



OFFICE OF THE DEPUTY COLLECTOR AND S.D.O.
SANGUEM- GOA.

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No. **DYC/SDO/SAN/CONV/SAN/27/2019/148**

Dated:-30/01/2020

Read: Application dated 02/04/2019 of Shri. Heramb Shantaram Karpe through his Power of Attorney Smt. Harshita HerambKarpe, r/o H. No. 11/1, Bazarwada, Sanguem- Goa.



S A N A D

SCHEDULE - 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 expressions shall, where the context so admits include the rules and orders there under) by **Shri. Heramb Shantaram Karpe through his Power of Attorney Smt. Harshita HerambKarpe, r/o H. No. 11/1, Bazarwada, Sanguem- Goa**. 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 Survey No. **125/3-A of village Sanguem of Sanguem Taluka admeasuring an area of 282.00 m²**, be the same a little more or less, for the purpose of residential use only.

And whereas, the Deputy Town Planner, Quepem, has submitted report stating that the land under Survey No. **125/3-A of village Sanguem of Sanguem Taluka**, as per the Regional plan for Goa 2021, the plot in question is located in the Settlement Zone having permissible F.A.R. 100 and recommended the conversion of Land for **Residential purpose** admeasuring an area **282.00 m²** vide report no: TPQ/Conv/6083/Sanguem/125/3-A/2019/2723 dated 11/12/2019.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter No: 5/SGF/CONV/407/2019-20/2571 dated 18/12/2019, informed that his office has inspected the area and it is observed that the area under Survey No. **125/3-A of village Sanguem Sanguem of Sanguem Taluka** admeasuring an area of **282.00 sq.mts** is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Sanguem has submitted report vide No: MAM/SAN/LND-CONV/CI/2019/1484 dated 04/11/2019, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is

about Rs. 5000/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, as per the form I & XIV that there doesn't exist tenants name in the tenant column, the land proposed or conversion is surveyed under No. **125/3-A of village Sanguem of Sanguem Taluka** and the land proposed for conversion is for residential purpose, there are 4 coconut trees in the proposed land for conversion and it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL.

And Whereas, after obtaining NOC/report for proposed conversion of Land from the above mentioned authorities, the conversion of Land under Survey No. **125/3-A of village Sanguem of Sanguem Taluka** was approved. The applicant has credited conversion fees of Rs 29610/- (Rupees Twenty Nine Thousand Six Hundred and Ten Only) vide challan No. 03/2020 dated 24/01/2020 in the Union Bank of India, Sanguem.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision of the said Code, and rules thereunder and on the following conditions, namely :-

1. **Levelling 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 insanitary conditions.
 2. **Assessment** - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder 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 residential 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 applicant as an arrears of land revenue.
- Code provisions applicable** - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.
1. 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.
 2. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
 3. 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.

4. Any further development in the plot shall be strictly as per the rules in force.
5. 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.
6. 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.
7. Traditional access, passing through the plot, if any shall be maintained.
8. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
9. 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.
10. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
11. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
12. Low lying land, water bodies be protected and should not be harmed due to any activity.
13. 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.
14. 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 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 Applicant.
15. 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.
16. 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.



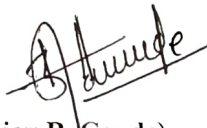
A P P E N D I X : 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
1	---	---	282.00 Sq. mtrs	under Survey No. 125/3-A of village Sanguem of Sanguem Taluka	As per attached plan	---
Conversion is sanctioned for Residential purpose with permissible F.A.R. 100 based on above mentioned reports/NOC/mentioned at page 1 and 2.						

In witness whereof the Dy. Collector & S.D.O. Sanguem, Sanguem- Goa, has hereunto set the hand and the Seal of the Office on behalf of the Administrator of Goa and the applicant Shri. Heramb Shantaram Karpe through his Power of Attorney Smt. Harshita Heramb Karpe, r/o H. No. 11/1, Bazarwada, Sanguem- Goa.


Harshita Heramb Karpe
(POA holder of Applicant)




(Ajay R. Gaude)
Deputy Collector & S. D.O.
Sanguem - Goa.

Signature of the witnesses: -

1. Shanti Shiradkar 
2. Manoj M. Padwalkar 

We declare that Harshita Heramb Karpe, POA holder of Shri. Heramb Shantaram Karpe, r/o H. No. 11/1, Bazarwada, Sanguem- Goa who has signed this sanad is to our personal knowledge, the person herepresenting herself to be, and that he has affixed her signature hereto in our presence.

Copy:

1. Smt. Harshita Heramb Karpe, POA holder of Shri. Heramb Shantaram Karpe, r/o H. No. 11/1, Bazarwada, Sanguem- Goa.
2. The Mamlatdar of Sanguem
3. The Deputy Town Planner, TCP, Quepem- Goa.
4. The Deputy Conservator of Forest, South Goa Division, Margao- Goa
5. The Municipal Council/ V.P. Secretary.
6. The Inspector of Survey and Land Records, Quepem Goa.

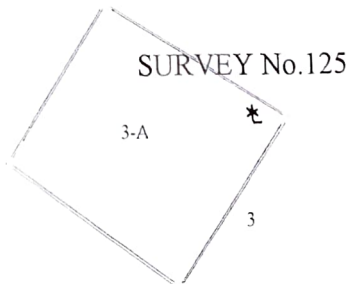
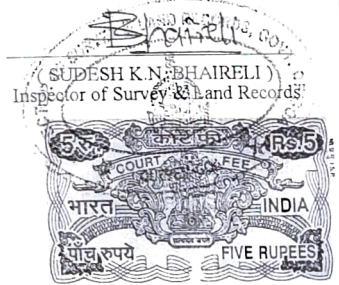


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA



Plan Showing plots situated at
Village : SANGUEM
Taluka : SANGUEM
Survey No./Subdivision No. : 125/ 3-A.
Scale : 1:500

Inward No.4297



Prakash

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On : 25-02-2019.

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Compared By



**OFFICE OF THE DEPUTY COLLECTOR AND S.D.O.
SANGUEM- GOA.**

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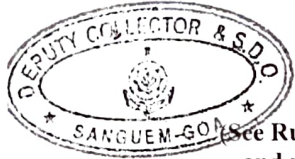
No.SDO/SAN/CONV/05/2022 /794

Dated:- 08/11/2022

Read: Application dated 16/05/2022 of Shri. Heramb Shantaram Karpe H. No. 11/1, Bazarwada, Sanguem Goa.

S A N A D

SCHEDULE - 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 expressions shall, where the context so admits include the rules and orders there under) by **Shri. Heramb Shantaram Karpe H. No. 11/1, Bazarwada, Sanguem Goa.** 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 **survey No. 125/3-D of village Sanguem of Sanguem Taluka admeasuring an area of 264.00 m2**, be the same a little more or less, for the purpose of residential use only.

And whereas, the Deputy Town Planner, Zoning Information, has submitted report stating that the land under **Survey No. 125/3-D of village Sanguem of Sanguem Taluka**, as per the Regional plan for Goa 2021 the plot in question is located in the **Settlement Zone** having permissible **F.A.R. 100** and recommended the conversion of Land for **residential purpose** admeasuring an area **264.00 m2** vide report no: **TPQ/Zng/1291/S-Sanguem/125/3-D/2022/945 dated 04/05/2022.**

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter No: **5/SGF/CONV/237/2022-23. dated 06/07/2022**, informed that his office has inspected the area and it is observed that the area under Survey No **Survey No. 125/3-D of village Sanguem of Sanguem Taluka** admeasuring an area of **264.00 sq.mts** is not a Government 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/ South Goa Forest Division Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, The Mamlatdar of Sanguem vide letter no. **MAM/SAN/LND-CONV/CI/2022/850 dated 21/09/2022** submitted his report that the use of the land would not affect public health, safety and convenience, the market value of the land is about Rs. 1020/- per sq. meters, as per local inquiry the land proposed for conversion was not tenanted prior to the enforcement of the tenancy Act, the basic infrastructure facilities like water, electricity and road are available to the plot, there are no any tenants or mundkars on the land proposed for conversion. On survey plan of survey no. **125/3-D of Sanguem village of Sanguem Taluka.** The proposed conversion is for bonafide residential purpose of the applicant and there is no any construction on the plot proposed for the conversion. There is one teakwood tree in the plot proposed land for conversion and; it is not coming under C.R.Z. Regulation either 500 mts or 500 mts HTL. Further

Mamlatdar recommended that applicant conversion may be considered. The applicant has credited conversion fees of Rs. 31680/- (**Rupees thirty one thousand six hundred eighty Only**) vide Challan No. 15/2022 dated 01/11/2022 in Union Bank of India, Sanguem Goa.

And Whereas, after obtaining NOC/report for proposed conversion of Land from the above mentioned authorities, the conversion of Land under **Survey 125/3-Dof Sanguem of Sanguem Taluka** was approved for **admeasuring 264.00sq. mts.**

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

1. **Levelling 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 insanitary 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 residential without the previous sanction of the Collector.

4. **Liability for rates** - The applicant shall pay all taxes, rates and cesses, liveable on the said land.

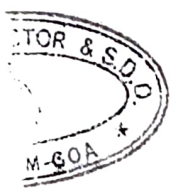
5. **Penalty clause** - (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine 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 applicant as an arrears of land revenue.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

- 1) 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.
- 2) If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
- 3) 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.
- 4) Any further development in the plot shall be strictly as per the rules in force.

- 5) 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.
- 6) 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.
- 7) Traditional access, passing through the plot, if any shall be maintained.
- 8) 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.
- 9) Traditional access, passing through the plot, if any shall be maintained.
- 10) The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
- 11) 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.
- 12) N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
- 13) Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 14) Low lying land, water bodies be protected and should not be harmed due to any activity.
- 15) 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.
- 16) 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 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 Applicant.



- 17) 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.
- 18) 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 I X - 1

Sr. No.	Length and Breadth		Total Superficial Area	Forming Part of Survey No. And Sub Division No.	Boundaries	Remarks
	North to South	East to West			North, South, East, West	
1.	2.	3.	4.	5.	6.	7.
	15.3 mts.	18.0 mts.	264.00 Sq. mts	under Survey No. 125/3-Dof village Sanguem of Sanguem Taluka	As per attached Plan	The land in question is Garden.
Conversion is sanctioned for residential purpose with permissible F.A.R. 100 based on above mentioned reports/NOC/mentioned at page 1 and 2.						

In witness whereof the Dy. Collector & S.D.O. Sanguem, Sanguem- Goa, has hereunto set the hand and the Seal of the Office on behalf of the Administrator of Goa and the applicant **Shri. Heramb Shantaram Karpe**, H. No. 11/1, Bazarwada, Sanguem Goa through his Power of Attorney **Smt. Harshita Karpe**, H. No. 11/1, Bazarwada, Sanguem Goa.

Heramb

Shri. Heramb Shantaram Karpe.
 (Represented by Power of Attorney Holder **Smt. Harshita Karpe**)



A. Asvin Chadru

(A. Asvin Chadru, IAS)
 Deputy Collector & S. D.O.
 Sanguem - Goa.

Signature of the witnesses: -

1. *Prasad K. Raisen*

 2. *Saigesh R. Malkankar*

We declare that **Shri. Heramb Shantaram Karpe**, through his POA holder of **Smt. Harshita Karpe**, H. No. 11/1, Bazarwada, Sanguem Goa. Who has signed this sanad is to our personal knowledge, the person herepresenting herself to be, and that he has affixed her signature hereto in our presence.

Copy to :

1. **Shri. Heramb Shantaram Karpe**, H. No. 11/1, Bazarwada, Sanguem Goa.
2. The Mamlatdar of Sanguem, Sanguem-Goa.
3. The Deputy Town Planner, TCP, Quepem - Goa.
4. The Deputy Conservator of Forest, South Goa Division, Margao- Goa
5. The Municipal Council/ V.P. Secretary.
6. The Inspector of Survey and Land Records, Quepem Goa.

REF NO : SDO/SNG/CONV/05/2022

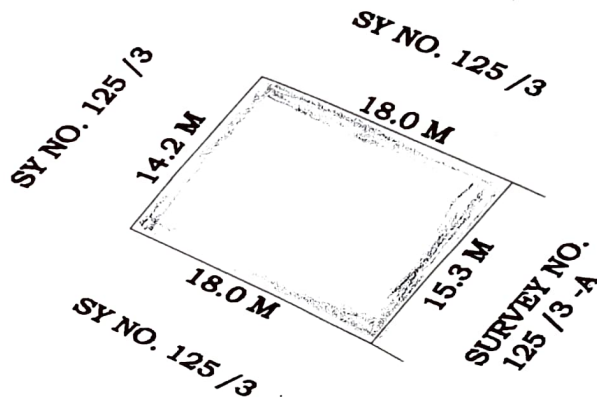
PLAN

SHOWING PLOT BEARING SY. NO. 125/3-D
SITUATED IN SANGUEM VILLAGE OF
SANGUEM TALUKA IS PROPOSED FOR
CONVERSION.

SCALE 1 : 500



AREA OF THE PROPOSED PLOT = 264 . 0 M²



PREPARED BY :


JIV VELIP, F.S.