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: CCSAL01-25-8/71 Date: 07/ 03/2025

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

ADDL. COLLECTOR-II, SOUTH GOA MARGAO

S A N A D

S C H E D U L E - II

{(See Rule 7 of the Goa 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, 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 **Edal Builders Private Limited, Represented By its Director Mr. Albino Fernandes, Shop No. A-5, Royal Classic, Bldge Dongorim Navelim Salcete Goa,** being the occupant of the plot registered **under Survey No. 3/4 (part) Nagoa Village of Salcete Taluka,** admeasuring an area **886.00 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. 3/4 (part) Nagoa Village of Salcete Taluka,** admeasuring an area **886.00**Sq.mts. be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Town and Country Planning Department Margao Goa, reported that the land under **Survey No. 3/4 (part) Nagoa Village of Salcete Taluka,** as per the Regional Plan of Goa 2021, the plot under reference is earmarked as partly Settlement Zone (VP-2 with F A R 60

admeasuring an area **2125.00** Sq.mts vide report no: TPM/608/Zon-Inf/Nagoa/3/4/2022/3779 dated 04/08/2002.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CONV/CI-II/01-8/2025 dated 30/01/2025, 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.10,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants 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 Communidade/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 land for conversion is surveyed under **Survey No. 3/4 (part) Nagoa, Village 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/1110/24-25 dated 05/02/2025, has informed that the said **Survey No. 3/4 (part) Nagoa Village of Salcete Taluka,** does not falls under the private forest land as identified by the forest department . 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, the Inspector of Surveys & Land Records, Vasco Da Gama, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey **No. 3/4 (part) Nagoa, Village of Salcete Taluka,** vide letter No.2/ISLR/CONV/27/2025/384 dated 20/02/2025.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey **No. Survey No. 3/4 (part) Nagoa Village of Salcete Taluka,**is approved & applicant has deposited conversion fees of **Rs. 1,24,040/- (Rupees One Lakh Twenty Four Thousand Forty Only)** vide e-Challan No.AC-II/31/2025-26 dated 05/03/2025, in the SBI Margao.

NOW THEREORE,, 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

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 Mundkarial/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.

24. No activity shall be carried out in CRZ area in case if the land under reference falls partly or fully in CRZ area without prior approval of The Goa Coastal Zone Management Authority in terms of CRZ Notification, as amended.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
59.98 Mts	31.75 Mts.	.886sq.mts.	**Survey No. 3/4 (part) Nagoa Village of Salcete Taluka,**	North: Sy.No. 3/4 South : Sy. No.3/4 East: Sy.No. 3/4 West : Sy. No.3/4
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness where of the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and seal of his Office on behalf of the Government of Goa and the applicant **Edal Builders Private Limited, Represented By its Director Mr. Albino Fernandes, Shop No. A-5, Royal Classic, Bldge Dongorim Navelim Salcete Goa**, hereunto set his hand this 7th day of March 2025.

Edal Builders Private Limited Represented
By its Director Mr. Albino Fernandes

Signature and designation of the witnesses:

1. ABHISHEK DHAR

2. Angela Rato

al, if

n force.

prior

(Uday R. Prabhu Dessai)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare, applicant **Edal Builders Private Limited, Represented By its Director Mr. Albino Fernandes,** 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. ABHISHEK DHAR

2. Angelo Rato

Copt to:

1. The Mamlatdar of Margao-Goa.
2. The Inspector of Survey & Land Records, Margao, Goa.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
MARGAO- GOA

PLAN

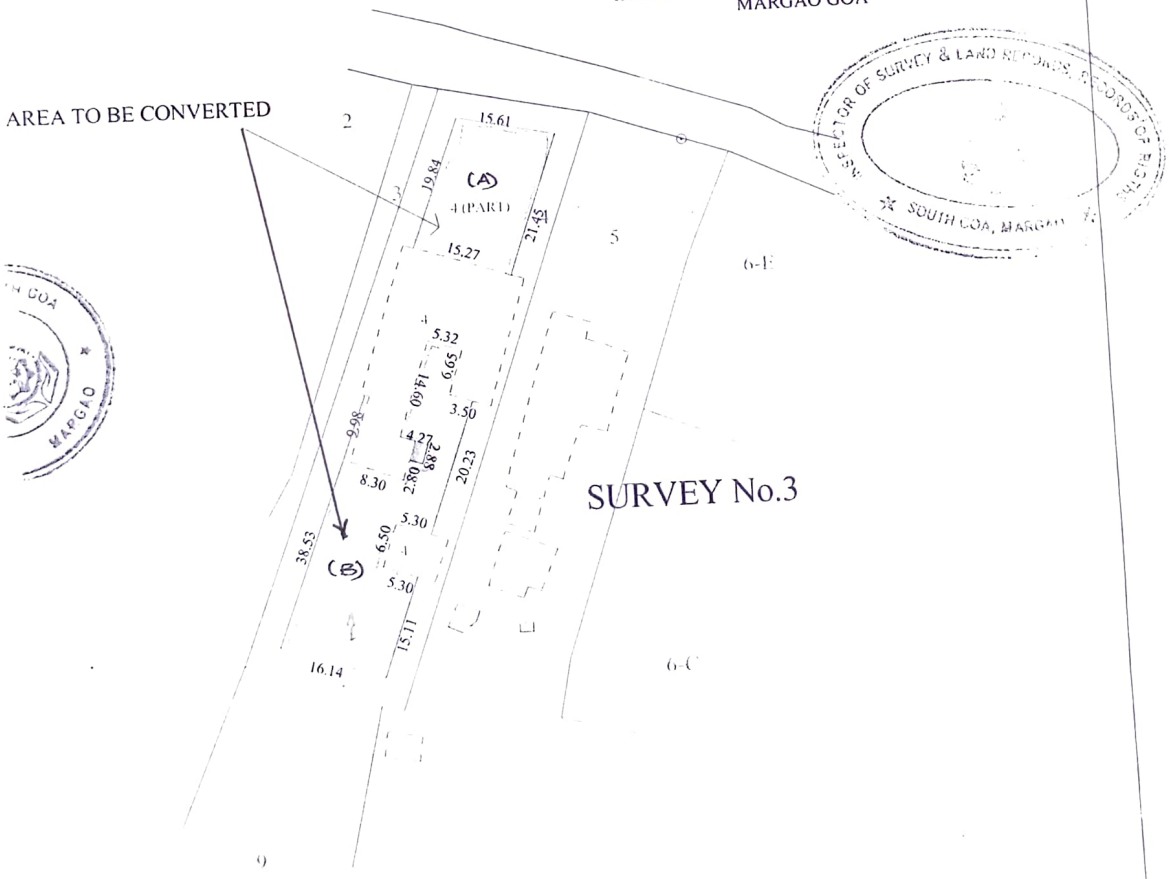
OF THE PROPERTY BEARING SURVEY No.3/4 (PART) SITUATED AT NAGOA VILLAGE OFSALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE VIDE ORDER NO. CCSAL01-25-8 DATED 14-1-25 ISSUED BY ADDITIONAL COLLECTOR II MARGAO

N

SCALE : 1:1000

AREA TO BE CONVERTED S. NO.3/4 (Part) = 886.00 SQ. MTS.

INSPECTOR OF SURVEY & LAND RECORDS
MARGAO GOA



DIVYA KERKAR (F.S.)
PREPARED BY

F. M. Pinto (H.S.)
VERIFIED BY

SURVEYED ON: 29-1-25

File No.: 2/ISLR/CONV/27/25

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: CCSAL08-25-498/305 Date: 29/09/2025

READ: Application U/s 32 of Goa 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 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, 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 **Edal Builders Private Limited, r/o Shop No. S-5, Royal Classic Bldg, Dongorim, Navelim, Salcete Goa,** being the occupant of the plot registered under **Survey No. 3/4 of Nagoa village of Salcete Taluka,** admeasuring an area **749.00 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. 3/4 of Nagoa village of Salcete Taluka,** admeasuring an area **749.00 sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Town Planner, Town and Country Planning Department Margao Goa, reported that the land under Survey No. 3/4 of Nagoa village of Salcete Taluka, as per the Regional Plan of Goa 2021, the plot under reference is earmarked as Settlement Zone village having VP-2 status with permissible F A R 60, and admeasuring an area 2125.00 Sq.mts vide report no: TPM/10404/Zon-Inf/Nagoa/3/4/2025/7350 dated 29/09/2025.

AND WHEREAS, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CI-I/CONV/08-498/2025 dated 21/08/2025, wherein he has stated the applicant is Private owner and land situated in Village Area, such use will not affect safety and convenience, the market value of the land is about Rs.12,000/- per sq.mts., The plot sought for conversion is accessed by road, there was no Tenants 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 Communidade/Aframento, the land proposed is not originally 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 structure in the proposed land for conversion, the proposed for conversion is surveyed under Survey No. 3/4 of Nagoa village of Salcete Taluka, there is no any electrical line passing through proposed land, the land falls under 500 mtrs and 200 mtrs of HTL.

The Dy. Conservator of Forests, South Goa Division, Margao - C[illegible] vide letter No. 5/SGF/CONV/558/25-26 dated 02/09/2025, has informed that the said Survey No. 3/4 of Nagoa village of Salcete Taluka, does not falls under the private forest land as identified by the forest department . The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

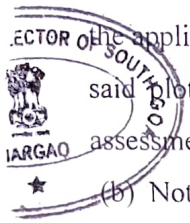
AND WHEREAS, the Inspector of Surveys & Land Records, Margao-Goa, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. 3/4 (Part) of Nagoa village of Salcete Taluka, vide letter No.2/ISLR/CONV/NAGOA/14/25/746 dated 19/09/2025.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 3/4 of Nagoa village of Salcete Taluka, is approved & applicant has deposited conversion fees of Rs. 1,04,860/- (Rupees One Lakh Four Thousand Eight Hundred Sixty Only) vide e-Challan No. COLL/111/2025-26 dated 24/09/2025 in through online mode.

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:

le no:

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 Mundkarial/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 at Goa, 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.

24. No activity shall be carried out in CRZ area in case if the land under reference falls partly or fully in CRZ area without prior approval of The Goa Coastal Zone Management Authority in terms of CRZ Notification, as amended.

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

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
91.75 Mts.	24.19 Mts.	749 sq. mts.	Survey No. 3/4 (part) of Nagoa village of Salcete Taluka	North: Road South: Sy. No. 3/5 & Sy. No. 3/9 East: Sy.No. 3/5 West: Sy. No.3/3
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC mentioned at page 1 & 2.				

In witness where of 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 **Edal Builders Private Limited represented by its Director Mr. Albino Fernandes, r/o Shop No. S-5, Royal Classic Bldg, Dongorim, Navelim, Salcete Goa** hereunto set her hand on this 29th day of September 2025.

Edal Builders Private Limited represented by its Director Mr. Albino Fernandes

Signature and designation of the witnesses:

1. Angelo Rente

2. Antonio Menezes

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

29/9/25

(Egna Cleetus, I.A.S.)
Collector,
South Goa District,
Margao- Goa.

We declare, Applicant **Edal Builders Private Limited represented by its Director Mr. Albino Fernandes,** 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. Angelo Rate

2. Antonio Mendes

Copy to: 1. The Mamlatdar of Salcete, Margao-Goa.
2. The Inspector of Survey & Land Records, Margao, Goa.

OFFICE OF THE COLL

GOVERNMENT OF GOA

OFFICE OF SUPERINTENDANT OF SURVEYS AND LAND RECORDS

MARGAO - GOA

PLAN

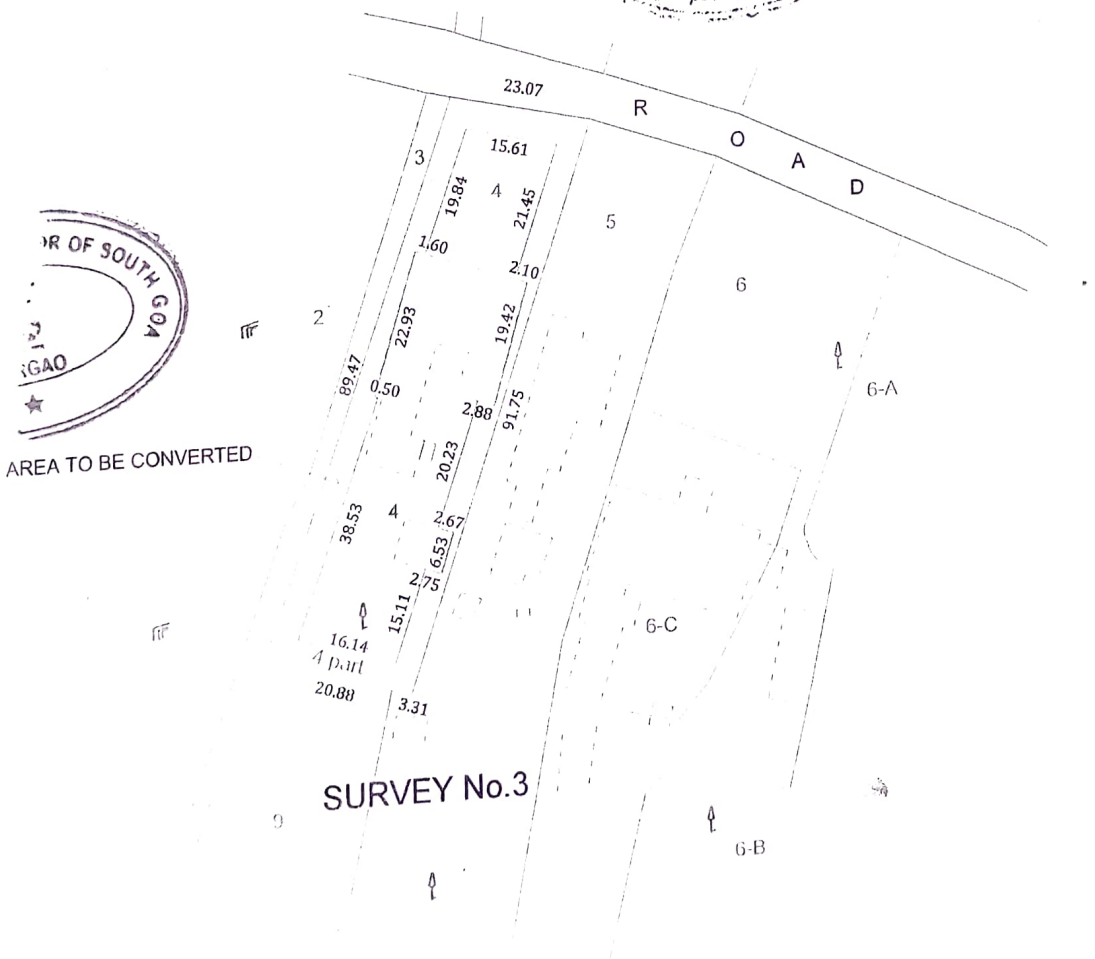
OF THE PROPERTY BEARING UNDER SURVEY NO. 3 OF DUB. DIV. 4(PART) SITUATED AT NAGOA VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE BY EDAL BUILDERS PRIVATE LIMITED VIDE ORDER NO. CCSAL08-25-498 DATED 14/08/2025 PASSED PASSED BY THE COLLECTOR, MARGAO, MARGAO - GOA.

Scale 1:1000

AREA TO BE CONVERTED SURVEY NO.3/4(PART) = 749.00 SQ. MTS.

N

INSPECTOR OF SURVEYS & LAND RECORDS
MARGAO-GOA



AREA TO BE CONVERTED

AMEY V. PRABHU GAONKAR (F.S)
PREPARED BY

SURVEYED ON: 26/08/2025

RAGHUNATH C. PRABHU DESSAI (H.S.)
VERIFIED BY:

FILE NO: 2/ISLR/CONV/NAGOA/14/25