

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: COL/SAL/SG/CONV/61/2019 \1352\

Date: 17/10/2022.

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), **Mr Raphael Bede Pereira and Mrs Bertha Phillipine Pereira, C/o. Mr Ganesh A. Naik, r/o.HNo.1208, Chandrawado, Fatorda, Margao-Goa**, being the occupant of the plot registered **under Survey No.254/2-C of Varca Village of Salcete Taluka**, admeasuring an area **550.00sqmts.**(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.254/2-C of Varca Village of Salcete Taluka**, admeasuring area **550.00sq.mts.**, be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Dy. Town Planner, Town & Country Planning Department, Margao, vide letter No.TPM/31814/Varca/254/2-C/2019/4970 dated 27/08/2019 wherein it is reported that the land under Survey No.254/2-C of Varca Village of Salcete Taluka, the plot in question is located in the Settlement Zone)

having permissible FAR60 as per the Regional Plan for Goa2001 & 2021 and the conversion is recommended for residential purpose admeasuring an area of 550.00sq.mts as per the site plan enclosed.

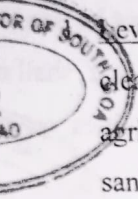
AND WHEREAS, the Mamlatdar of Salcete, Margao has submitted report vide letter No.MAM/SAL/CONV/CI-II/2019/271 dated 29/08/20219 wherein it is stated that the applicant is Occupant Class I; land situated in village area; such use of land will not affect public health, safety and convenience; the market value of the land is Rs.10,000/- per sq.mts.; the proposed land is having public road access to the site in question; there are no tenants on the land proposed for conversion; No names of tenant were deleted at any time; 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 land; the land proposed is not a originally not Government/Alvara land, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land is not low lying. There exists no any water bodies in the proposed land, there is no violates of any provision of Goa Land Use Act, 1991, there exist no any structure in the proposed land; the proposed land for conversion is surveyed under survey No.254/2-C of Varca Village of Salcete Taluka, there is no any electrical line passing through proposed land, the land does not fall under 200mts. and 500mts.HTL; there are one mango tree and two jungle trees in the proposed land; and conversion application may be decided.

The Sub-Divisional Forest Officer, Quepem-Goa, office of the Conservator of Forests, South Goa Division, Margao-Goa, vide letter No.5/SGF/CONV/224/2019-20/2797 dated 15/01/2020, has informed that the Survey No.254/2-C of Varca Village of Salcete Taluka, admeasuring an area of 550.00sq.mts is not a Govt. Foerst and does not form a part of any compartment of South Goa Division Working Plan. Further, the said area/plot does not figure in the list of survey numbers identified as private forest by State Level Expert Committee/South Goa Forest Division Committee. The Forest Conservation Act, 1980 is not applicable to the above area/plot.

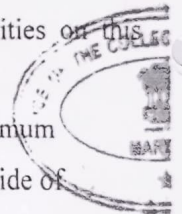
The Inspector of Surveys & Land Records, Margao-Goa, vide letter No.2/ISLR/156/2020/1957 dated 30/10/2020 has submitted Appendix-I to Schedule II of the Goa, Daman & Diu (Conversion of use of land for nonagricultural) and plans of survey No.254/2-C situated at Varca Village of Salcete Taluka.

AND WHEREAS, after obtaining NOC/reports for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No.254/2-C of Varca Village of Salcete Taluka, is approved & applicant has deposited an amount of Rs.82,500/-(Rupees Eighty two thousand five hundred only) on 26/10/2021 in the State Bank of India, Margao towards conversion fee, vide e-Challan No.COLL/85/2021-22 dated 21/10/2021.

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:

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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 Mundecial/ Tenancy rights of any individual, if any, existing in the said property.
11. Any further development in the plot shall be strictly as per the rules in force.
12. 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.
13. 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 the converted land
14. The right of way of road is 10.00mts hence front setback of minimum 8.0mtrs shall be kept from centre line of road towards southern side of property.
15. Traditional access, passing through the plot, if any shall be maintained.
16. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.
17. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
18. 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.
19. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
20. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
21. Low lying land, water bodies be protected and should not be harmed due to any activity.
22. 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.
23. 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.

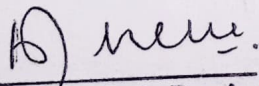
24. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

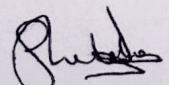
25. In future if any dispute arises regarding the ownership, title, etc, then the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
35.00mts	17.00 mts.	550.00 sq.mts.	under Survey No.254/2-C of Varca Village of Salcete Taluka	North: Sy.No.254/10-A South : Sy. No.254/2 East : Sy.No.254/2 West : Sy. No.254/2
Conversion is sanctioned for residential purpose (Settlement Zone with permissible F.A.R.60) based on above mentioned reports/NOC 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 Applicants **Mr Raphael Bede Pereira** and **Mrs Bertha Phillipine Pereira**, through her PoA holder **Mr. Sheldon Remedios Fernandes**, hereunto set her hand this 17 day of October, 2022.


Mr. Raphael Bede Pereira &


Mrs Bertha Phillipine Pereira
Through PoA/Holder for
Mr. Sheldon Remedios Fernandes (applicants)

Signature and designation of the witnesses:

1. Shri Ganesh Anant Naik

G. Naik

2. Mrs. Jerusalem Pereira e Fernandes,

J. Fernandes



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

We declare, Mr Raphael Bede Pereira and Mrs Bertha Phillipine Pereira through her PoA/H Mr. Sheldon Remedios Fernandes, has signed this sanad is, to our personal knowledge, the person they represents themself to be, and that they have affixed their signature hereto in our presence.

1. Shri Ganesh Anant Naik

G. Naik

2. Mrs. Jerusalem Pereira e Fernandes,

J. Fernandes

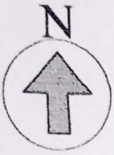


Copy to: 1. The Inspector of Survey & Land Records, Salcete-Goa.
2. The Mamlatdar of Salcete, Margao-Goa.

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

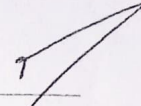
PLAN

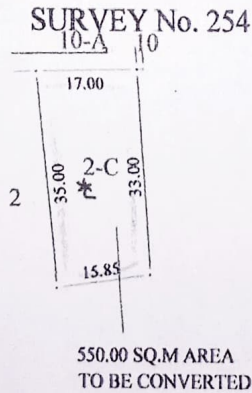
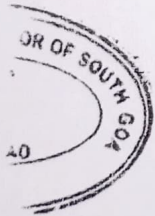
OF THE PROPERTY BEARING SURVEY No. 254/2-C SITUATED AT VARCA VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY MR. RAPHAEL BEDE PEREIRA AND MRS. BERTHA
PHILLIPINA PEREIRA VIDE ORDER NO COL/SAL/SG/CONV/61/2019/10639. DATED 08/09/2020
ISSUED BY THE DY COLLECTOR (REV) SOUTH GOA DISTRICT SALCETE MARGAO - GOA

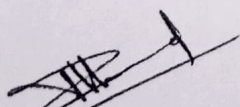


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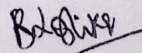
AREA TO BE CONVERTED 2-C 550.00 SQ. MTS.


INSPECTOR OF SURVEY & LAND RECORDS
MARGAO - GOA




ROQUE MIRANDA, (F.S.)

PREPARED BY


RUPALI S. LOTLIKAR, (H.S.)

VERIFIED BY

SURVEYED ON:- 14/10/2020

File No.: 2/ISLR/156/2020