



**OFFICE OF THE ADDITIONAL COLLECTOR & ADDITIONAL DISTRICT
MAGISTRATE, PONDA GOA**

Phone No: 0832- 2311000

Fax No: 0832- 2311000

Email:

No: RB/CONV/PON/AC-I/04/2013/ 43

Date: 11 /08/2015.

Ref: 1) NO.MAM/PON/CI-I/CONV/184/2013/1403 dt
24/06/2013

2) NO.TPP/Pond/172/6-A/2013/593 dt 14/06/2013

3) NO.5/CNV/PON/DCFN/TECH/2013-14/264 dt.
26/06/2013

4) NO.8-125-DSLR-13/13718

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. Sitaram Atmaram Dangui, c/o Sayed Abdul Jabber, H.M Residencyy, Upper Bazar, Ponda Goa** being the occupant of the plot registered under **Survey No. 172/6-A in the village of Ponda, Ponda 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 land under **Survey No. 172/6-A in the village of Ponda, Ponda Taluka** admeasuring an area **930.00** Square meters be the same a little more or less, for the purpose of **Residential** use only.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land

Survey No. 172/6-A in the village of Ponda, Ponda Taluka was approved. The applicant has credited Rs.1,67400/- as Conversion fees

(Rupees One Lakh Sixty Seven Thousand Four Hundred only) vide Challan No. 194/14-15 dated 12/02/2015 in the State Bank of India, Panaji.

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 otherwise
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.

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
antination activities on this converted land

13. The applicant shall leave $4.00 + 3.00 = 7.00$ mts on the Northern
Side of the plot & $5.00 + 3.00 = 8.00$ mts from the Central Line of
existing road on the Southern side of the plot at the time of
construction.

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.

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 any
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.

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 shall 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.

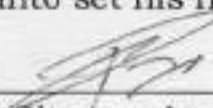
23. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 25 June 2015 which is on record file. Any dispute, mis-information, litigations shall gives right to the issuance authority to revoke the Sanad without issuing any notice. The applicant shall solely responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.



Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
33.00 mts	37.75 mts	930 Sq.mts	Survey No.172/6-A	North: 172/6. South: 172/6 East: 172/6. West : 172/6


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. Sitaram Atmaram Dangu, c/o Sayed Abdul Jabber, H.M Residency, Upper Bazar, Ponda Goa. hereunto set his hand this th day of August, 2015.


Shri. Sitaram Atmaram Dangu.



Signature and designation of the witnesses:

1. Sayed Abdul Jabbar 
2. Mulla Javed 




(Y.B.TAVDE)
Additional Collector Ponda
Ponda- Goa

We declare that Shri. Sitaram Atmaram Dangu, c/o Sayed Abdul Jabber, H.M Residency, Upper Bazar, Ponda 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. Sayed Abdul Jabbar 
2. Mulla Javed 

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
- 4) The Mamlatdar of Salcete.

