



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No.415, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

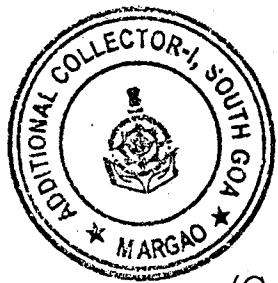
Phone No: 0832-2794423

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-I/SG/CONV/64/2012/4441

Date: 30/04/2015



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 Kayji Real Estate Pvt. Ltd, "Anand Bhavan", Old Station Road, Margao-Goa** being the occupant of the plot registered under **Survey No: 29/12-A, Colva Village Taluka, Goa** (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 a part of **Survey No: 29/12-A, Colva Village Taluka, Goa** admeasuring an area **2380 Square meters** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Dy.Town Planner, Salcete vide letter no: TPM/25089/Colva/29/12-A/2013/342 dated 16/01/2013 reported that the land under Sy no: 29/12-A, Colva Village, Salcete Taluaka is located under settlement zone as per the Regional Plan for Goa 2001 & 2021 having permissible FAR of 60% and recommended for Residential purpose admeasuring an area 2380 Sq.mts.

And whereas, the Mamlatdar of Salcete submitted report vide no: MAM/SAL/CON/322/2012/484 dated 18/12/2012 informing that such use of land from agricultural to non-agricultural use will not affect public health, safety and convenience, the present market value is around Rs. 5000/- per sq.mts, there is road/access/pathway to the site, there are no tenant/Mundkar and further the Mamlatdar requested that the proposed conversion may be considered .

Subsequently the Mamlatdar has informed that the proposed land is not low lying nor there exist water bodies vide report No.MAM/SAL/CONV/AK/2015/240 dated 26/03/2015.

And whereas, Dy Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/502/12-13/1960 dated 18/12/2012 informed that his office has got no Objection for conversion of land under Sy no: 29/12-A, Colva, Salcete admeasuring an 2380 Sq.mts as the same is neither government forest & nor it is identified as private forest and also not forestry in nature. Further, conditioned that the applicant should obtain prior permission as per rules for felling of the trees existing in the plot before developing the same.

And Whereas, the Inspector of Survey & Land Records, Salcete surveyed of the land under Sy no: 29/12A, Colva Village, Salcete Taluka from agricultural to non-agricultural purpose to the extent of 2482 sq.mts, and furnished 6 copies of the plan along with the details in Appendix I of Schedule II of Goa, Daman & Diu Land Revenue Conversion of land and non-agricultural (Assessment) Rules 1996 vide letter no: 2/ISLR/7/13/1307 dated 28/06/2013.

And whereas, the applicants Power of Attorney holder submitted Affidavit cum Indemnity bond executed before Notary Mathew D'sa bearing Reg No.5418 dated 27/04/2015.. After obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under y no: 29/12-A, Colva, Salcete admeasuring an 2380 Sq.mts, was approved and applicant has deposited Conversion fees of Rs. 333200/- (Three lakhs thirty three thousand two only) vide challan no 129/13-14 dated 6/3/2014 in the State Bank of India, 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 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 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. The minimum front setback shall be kept from centerline of road.
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. Required buffer area as per prevailing rules shall be kept from the cemetery/crematorium etc.
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 flow of natural water.
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 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 .
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



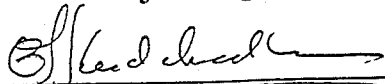
also stand cancelled from such date of withdrawal, revocation or otherwise.

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.

Appendix-I

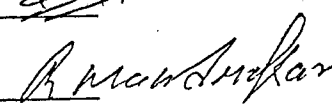
Length & Breath		Total Superficial Area	Forming part of Survey number & Sub Division number	BOUNDARIES
North to South	East to West			
55.00 mts	77.00 mts	2380 Sq.mts	Sy. No: 29/12-A, Colva Village, Salcete Taluka	North: Sy. No: 29/1, 3 South: Sy. No: 29/12, 12-B East: Sy. No: 29/6, 17 & 18 West: Sy. No: 29/1 & 12.

In witness whereof the Collector of South Goa District, Margao Goa has hereunto set his hand and the seal of his office on behalf of the Government of Goa; and the applicant has also hereunto set his hand this day the 30th of April, 2015.



Signature of Devidas S. Kudchadkar PoA holder of M/s Kayji Real Estate Pvt. Ltd

Signatures and designations of witnesses

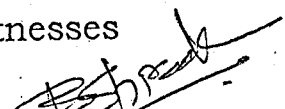
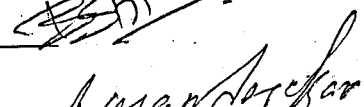
1. Umesh Z. Shirodkar 
2. Robidas Mandrekar 




(L.S.R. Pereira)
Additional Collector-I
South Goa District,
Margao- Goa

We declare that Devidas S. Kudchadkar PoA holder of M/s Kayji Real Estate 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 hereto in our presence.

Signatures and designations of witnesses

1. Umesh Z. Shirodkar 
2. Robidas Mandrekar 

Copy to:

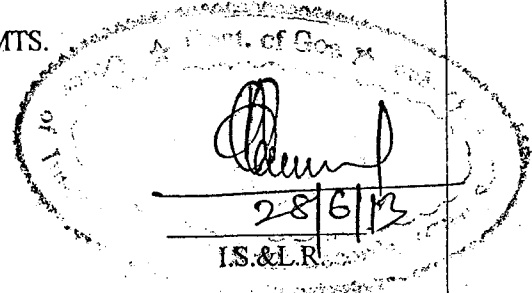
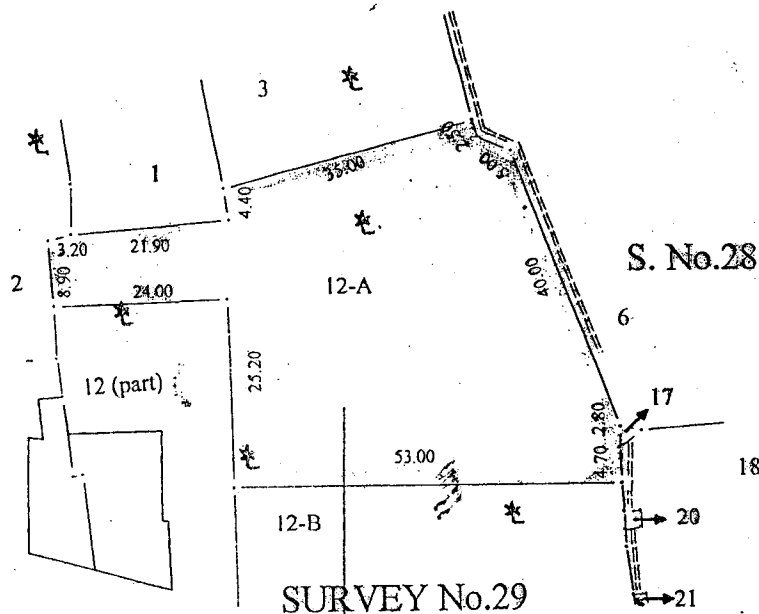
1. The Inspector of Survey and Land Records, Margao.
2. The Town and Country Planning Dept., Margao
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Salcete

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

PLAN
OF THE PROPERTY BEARING SURVEY No.29/12-A SITUATED AT COLVA VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/s. KAYJI REAL ESTATE PVT. LTD.
VIDE ORDER NO. AC-I/SG/CONV/64/2012/7 DATED: 30/10/12. BY ADD. COLLECTOR-I
SOUTH GOA DISTRICT, MARGAO.

SCALE : 1:1000

AREA TO BE CONVERTED 2380.00 SQ. MTS.



AREA TO BE CONVERTED OF SURVEY NO 29/12-A IS 2380.00 SQ MTS

TEJA RAIKAR (F.S.)

PREPARED BY

SUDESH K. N. BHARALI (SUPERVISOR)

VERIFIED BY

File No.: 2/SLR/7/13

tenant/Mundkar and further the Mamlatdar requested that the proposed conversion may be considered.

Subsequently the Mamlatdar has informed that the