



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

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No.AC-1/SG/CONV/34/2013 / 2013

Date: 24/02/2015



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) of **Shri Pandurang Anant Naik & others, C/o. N.S.N. Counto, Alcon Developers, Sukerkar Mansion, Panaji-Goa** being the occupant of the plot registered under **Survey No: 20/7(part), Issorcim Village, Mormugao Taluka** (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 **Survey No: 20/7(part), Issorcim Village, Mormugao Taluka** admeasuring an area **5671 Square meters** be the same a little more or less, 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/418/2013-14/2259 dated 18/11/2013, informed that his office has inspected land under **Sy. No: 20/7, Issorcim Village, Mormugao Taluka**

unimproved area of 5671 Sq.mts, and it is observed that the proposed land is not a Government Forest, does not form of any compartments 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 said area.

And whereas, the Dy. Town Planner, Mormugao reported that the land under Sy. No: 20/7, Issorcim Village, Mormugao Taluka is located in settlement zone(S4) as per Outline Development Plan for Vasco-da-Gama area 2011 with Permissible FAR of 50%. The Dy. Town Planner recommended the conversion of Land for Residential purpose measuring an area 5671 Sqmts vide report no: DH/5186/4/MTP/2014/07 dated 03/01/2014.

And whereas, the Mamlatdar of Mormugao, has submitted report vide no: 52/CI-II/CONV/2013/3594 dated 3/10/2013 informing that, such use will not affect public health, safety and convenience, the present market value is around Rs. 3500/- per sq.mts, there is access to the site, as per From I & XIV and local inquiry there are no tenants/Mundkars/lease holders on the proposed land, the proposed land does not come under CRZ-HTL, further the Mamlatdar informed that the proposed conversion may be considered. Subsequently the Mamlatdar vide letter no: MAM/MOR/CI-II/Conv/2014/2014/73 dated 09/01/2015 informed that the land was again inspected & it is seen that the land is not low lying & there does not exist any water bodies.

And whereas, the Inspector of Survey & Land Records, Mormugao has surveyed the land under Sy. No: 20/7, Issorcim Village, Mormugao Taluka and submitted six copies of plan along with appendix-I in Schedule II vide letter no: 2/ISLR/MOR/CONV/50/2013/662 dated 02/12/2014

And Whereas, after obtaining NOC/reports on the proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: 20/7, Issorcim village, Mormugao Taluka, Goa was approved and applicants has deposited conversion

fees of Rs.567100/- (Rupees Five lakh sixty seven thousand one hundred only) vide Challan No.AC-I/20/14-15 dated 18/02/2015 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 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 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, conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights 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 Right of way of plot under reference is 10.00mts, hence front setback of minimum $5.00\text{mts} + 3.00\text{mts} = 8\text{mts}$ shall be kept from center line 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. 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 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 no: & Sub Div number	BOUNDARIES
North to South	East to West			
163.90 mts	43.90 mts	5671 Sq.mts.	Sy. No: 20/7(part), Issorcim Village Mormugao Taluka	North: Sy. No: 20/6 South: Sy. No: 11/49 East: Nallah & 20/7 West: Sy. No: 11/47 & Sy. No: 20/7(part)



Conversion is Sanctioned for Residential purpose with permissible F.A.R. 50% based on the above mentioned letter/report/NOC from concerned Department.

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 Shri Pandurang Anant Naik & other, C/o. N.S.N. Counto, Alcon Developers, Sukerkar Mansion, Panaji-Goa, hereunto set his hand this 24th day of February, 2014.

[Signature]

Shri Pandurang Anant Naik & other,
C/o. N.S.N. Counto, Alcon Developers,
Sukerkar Mansion, Panaji-Goa

Signature and designation of the witnesses:

1. *[Signature]* Wing Anant Naik
2. *[Signature]* Avinash B. Dongre



[Signature]
(D.S.MORAJKAR)
Additional Collector-I
South Goa District,
Margao- Goa

We declare that Shri Pandurang Anant Naik & other C/o. N.S.N. Counto, PoA, Alcon Developers, Sukerkar Mansion, Panaji-Goa 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. *[Signature]* W. A. Naik
2. *[Signature]* A. B. Dongre

Copy to:

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



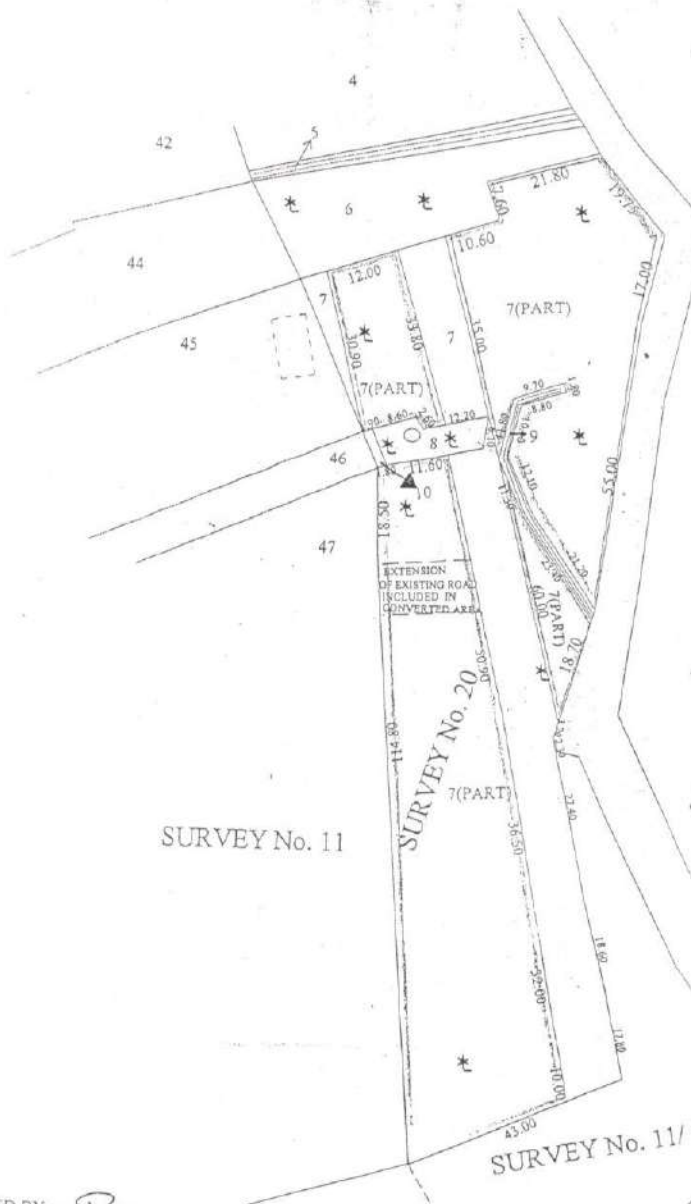
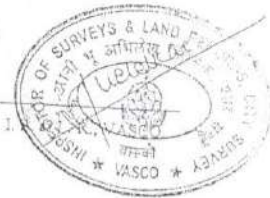
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Surveys and Land Records
VASCO-GOA

PLAN

SHOWING THE LAND BEARING SURVEY NO 20 SUB DIV NO. 7(PART) SITUATED AT ISSORCIM VILLAGE OF MORMUGAO TALUKA APPLIED BY MR PANDURANG ANANT NAIK & OTHERS FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON- AGRICULTURAL PURPOSE VIDE ORDER NO. AC-1/SG/CONVMOR/34/2013/8802 DATED 29/08/2013 AND LETTER NO. AC-1/SG/CONV-MOR/34/2013/7769 DATED 18/09/2014 ISSUED BY THE OFFICE OF THE ADDL. COLLECTOR -1, SOUTH -GOA, MARGAO.

Scale :1:1000

AREA OF THE PLOT PROPOSED FOR CONVERSION.....5671.00 Sq. Mts.



PREPARED BY:- *Rudy*
RUDY ALBUQUERQUE (F.S.)

VERIFIED BY:- *Sagar*
SHRI SAGAR NAVEKAR (H.S.)

FILE NO.- 2/ISLR.MOR/CONV/50/2013