



OFFICE OF THE
DY. COLLECTOR/SDO, MORMUGAO, VASCO
DA GAMA, GOA.



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No.: 11/DYC-MOR/CONV/46/2023/1384

Dated: 20/05/2024



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 and Diu Land Revenue (Conversion of use of Land and non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa Daman and 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) by **DKB Builders, Partnership Firm of Shri. Ganesh Suresh Kamat and Mahesh Kumar Behki POA of Shivani M. Behki and Shivangi M. Behki, O/o. Shop No.15, Karma Empress, Mundvel, Vasco-Da-Gama, Goa**, being the occupant of the plot registered under P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her 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. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka, admeasuring 465.00 sq.mtrs be the same a little more or less for the purpose of "Residential Purpose" use only.

And whereas, the Member Secretary, Mormugao Planning & Development Authority, Vasco, vide reference No. MPDA/Zoning Information/2023-24/177 dated 10/05/2023 reported that the zoning of the property bearing P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka admeasuring 809.00 sq.mts. falls under S-1 Zone as per Outline Development Plan for Vasco-da-Gama Planning area-2030.

And whereas, the Mamlatdar of Mormugao has submitted report vide No.CDMOR05-23-30 dated 17/01/2024, has informed that the plot applied for conversion is located under P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka, the market value of the land in-question is around Rs.10,000/- per sq. mts. approximately, there is access of 3.5 mts. wide tar road to site in question, The plot sought for conversion is within 900 mtrs of Defense Establishment and 2 km radius of Prison, the proposed land falls in command area, there are no tenants/mundkars/lease holders in the said property, the land in question is not low lying area and plot falls within 200 mts. from river zuari, there is no electric /telephone transmission lines are passing over the said plot, the structure shown on survey plan doesn't exist at the site.

There exists compound wall approx 2.5 mts. The said plot lies below the old hull cutting. The conversion application may be considered after taking into account all the above points.

And whereas, the Asst. Conservator of Forests, South Goa Division, Margao vide report No. 5/SGF/CONV/830/2023-24 dated 31/01/2024, has informed that the **P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka** admeasuring an area/plot of 465.00 sq.mts. does not falls under the Government Forest Land and **does not falls under the private Forest Land as identified by the Forest Department. The Forest (Conservation) Act, 1980 is not applicable to the above area/plot and stated that the conversion is recommended.**

And whereas, the Inspector of Survey & Land Records, City Survey Vasco, vide report No.2/ISLR/CTS/VAS/CONV/77/2023/174 dated 19/02/2024 **has submitted Plan & Schedule – II, of the property bearing P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka wherein the ISLR has submitted the report that the area proposed for conversion admeasures 465.00 sq.mts. There exists 6 nos. of jungle trees in the proposed area for conversion.**

And whereas, after obtaining NOC/reports for proposed conversion of land from the above mentioned authorities, the conversion of land under **P.T. Sheet No. 64 of Chalta No. 15 of Vasco City of Mormugao Taluka**, is approved and Applicant has paid conversion fee on 10/05/2024 in SBI Vasco amounting to Rs. 93,000/- vide e-Challan Ref. No. 115/2024 dated 09/05/2024 towards the charges of conversion of land.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provision of the said Code and Rules there under and on the following conditions namely:-

1. **“NOC is to be obtained from the Flag Officer, Commanding Goa Area (For Staff Officer ‘Aviation’), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, 403 802 prior to under taking any construction in the land so converted”** vide Circular No.COL/SG/CONV-CELL/NOC-AAI/2018/184 dated: - 03/01/2019 issued by Collector, South Goa District, Margao – Goa.
2. **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 to prevent non-sanitary conditions.
3. **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.
4. **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.

5. **Liability for rates:** -TheApplicant shall pay all taxes, rates and cases leviable on the said land.
6. **Penalty Clause:-(a)** If the applicant contravenes any of the forgoing 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.
7. **Code Provisions applicable:** - Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
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. The applicant shall take prior permission/NOC from Goa Coastal Zone Management Authority before secondary development.
15. Traditional access, passing through the plot, if any shall be maintained.
16. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
17. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
18. 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.
19. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
20. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
21. Low lying land, water bodies be protected and should not be harmed due to any activity.

22. 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.
23. 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.
24. 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.
25. 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.

A P P E N D E X - I								
Length & Breadth		Total Superficial Area (Sq.mtrs)	Forming (Part of) P.T.S No./ Chalta No.	BOUNDARIES				Remarks
North to South	East to West			North P.T.S No./ Chalta No.	South P.T.S No./ Chalta No.	East P.T.S No./ Chalta No.	West P.T.S No./ Chalta No.	
1.	2.	3.	4.	5.	6.	7.	8.	9.
38.80 Mts.	21.75 Mts.	465.00 sq. mtrs.	64/15 (part)	64/13, 69/26	64/17	69/26	69/26	The area proposed for conversion admeasures 465.00 sq. mts. There exists 06 nos. of jungle trees in the proposed area for conversion.

In witness where of the Dy. Collector/SDO, Mormugao of Goa, has hereinto set his hand and the sent seal of his Office on behalf of the Government of Goa and the Applicant **DKB Builders, Partnership Firm of Shri. Ganesh Suresh Kamat and Mahesh Kumar Behki POA of Shivani M. Behki and Shivangi M. Behki, O/o. Shop No.15, Karma Empress, Mundvel, Vasco-Da-Gama, Goa**, hereunto set his hand on this 20th day of May, 2024.



 DKB Builders, Partnership Firm of
 Shri. Ganesh Suresh Kamat and
 Mahesh Kumar Behki POA of
 Shivani M. Behki and Shivangi M. Behki,
 O/o. Shop No.15, Mundvel, Vasco-Da-Gama, Goa.
 (Signature of the Applicants.


 (Rajesh Ajaonkar)
 Deputy Collector/S.D.O.,
 Mormugao, Vasco da Gama, Goa.

DPY. COLL
FICER MORMUGAO

Name, Signature and Designation of Witnesses

1. Shailesh Sadashiv More


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2. Chandrappa Durgappa Pujari

CHANDRA
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We declare that DKB Builders, Partnership Firm of Shri. Ganesh Suresh Kamat and Mahesh Kumar Behki POA of Shivani M. Behki and Shivangi M. Behki, O/o. Shop No.15, Karma Empress, Mundvel, Vasco-Da-Gama, Goa, has signed this Sanad is to our personal knowledge, the person he/she represents himself to be and that he/she has affixed his/her signature hereto in our presence.

Name, Signature and Designation of Witnesses

1. Shailesh Sadashiv More


.....

2. Chandrappa Durgappa Pujari

CHANDRA
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To,
DKB Builders, Partnership Firm of Shri. Ganesh Suresh Kamat and Mahesh Kumar Behki POA of Shivani M. Behki and Shivangi M. Behki, O/o. Shop No.15, Karma Empress, Mundvel, Vasco-Da-Gama, Goa.

Copy to:

1. The Mamlatdar of Mormugao, Vasco da Gama, Goa.
2. The Town Planner, O/o. Town and Country Planning Dept, Vasco da Gama, Goa.
3. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
4. The Dy. Conservator of Forests, South Goa Division, Margao, Goa.
5. The Chief Officer, Mormugao Municipal Council, Vasco, Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
VASCO-GOA



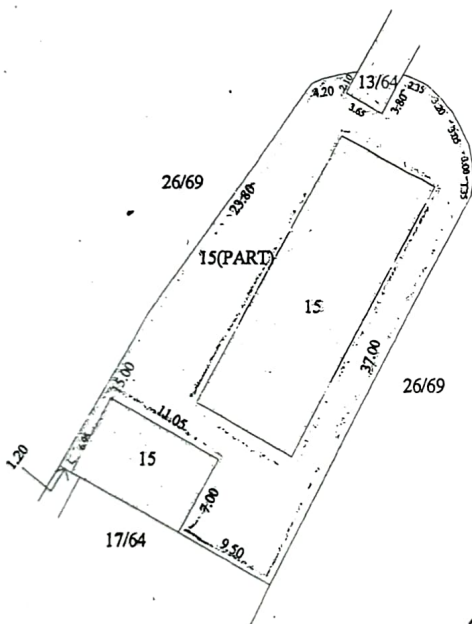
PLAN

SHOWING THE LAND BEARING CHALTA No. 15(PART) OF P. T. SHEET NO. 64
AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY DKB BUILDERS
FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON-
AGRICULTURAL PURPOSE VIDE ORDER No.CDMOR05-23-30 DATED 14/12/2023
FROM O/O. DY. COLLECTOR / SDO., MORMUGAO, MORMUGAO - GOA

SCALE :1:500



PROPOSED AREA FOR CONVERSION 465.00 Sq. Mtrs.



PREPARED BY:
SHANTANU D. MANGADKAR (F. S.)

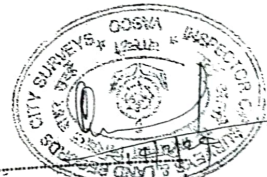
Dy. Collector / SDO
Mormugao, Vasco-da-Gama

VERIFIED BY:
SHRI. MRUNAL T. RANE (H. S.)

SURVEYED ON : 05/02/2024

FILE No.: 2/ISLR/CTS/VAS/CONV/77/2023

GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEYS & LAND RECORDS, VASCO
SCHEDULE II
APPENDIX I



Inspector Of 'Surveys & Land Records

REF NO:-CDMOR05-23-30 DATED 14/12/2023

From The O/o Dy. Collector & SDO, Mormugao, Mormugao- Goa.

File No:- 2/ISLR/MOR/CONV/77/2023

CITY :-Vasco

Taluka:- Mormugao

Checked By [Signature]

Sr.No	Length & Breadth		Total Superficial Area In Sq. Mtr.	Forming (Part Of) P.T.S. No. CHALTA No.	Boundaries				Remarks
	North To South	East To West			North P.T.S. No. CHALTA No.	South P.T.S. No. CHALTA No.	East P.T.S. No. CHALTA No.	West P.T.S. No. CHALTA No.	
1	2	3	4	5	6	7	8	9	10
1	38.80 M	21.75 M	465.00 Sq. Mtrs	64/15(PART)	64/13, 69/26	64/17	69/26	69/26	THE AREA PROPOSED FOR CONVERSION ADMEASURES 465 SQ.MTR. THERE EXIST 06 no. OF JUNGLE TREE IN THE AREA PROPOSED FOR CONVERSION

PLACE:- VASCO

DATE:- 12/02/2024

[Signature]
Dy. Collector / SDO
Mormugao, Vasco-da-Gama

[Signature]
FIELD SURVEYOR