

**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: CAD1SAL07-22-73/13121

Date: 10/10/2022



**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, 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. Jyoti Realtors Pvt Ltd, 1<sup>st</sup> Floor, Damodar Chamber, Isidorio Baptista Road, Margao Goa,** being the occupant of the plot registered under **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City of Salcete Taluka**, admeasuring an area **1505.00 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 Land under **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City of Salcete Taluka-Goa**, admeasuring an area **1505.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, The Town Planner, Margao, has submitted report of **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City of Salcete Taluka**, as per ODP-2028 Margao Planning Area the plot in question is located in the Settlement S-1 zone (F A R 100) and recommended the conversion of Land for Residential purpose admeasuring an area 1505.00m<sup>2</sup> vide report no: SGPDA/Zon-114/279/22-23 dated 30/05/2022.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no:



MAM/SAL/CONV/CI-I/73/2022 dated 23/08/2022, wherein he has stated the applicant is Private Owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.19,000/- per sq.mts., there is a kutchà road/access to the site in question, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Comunidade/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 conversion, there is no violates any provision of Goa land use ac 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City** of Salcete 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/489/2022-23/ dated 19/09/2022, has informed that the said **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City** of Salcete 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 **Chalta No. 53 & 54 of P.T. Sheet No. 154 Margao City** of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of **Rs. 3,61,200/- (Rupees Three Lakh Sixty One thousand Two Hundred only)** vide e-challan no AC-I/96/2022-23 dated 04/10/2022, 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





25. this sanad is issued without prejudice to requirement of such permissions/approval which are required to be obtained from the concerned authorities/ Departments by the Applicant.

#### Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
23.00 mts	23.00 mts	573.00 Sq.mts	<b>P.T. Sheet No. 154 of Chalta No. 53 Margao City Village of Salcete Taluka</b>	North: Ch.No.54 PTS No. 154 South: Ch.No.43 PTS No. 154 East: Ch.No.41 PTS No. 154 West: By NALLHA
7.5 mts	133.00 mts	932.00 Sq.mts	<b>P.T. Sheet No. 154 of Chalta No. 54 Margao City Village of Salcete Taluka</b>	North: By Nallha, Ch.No.20 , 64, 26, 27, 28 PTS No. 154 South: Ch.No.53, 82(ND), 41, 55, 79 PTS No. 154 East: Ch.No.30 PTS No. 154 West: By NALLHA
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 80 based reports/NOC referred at page no: 1 & 2 in this sanad				

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 **M/s. Jyoti Realtors Pvt Ltd, 1<sup>st</sup> Floor, Damodar Chamber, Isidorio Baptista Road, Margao Goa,** hereunto set his hand this 10<sup>th</sup> day of October 2022.

*[Signature]*

**M/s. Jyoti Realtors Pvt Ltd (applicant)**

Signature and names of the witnesses:

1. Nandan R Kamal *[Signature]*

2. Laxman Gaude *[Signature]*



*[Signature]*  
( **Srinet Kothwale** )  
Additional Collector-I,  
South Goa District,  
Margao- Goa

We declare that **M/s. Jyoti Realtors Pvt Ltd**, 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. Nandan R Kamal *[Signature]*

2. Laxman Gaude *[Signature]*

Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.







**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: CCSAL10-22-168 / 90

Date: 18/11 /2022.

**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) **M/s. Jyoti Realtors Private Limited, 1<sup>st</sup> floor, Damodar Chamber, Isidorio Baptista Road, Margao Goa**, being the occupant of the plot registered under **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete Taluka**, admeasuring an area **1635.00 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 **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete Taluka**, admeasuring area **1635.00Sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the South Goa Planning & Development Authority, Margao Goa, reported that the land under **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete Taluka**, as per the ODP -28 Margao the area proposed for conversion is located in Settlement S-1 Zone, having permissible F.A.R.100 % admeasuring area **1635.00Sqmts** vide report no: SGPDA/ZON-113/278/22-23 dated 30/05/2022.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no:



MAM/SAL/CONV/CI-I/168/2022 dated 17/10/2022, wherein he has stated the applicant is Private Owner and land situated in Municipal area/City survey area such use will not affect public health, safety and convenience, the market value of the land is about Rs.19,000/- per sq.mts. there is a road/access to the site in question there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is not a originally Comunidade/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 conversion, there is no violation of any provision of Goa Land Use Act 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete 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/682/2022-23 dated 09/11/2022, has informed that the said **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete 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 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. **Ch No. 82 of P T Sheet No. 154 Margao city of Salcete Taluka**, is approved & applicant has deposited conversion fees of **Rs. 3,92,400/- (Rupees Three lakhs Ninty Two Thousand Four hundred only)** vide e-Challan No.COL/178/2022-23 dated 09/11/2022, in the State Bank of India, Margao. .

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.



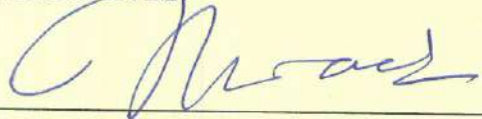
13. Traditional access, passing through the plot, if any shall be maintained.
14. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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.



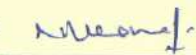
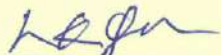
## Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
46.00 Mts 	151.00 Mts.	1635.00 sq.mts.	<b>Ch No. 82 of P T Sheet No. 154 Margao city of Salcete Taluka</b>	North: P T S. No.154 of Ch.No.54 South : P T S. No.154 of Ch.No.43 & 44 East: P T S. No.154 of Ch.No.41 West : P T S. No.154 of Ch.No.53
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 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 her hand and seal of her Office on behalf of the Government of Goa and the Applicant **M/s. Jyoti Realtors Pvt Ltd, 1<sup>st</sup> floor, Damodar Chamber, Isidorio Baptista Road, Margao Goa**, hereunto set her hand this **18** day of November 2022.

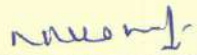

  
**M/s. Jyoti Realtors Private Limited**, (applicant)

Signature and designation of the witnesses:

1. Nandan R Kamal 
2. Laxman Gaude 

  
**(Jyoti Kumari, I.A.S.,)**  
 Collector,  
 South Goa District,  
 Margao- Goa.

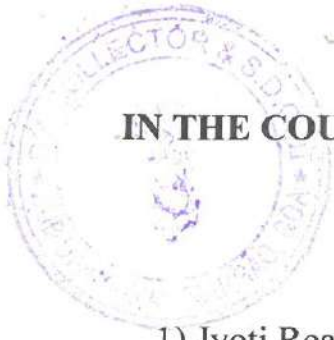
We declare, **M/s. Jyoti Realtors Private Limited**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. Nandan R Kamal 
2. Laxman Gaude 

Copy to:

1. The Inspector of Survey and Land Records, Salcete-Goa..
2. The Mamlatdar of Salcete, Goa.





**IN THE COURT OF THE DY. COLLECTOR & S.D.O - II, MARGAO AT  
SALCETE, MARGAO-GOA**

Case No:LRC/PART/Margao/215/2020/II /423

1) Jyoti Realtors Pvt Ltd  
r/o Gogol Margao Salcete Goa

.....Applicant/s

**V/S**

1) Dattaram N.P. Sardessai  
2) Marciano Noronha  
3) Cecilia Noronha  
4) Cecilia Noronha  
All r/o Margao, Salcete Goa

..... Respondents

**J U D G M E N T**

This is an application dated 16/01/2020 moved by the above applicants r/o. as above u/s 61 of Land Revenue Code, 1968, for partition of property surveyed under P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of Salcete Taluka.

And whereas, case was registered and after hearing the interested parties a preliminary order dated 10/11/2020 was issued to the Superintendent of Survey & Land Records, Margao directing to prepare partition plan of P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of SALCETE Taluka.

And whereas, after obtaining the partition plan and report, matter was fixed for confirmation fixing the date of hearing. On the day of hearing, applicant remained present. He/She/They confirmed the partition report submitted by the Inspector of Survey & Land Records, Margao vide letter No.3/ISLR/CTS/19/2020/2270 dated 07/12/2020 and therefore in view of the above, I pass the following order.

**ORDER**

Partition is hereby confirmed.

The Inspector of Survey & Land Records, Margao is hereby directed to effect the partition plan in all relevant survey records of property surveyed under P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of SALCETE Taluka as per the Partition plan attached hereto and as per Area adjustment statement below:-



P.T Sheet Number	CHALTA No.	Area in Sq.mts	Holder
154	82	1635.00	Jyoti Realtors Pvt Ltd
154/41 To be corrected after deleting/deducting name & area of newly partitioned Chalta No. 82 of P.T.Sheet No. 154 of Margao City.			

Order Pronounced.

Given under my hand and the seal of this Court on this the 19<sup>th</sup> day of January, 2021.



  
**( Joao B Fernandes )**  
Dy. Collector & SDO-II  
Salcete, Margao-Goa

To,

1. The Superintendent of Survey & Land Records, Margao, Goa for necessary action.

Copy to: Applicant



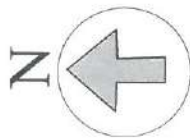
GOVERNMENT OF GOA  
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS  
MARGAO - GOA

PLAN

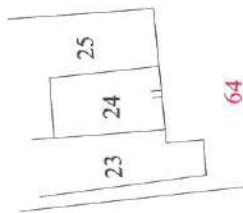
OF THE PROPERTY BEARING CHALTA NO.41 OF P.T.S. 154 SITUATED AT MARGAO CITY  
OF SALCETE TALUKA SHOWING THEREIN THE NEWLY FORMED CHALTA NO. 82  
OF P.T.S NO. 154 VIDE ORDER No.LRC / PART/Margao/215/2020/II/13045 DATED 10/11/2020,  
ISSUED BY THE DEPUTY COLLECTOR & S.D.O-II, MARGAO - GOA.

SCALE : 1:500

□ AREA OF THE NEWLY FORMED CHALTA NO. 82 / P.T.S NO. 154 = 1635.00 Sq. Mts.



Inspector of Survey &  
Land Records  
Margao-Goa.



LUIS MIRANDA (F.S.)

PREPARED BY

SURVEYED ON: 26/11/2020

(H.S)

VERIFIED BY

File No.:3/ISLR/CTS/19/2020