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/QUE/SG/CONV/39/2018 / 12642 Date: 14 / 11 /2019.

READ: Application U/s 32 of Land Revenue Code, 1968

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

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) **M/S. Vidhi Construction, Rep. by Shri Virendra Y. Dessai, r/o. H.No.M-7, Culwado, Cuncolim, Salcete, Goa,** had applied for Conversion of land under Survey, being the occupant of the plot registered **under Survey No.84/1-F of Balli Village of Quepem Taluka,** admeasuring an area **1004.00 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 Survey No. 84/1-F of Balli Village of Quepem Taluka**, admeasuring area **1004.00**Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Quepem, reported that the land under Survey No. 84/1-F of Balli Village of Quepem Taluka, as per the Regional Plan of Goa 2021, the plot in question is located in the Settlement zone having permissible FAR is 80 recommended the conversion of Land for Residential purpose admeasuring an area 1004.00Sq mts vide report no: TPQ/CONV/5532/Balli/84/1-F/2019/2302 dated 07/10/2019 ,

AND WHEREAS, the Mamlatdar of Quepem, has submitted report vide no: MAM/QPM/C-I.II/Conv-report/2018/1016 dated 17/05/2018, wherein he has

stated that the will not affect public healthy, safety and tenancy act, the market value of the land proposed for conversion is Rs.2500/- per sq.mts., the plot is accessible and connected to the village road, as per local inquiry and index I & XIV the plot sought to be converted is not tenanted land, prior to the enforcement of Tenancy act. However name of mundkar are recorded intheother right column of Survey No.84/1, there was no case of tenancy is pending as on 02/11/1990 on proposed land for conversion, the land is not low lying and does not have any water bodies, there is no any structure existing on proposed land for conversion, the land is surveyed under no84/1-F and it is situated in village Balli in Quepem Taluka, the landed property sought to be converted does not falls under 50/200 mts from High tide level, the conversion application may consider, the required information has been covered at above points .

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao vide letter no:5/SGF/CONV/91/2018-19/533 dated 23/05/2018, has informed that his office has inspected the area and it is observed that the area land under Survey No: 84/1-F of Balli Village of Quepem Taluka admeasuring area of 1004.00sq.mts is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The area said area/plot 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/plot.

AND WHEREAS, the Inspector of Surveys & Land Records, Quepem, Goa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. 84/1-F of Balli Village of Quepem Taluka vide letterNO.2/SSLR/QPM/125/2019/1125 dated 05/11/2019.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 84/1-F of Balli Village of Quepem Taluka, is approved & applicant has deposited conversion fees of Rs.83,332/- (Rupees eighty three thousand three hundred thirty twso only) vide e-Challan No.COL/45/2019-20 dated 11/11/2019, in the State Bank of India, Margao.

The applicant has submitted the Affidavit cum Indemnity Bond, Executed before Elsa S. Fernandes, Notary for Entire Goa State, Reg. No.698/19 dated 12/11/2019.

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. Traditional access, passing through the plot, if any shall be maintained.
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 concerned 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 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.
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, 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 Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
53.60 Mts	29.10 Mts.	1004.00 sq.mts.	**under Survey No. 84/1-F of Balli Village of Quepem Taluka**	North: Sy.No.84/1 South : Sy. No.84/1-C & 1-E East: Sy.No.84/1 West : Sy. No.83/1
Conversion is Sanctioned for Residential purpose with permissible F.A.R 80 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 M/s. Vidhi Construction, Rep. by Shri Virendra Y. Dessai, r/o. H.No.M-7, Culwado, Cuncolim, Salcete,Goa,** hereunto set his hand this 13th day of Nov., 2019.

Shri Virendra Y. Dessai Rep. for M/s. Vidhi Construction, (applicant)

Signature and designation of the witnesses:

1. Shri Anthony F. Furtado
2. Devendra K. Sawalkar

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

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

We declare, Shri Virendra Y. Dessai, 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. Shri Anthony F. Furtado
2. Devendra K. Sawalkar

Copy to:

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

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

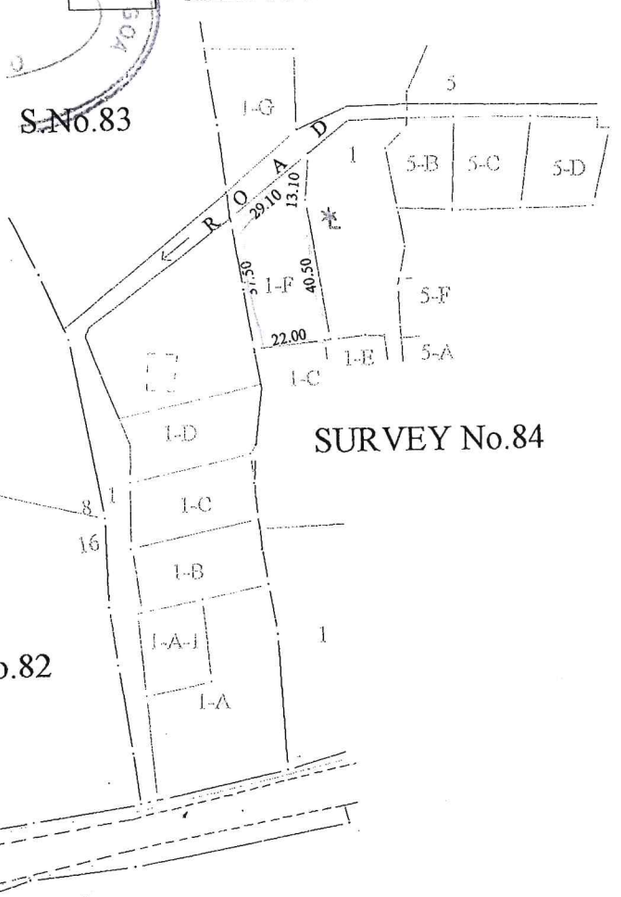
PLAN

OF THE PROPERTY BEARING SURVEY NO. 84 SUB-DIV. NO. 1-F(~~PART~~) SITUATED AT BALLI VILLAGE OF QUEPEM TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRI- CULTURAL PURPOSE APPLIED BY M/s. VIDHI CONSTRUCTION, REP. BY SHRI. VIRENDRA Y. DESSAI, VIDE ORDER NO. COL/QUE/SG/CONV/39/2018/11506; DATED : 15/10/2019. FROM THE OFFICE OF THE DY.COLLECTOR(Rev), SOUTH GOA DISTRICT, MARGAO-GOA.

N

SCALE : 1: 2000

- AREA TO BE CONVERTED:- 1004.00 Sq. Mts.



SUDESH K. N. BHAIRELI
I.S.& L.R.

VIJAY R.PRABHU GAONKAR, (F.S.)
SURVEYED & PREPARED BY

JAYESH NAIK, {H.S.)
CHECKED BY

Surveyed on :-24/10/2019

File No. 2/ISLR/QPM/125/2019