



OFFICE OF ADDITIONAL COLLECTOR III
PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2311000
Fax Nos :- Email :- ac3-south.goa@gov.in

No.CAD3PON09-22-57/637

Dated:- 14-Nov-2022

Read: 1. Application dated 23-Sep-2022 from Mahesh Talekar and Mansi Mahesh Talekar Proprietor of M/s Omkar Builder and Developer. H.No .820.Flat No.SF-2 Laxmi Narayan Krupa Building Ganesh Nagar Candola. Marcel Ponda Goa . Ponda - Goa
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021.with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

SANAD

SCHEDULE - II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules, 1969)

Whereas an application has been made to the ADDITIONAL COLLECTOR III, Ponda - Goa (hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa ,Daman And 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 thereunder), by **M/S Omkar Builder and Developer** through Proprietors Shri. **Mahesh Pandurang Talekar alias Mahesh Talekar and Smt. Mansi Mahesh Talekar both r/o H.No .820.Flat No.SF-2 Laxmi Narayan Krupa Building Ganesh Nagar Candola.Marcel Ponda Goa . Ponda - Goa** inhabitant of being the occupant of **Survey No.27/1-G** in the village of **Tivrem**, in the **Ponda Taluka** (hereinafter referred to as "the applicant", which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 27/1-G, admeasuring 910 Square Metres** be the same a little more or less for Residential Use only.

Now, this is to certify that the permission to use for the said plots for Residential Purpose is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agriculture purpose for which the permission is granted and to prevent insanitary 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** 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 contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No tree shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided, the grant shall be subject to the provisions of the said Code and rules thereunder.

Appendix-I

Length & Breath		Total Superficial Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
---	---	910.00 Sq.mts	27/1-G	As per attached plan
Conversion is sanctioned for Residential purpose FAR 80 based on reports/NOC referred at page no. 2.				

Remarks :-

1. The applicant has paid conversion fees of Rs.81,900.00 /-(RUPEES EIGHTY-ONE THOUSAND NINE HUNDRED ONLY) vide challan No.Conv/31/2022-23 dated 10-Nov-2022.
2. The zoning information submitted by the applicant issued by the Dy Town Planner, The Town & Country Planning Department, Ponda Goa vide his report No.TPP/3113/Zoning/Tivrem/27/1-G/22/1881 dated 21-Sep-2022.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest-North Goa, Division Ponda Goa has given NOC for conversion vide report No. No.5/CNV/PON-636/dcfn/tech/2019-20/797 dated 14-Oct-2022.
4. The Mamlatdar, Office of Mamlatdar Ponda, Ponda - Goa has submitted his report for conversion vide report No.MAM/PON/C.I(II)/AK/CONV/2022/100 dated 14-Oct-2022
5. The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the ADDITIONAL COLLECTOR III OF Ponda - Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and M/S Omkar Builder and Developer through Proprietors Shri. Mahesh Pandurang Talekar alias Mahesh Talekar and Smt. Mansi Mahesh Talekar both r/o H.No .820,Flat No.SF-2 Laxmi Narayan Krupa Building Ganesh Nagar Candola,Marcel, Ponda - Goa has also hereunto set his/her hand this day 14th of November, 2022.

(Shri Mahesh Pandurang Talekar alias Mahesh Talekar)

(Smt Mansi Mahesh Talekar)

Both Proprietors of M/S Omkar Builder and Developer



(VISHAL C. KUNDAIKAR)
ADDITIONAL COLLECTOR III
Ponda - Goa



Complete address of Witness

Signature and Designature of witnesses :

1. Brahmanand D. Naie

Naie

1. H.NO 179/C-1 Nr mahalaxmi Temple Bandora Ponda Goa.

2. Jayprakash N. Gaunekar

Gaunekar

2. H.No. 168, Gaunom Bandora, Ponda-Goa.

We declare that M/S Omkar Builder and Developer through Proprietors Shri. Mahesh Pandurang Talekar alias Mahesh Talekar and Smt. Mansi Mahesh Talekar both r/o H.No .820,Flat No.SF-2 Laxmi Narayan Krupa Building Ganesh Nagar Candola,Marcel, Ponda - Goa who has signed this Sanad is, to our personal knowledge, the person he/sherepresents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Brahmanand D. Naie

Naie

2. Jayprakash N. Gaunekar

Gaunekar

To,

1. The Dy Town Planner, The Town & Country Planning Department, Ponda Goa
2. The Mamlatdar, Office of Mamlatdar, Ponda, Ponda - Goa
3. The Sarpanch, Village Panchayat / Municipal Council Tivrem, Ponda-Goa
4. The Talathi of Tivrem
5. M/S Omkar Builder and Developer through Proprietors Shri. Mahesh Pandurang Talekar alias Mahesh Talekar and Smt. Mansi Mahesh Talekar both r/o H.No .820,Flat No.SF-2 Laxmi Narayan Krupa Building Ganesh Nagar Candola,Marcel, Ponda - Goa



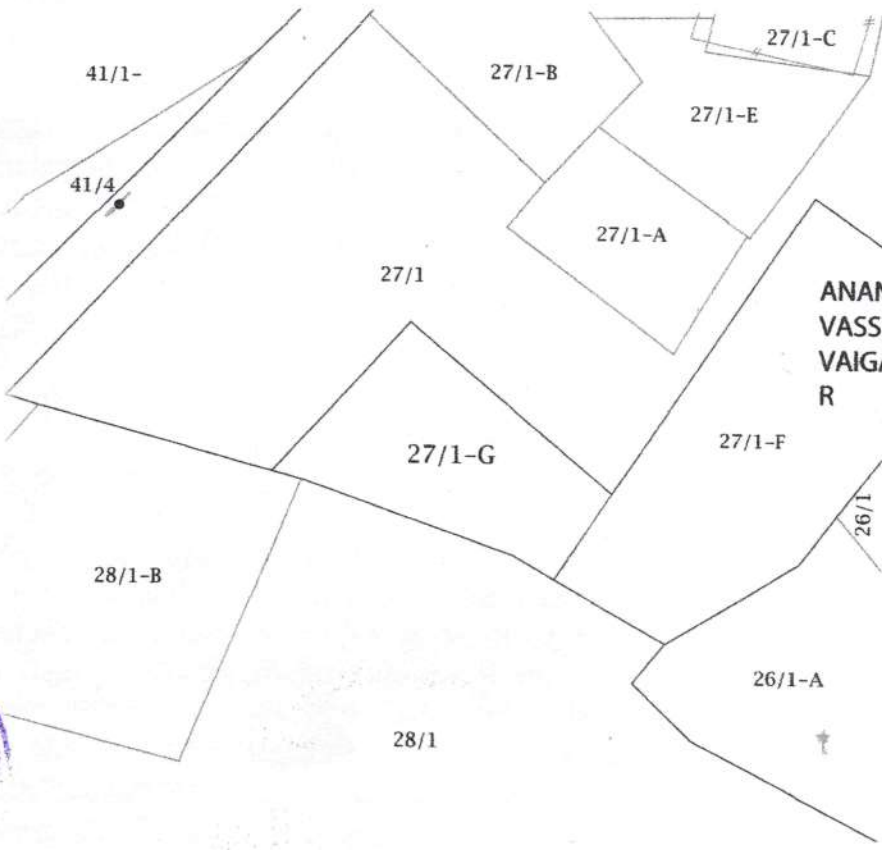
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 13-09-22

Ref. No. :



Scale 1:1000



**ANAND
 VASSUDEV
 VAIGANKA
 R**

Digitally signed by ANAND VASSUDEV VAIGANKA DN: cn=ANAND VASSUDEV VAIGANKA, o=GOVERNMENT OF GOA, ou=DIRECTORATE OF SETTLEMENT AND LAND RECORDS, email=vaigankar@dsir.goa.gov.in, c=IN, Date: 2022.09.20 17:00:07 +0530



Taluka Name : PONDA
 Village Name : Tivrem
 Survey No. : 27
 Subdiv No : 1-G

[Signature]
 Additional Collector Ponda
 Ponda-Goa

Report Generated By: DISHA BANDEKAR

Print Size : A4

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