



OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
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Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/40/2018/673

Date: 8 /09/2021

- READ:** 1.Application dated 10/09/2018 u/s 32(1) of Shri Mulla Munaf
r/o H.No.83, Haveli, Curti, Ponda - Goa.
2. Zoning Certificate No.TPP/2295/Curti/Zon-
Inf/4/1-A-G/2021/1342 dated 24/06/2021.



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) by **Shri Mulla Munaf r/o H.No.83, Haveli, Curti, Ponda - Goa** being the occupant of the plot registered **under Survey No.4/1-AG** in the **village of Curti of Ponda Taluka** admeasuring **an area of 1099 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.4/1-AG** in the **village of Curti of Ponda Taluka** admeasuring an area **1099 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, zoning certificate produced by applicant issued by Dy.Town Planner vide reference No. TPP/2295/Curti/ZON-INF/4/1-A-F/2021/1342 dated 24/06/2021. Submitted that as per the, Regional Plan for

Goa 2021, the property under reference is earmarked as Settlement Zone FAR-80.

And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-392/DCFN/TECH/2019-20/811 dated 04/12/2020 inform that the area under survey No.4/1-AG of Curti village of Ponda Taluka admeasuring an area of 1099.00 Sq. mts. The area is not a Government Forest and does not form part of any Compartment of North Goa Division Working plan. The area also does not figure in the list of survey numbers finally confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar./V.T.Thomas. Tree canopy density of the plot is less than 0.1. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Ponda, submitted report vide no: MAM/PON/C.I(II)/Conv/2018/2707 dated 20/11/2018 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 1000/- per sq.mts. The site is linked to Ponda Keri road and access of internal village Mud Road & Tar road. There is no mundkar and tenant on the sy.no.4/1-AG of village Curti Ponda Taluka. The land is not falling under low lying area and does not exist any water bodies. There is construction of two sheds admeasuring an area of 180 sq.mts. The land does not fall under 500 Mts. HTL and 200 Mts. Proposed conversions may be considered.



And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of Survey No.4/1-AG admeasuring 1099 in the village of Curti of Ponda Taluka was approved and applicant has paid the conversion fees including penalty fees amounting to Rs1,72,665/- (One lakh seventy two thousand six hundred sixty five only) vide Challan No.30/2021-22 dated 20/08/2021 paid in State Bank of India., Ponda.

Now, this is to certify that the permission to use the said plot for residential purpose 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 Applicant 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 Mundkarial/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. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.
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 any 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.



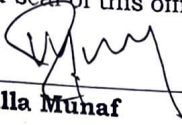
- undertaken
section
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure 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.
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/reason.
23. The Affidavit cum indemnity bond executed by the applicant before Notary dated 26th day of the month of August 2021 is taken on record.
24. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.
25. The applicant shall solely be 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			
----	-----	1099 Sq.mts	4/1-AG	As per attached plan.
Conversion is sanctioned for Residential purpose Settlement Zone with FAR 80 based on reports/NOC referred at page no. 1 & 2.				

limited

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, i.e. **Shri Mulla Munaf r/o H.No.83, Haveli, Curti, Ponda - Goa** has hereunto set his/her hand and seal of this office this 8th day of September, 2021.


Mulla Munaf

Name and Signature of the witnesses:

1. Nazir Ramzan Khan Nihal
Saved Halageni Nihal




(Ajit Panchwadkar)
Additional Collector-III
Ponda- Goa.

We declare that **Mulla Munaf r/o H.No.83, Haveli, Curti, Ponda - Goa** who have signed this sanad are, to our personal knowledge, the person he/she represents himself/herself to be, and that they have affixed their signature here to in our presence.

1. Nazir Ramzan Khan Nihal
2. Saved Halageni Nihal

Copy to:

1. **Shri Mulla Munaf r/o H.No.83, Haveli, Curti, Ponda - Goa**
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
- ✓ 3. The Dy. Conservator of Forest, Ponda-Goa.
4. The Mamlatdar of Ponda, Ponda Goa.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The Municipal Council/Village Panchayat.



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

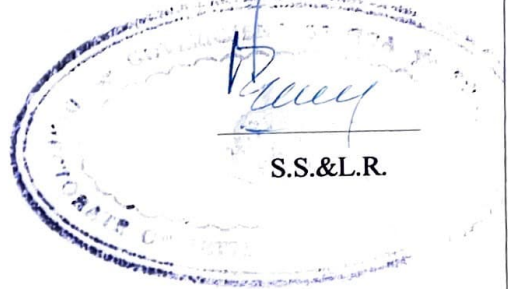
PLAN

OF THE LAND BEARING SURVEY No.4/1 SITUATED AT CURTI VILLAGE
OF PONDA TALUKA SHOWING THEREIN THE NEWLY FORMED SUB-DIV.
No.1-AG.VIDE ORDER No.PON/LRC/PART/127/2014/2137.DATED 15/12/2014,ISSUED BY THE
DEPUTY COLLECTOR & S.D.O., PONDA SUB-DIVISION, PONDA - GOA.

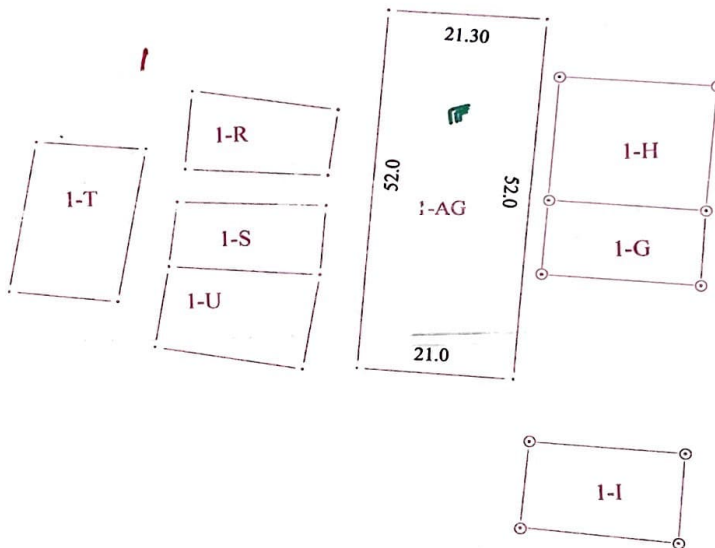


SCALE : 1:1000

 AREA OF THE NEWLY FORMED SUB-DIV. No.1-AG, 1099 Sq. Mts.



SURVEY NO 4




MAHESH KHEDEKAR (F.S.)

PREPARED BY


MANGESH KHOLKAR (H.S.)

VERIFIED BY

SURVEYED ON: 02/06/2015

File No.:9-08-DSLR-15