

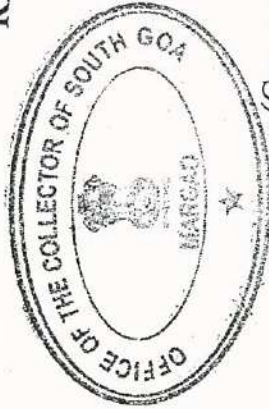


OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, 4th Floor, Conversion Cell Section,
Matanhy Saldanha Administrative Complex, Margao- Goa.
Phone No: 0832-2794431
Email: cols.goa@nic.in
Fax No: 0832- 2794402

No: COL/SG/CONV/99/2016/ **6874**

Date: **30 / 06 / 2017.**



READ: Application dated 14/11/2016 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, 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 "Divina Providencia Olinda de Miranda e Borges alias Olinda J. Borges & Fatima Bi Anwar Shaikh Power of Attorney holder Shri Shaikh Hassan Mujawar, R/o. Flat No 340, A C Pacheco Road, Margao Goa, being the occupant of the plot registered Land under Sy.No. 10/1 of Quelossim Village of Mormugao Taluka, Goa, admeasuring an area 2723.50 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 Land under Sy.No. 10/1 of Quelossim Village of Mormugao Taluka, Goa, admeasuring an area 2723.50 sq.mts (as per plan attached) for the purpose of **Residential** use only.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/558/2016-17/2817 dated 03/02/2017, has informed that his office has inspected the area, and it is observed that the area under Sy. No.10/1 of Quelossim village of Mormugao Taluka admeasuring an area of **2276.50** sq.mts. not a Govt. Forest and does not form part of any compartment 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. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Mormugao, has submitted report vide no:52/CI-II/Conv/Que/2017/213 dated 10/03/2017, wherein he has stated that, such use of land would not affect public health safety and convenience, the market value of the land in is around Rs.5000/- per sq.mts., there is access by way of 10 mts wide road to the land proposed for conversion, as per survey records in form No. I and XIV of survey No. 10/1 of Quelossim Village and as per local inquiry there are no Tenants/Mundkars/Lease holder in the said property, there was no Tenancy on the proposed land for conversion as on 02/11/1990, the land proposed for conversion, is not low lying & there exists one old well & land is having gradual slope, the old structure as per city survey plan does not exist at site, there proposed land sought for conversion is situate under Survey No.10 and Sub Division No. 1 of Quelossim village of Mormugao Taluka, the land proposed for conversion falls under 500 mts. HTL and 200 mtrs., the conversion application may be considered after taking into consideration the above mentioned points.

And whereas, the Town Planner, Mormugao, has submitted report vide no: DH/5871/6/MTP/17/32 dated 18/01/2017, as per the Outline Development Plan, Mormugao 2001 (reference plan) and Regional plan for Goa 2021 (kept on hold), the plot in question is located in the Settlement Zone (S2) having permissible F.A.R.80 of Survey No.10/1 of Quelossim Village Mormugao Taluka and conversion recommended for residential an admeasuring area **3400.00**.

And whereas, the Superintendent of Survey & land Records, Mormugao-Goa, has submitted six copies of plan an admeasuring area **1406.00** sq.mts. and Schedule II of Survey No. 10/1 of Quelossim village of Mormugao Taluka, and further informed that there exists 25 nos- cashew trees, 12 nos-jungle trees, 50-nos billamad trees, 24-nos teakwood trees, 2-nos mango trees, 2-nos jackfruit trees 2-nos bendi trees in the plot for conversion. There exists a structure with partially broken walls in the plot proposed for conversion as shown on survey plan. The proposed area for conversion is 5000.00sq.mts .

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Sy.No. 10/1 of Quelossim village of Mormugao Taluka, was approved and applicant has deposited Conversion fees of Rs.5,00,830/- Rupees Five lakh eight hundred thirty only) vide e-challan no COL/8/2017-18 dated 14/06/2017, and the additional Conversion fees has been deposited Rs.98,340/- Rupees Ninety eight thousand three hundred forty only) vide e-challan no COL/9/2017-18 dated 15/06/2017 in the State Bank of India, D.H.Q. Margao-Goa.

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 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 Munducial/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



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 access serving the plot under reference is 25.00 mts, hence front setback of minimum 12.50 mts+3.00mts.= 15.50mts shall be kept from centre line of road for secondary development.

14. Traditional access, passing through the plot, if any shall be maintained.

15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.

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 the 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 of 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 & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
104.00 mts	26.50 mts	2723.00 Sq.mts	Survey No. 10/1	North: Road South: Sy. No.10/1Part East: Sy. No. 10/2 West: S.no. 10/3
Conversion is Sanctioned for Residential purpose with (S-2) having permissible F.A.R 80% based reports/NOC/Affidavit 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 Divina Providencia Olinda de Miranda e Borges alias Olinda J. Borges & Fatima Bi Anwar Shaikh R/o. Flat No 340, A C Pacheco Road, Margao Goa

S. H. H. H. H.

Shri Shaikh Hassan Mujawar Power of Attorney holder for Fatima Bi Anwar Shaikh, R/o. Flat No 340, A C Pacheco Road, Margao Goa,

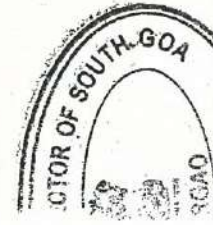
Borges

Smt Divina Providencia Olinda de Miranda e Borges alias Olinda J. Borges (applicant)

Signature and names of the witnesses:

1. *Swapnil* - Navendra Toraskar.

2. *Govind* - Govind dicholkar



(Swapnil N. Naik, I.A.S.)

Collector
South Goa District,
Margao- Goa

We declare that **Shri Shaikh Hassan Mujawar and Smt Divina Providencia Olinda de Miranda e Borges alias Olinda J. Borges** 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. *Navendra* - Navendra Toraskar.

2. *Govind* - Govind dicholkar.

Copy to:

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

