



**OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT**

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No. AC-I/SG/QUE/CONV/53/2014/ **3585**

Date: **13/03/2018**.

**READ:** Application dated 01/08/2014, u/s 32 of LRC, 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) **Ideal Education Society, C/o. Holy Cross Institute, Quepem-Goa**, being the occupant of the plot registered **Land under Survey No.53/0 of Cusmane village of Quepem Taluka, Goa**, admeasuring an area **45,000.00 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 Land under **Survey No.53/0 of Cusmane village of Quepem Taluka, Goa**, admeasuring an area **45000.00 sq.mts** be the same a little more or less, for the purpose of **Institutional** use only.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/335/14-15/4547 dated 01/12/2014, has informed that his office has inspected the area, and it is observed that the area under Sy. No.53/0 of Cusmane Village of Quepem Taluka admeasuring an area 50000.00

sq.mts. is not a Govt. 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, Forest Conservation) Act, 1980, is not applicable to the above area.

And Whereas, the Mamlatdar of Quepem, has submitted report vide no: MAM/QPM/C.I.I/CONV/2014/2240 dated 05/12/2014, wherein he has stated that, the conservation of the plot will not affect public Health Safety and convenience, the market value of the land proposed for conversion is Rs.3500/- per sq.mts. (approximately), the land is not accessible, as per local inquiry and Index I & XIV the plot sought to be converted is not tenanted prior to the enforcement of the Tenancy Act, there is no tenancy case on the proposed land for conversion as on 02/11/1990, the land is not low lying but sloppy, there is no any structure proposed land, the land is surveyed under No. 53/0 of Cusmane Village of Quepem Taluka, the land property sought to be converted do not falls within coastal regulation Zone of 200 mts. / 500 mts. from the High Tide Line, the proposed land is adjacent to the Selaulim Canal on the Northern side, the decision may be taken at your end.

And Whereas, the Dy. Town Planner, Quepem-Goa, has submitted report stating that the land under Survey No.53/0 of Cusmane Village of Quepem Taluka, as per the Regional Plan for Goa i.e as per RPG-2021, plot in question is located in the Institutional zone having permissible FAR of 100, & has recommended the conversion of Land for Institutional purpose admeasuring an area **45000.00**sqmts. Sq.mt vide report no: TPQ/CV/Cusmane/53/17/471 dated 23/05/2017.

And Whereas, the Inspector of Survey & Land Records, Quepem-Goa, has submitted the six copies plan a copy of details in appendix I to schedule II of Survey No.30/0 of Cusmane Village of Quepem Taluka, vide letter No.2/SSLR/QPM/59/17/654 dated Nil /08/2017.

And Whereas, As per the letter No.ACAD/MGT/6-Quepem/98/4052 dated 04/10/2001, the Dy. Director of Education (Acad), Panaji-Goa, the Transfer of School i.e. Holy Cross Institute from Ideal Education Trust to Ideal Education Society for Educational Purpose and conversion fees is exempted.

And Whereas, the applicant has produced the Affidavit, executed before Virendrwakumar P. Dessai, Notary, Margao, Reg. No.463 dated 31/01/2018.

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 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) 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. A set back of  $5.0 + 3.0 = 8.00$  mts. from the centerline of road for the construction shall be maintained along the northern side.
  14. Traditional access, passing through the plot, if any shall be maintained.
  15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
  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 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 the 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 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.
  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.

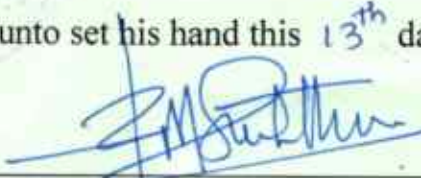
23. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

**Appendix-I**

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
218.80 mts	224.38 mts	45000.00 Sq.mts	<b>Survey No.53/0 of Cusmane Village of Quepem Taluka</b>	North: Sy. No.53/1 South: S.No. 553/1 East: S.No.53/1,78/4,14,19,39 West: S. No. 53/1,56/5,9,19,20
Conversion is Sanctioned for Institutional purpose with permissible F.A.R 100% based reports/NOC referred at page no: 1 & 2.				

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, **Ideal Education Society, C/o. Holy Cross Institute, Quepem-Goa,**

hereunto set his hand this 13<sup>th</sup> day of March 2018.





CHAIRMAN  
Ideal Education Society  
Quepem - Goa

**Shri Rajeev Madhusudan Sukhthanker, Chairman of Ideal Education Society, C/o. Holy Cross Institute, Quepem-Goa, (applicant)**




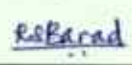
Signature and names of the witnesses:

1. Akshay A. Naik 
2. Roma U. Sinai Barad 



  
(Agnelo A.J. Fernandes)  
Additional Collector-I  
South Goa District,  
Margao- Goa

We declare that **Shri Rajeev Madhusudan Sukhthanker, Chairman of Ideal Education Society, C/o. Holy Cross Institute, Quepem-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 here to in our presence.

1. Akshay A. Naik 
2. Roma U. Sinai Barad 

Copy to:

1. The Mamlatdar of Quepem-Goa.