigao Tiswadi Goa, hereunto set his hand this **31st** day of August 2021.

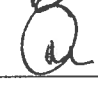




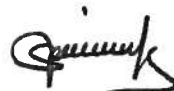
Mr. Muzaffar Kadri & Shaikh Jiyaz Ahmed, (applicants)

Signature and designation of the witnesses:

1.  Azam Anwar Haribar


2.  Rajesab - Alur






(Surendra F. Naik)
Additional Collector-I,
South Goa District,
Margao- Goa

We declare, Mr. Muzaffar Kadri & Shaikh Jiyaz Ahmed, 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.  Azam Anwar Haribar,

2.  Rajesab - Alur

Copy to:

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