



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.CAD3PON01-23-2/250

Dated:- 10-Apr-2023

- Read: 1) Application dated 10-Jan-2023 from Ramchandra Bascora Suria Rau Dessai, Paniim Tiswadi, Tiswadi - 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 Shri/Smt. Ramchandra Bascora Suria Rau Dessai inhabitant of being the occupant/tenant of Survey No.223/5 in the village of Bandora, 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. 223/5 and measuring 716 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 use 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 and Breadth		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks
North to south	East to west							
1	2	3	4	5				6
				North	South	East	West	
49.75 mts.	21.45 mts.	716 sq.mts	Survey No. 223/5 (PART)	S.NO. 223/4	S.NO. 223/9	S.NO. 223/6 & S.NO. 223/6-A	S.NO. 223/5	THE LAND IN QUESTION IS GARDEN LAND.

Village : Bandora

Taluka : Ponda

Remarks :-

1. The applicant has paid conversion fees of Rs.96,660.00/- (RUPEES NINETY SIX THOUSAND SIX HUNDRED SIXTY ONLY) vide challan No. Conv/55/2022-23 dated 28-Mar-2023.
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/3266/Bandora/223/5/Zoning/22/2745 dated 23-Dec-2022, informing that as per Regional Plan for Goa 2021, plot admeasuring 716.00 sq.mts bearing Sy. No. 223/5 of village Bandora falls in Settlement Zone (FAR 80).
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-1032/DCFN/TECH/22-23/1336 dated 19-Jan-2023.
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/2023/184 dated 24-Jan-2023
5. The Inspector of Survey and Land Records, Ponda Goa has submitted his report for conversion vide report No. 2/ISLR/PON/CONV/05/23/312 dated 03/03/2023.
6. 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 Ramchandra Bascora Suria Rau Dessai has also hereunto set his/her hand this day 18th of April, 2023.

Ramchandra Bascora Suria Rau Dessai
(Ramchandra Bascora Suria Rau Dessai)

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



APPLICANT

Signature and Designature of witnessess :

1. Devdas N. Naik
2. Devraj's Phadke

Complete address of Witness

1. Varkhalem, Ponda
2. Durgabhat Ponda-Goa

We declare that Ramchandra Bascora Suria Rau Dessai who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Devdas N. Naik
2. Devraj's Phadke

To,

1. The Dy Town Planner, The Town & Country Planning Department, Ponda Goa
2. The Mamlatdar, Office of Mamlatdar, Ponda, Ponda - Goa
3. The Inspector of Survey and Land Records, Ponda Goa
4. The Sarpanch, Village Panchayat / Municipal Council Bandora, Ponda-Goa
5. The Talathi of Bandora
6. Ramchandra Bascora Suria Rau Dessai, Panjim, Tiswadi-Goa

Remarks

GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PONDA - GOA

PLAN (PART)
OF THE PROPERTY BEARING SURVEY NO. 223/5 SITUATED AT BANDORA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY RAMCHANDRA BASCORA SURIA RAU DESSAI
VIDE ORDER NO. CAD3PON01-23-2 DATED 11/01/2023. BY THE ADDITIONAL COLLECTOR-III,
SOUTH GOA, PONDA-GOA.

SCALE : 1:1000



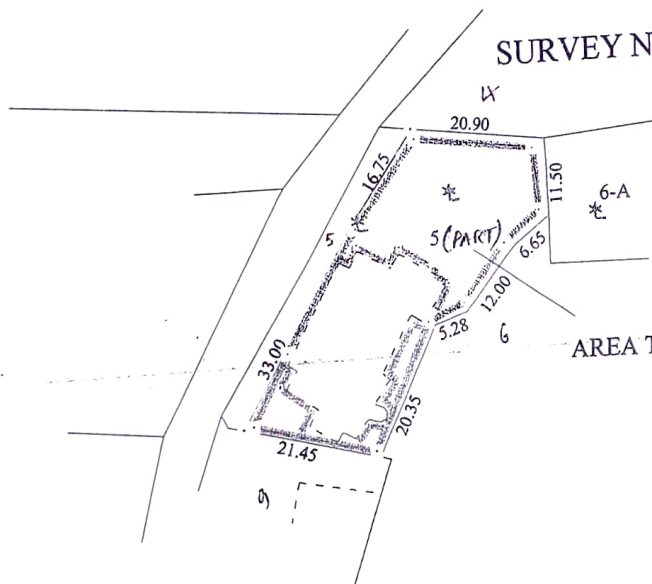
AREA TO BE CONVERTED = 716.00 SQ. MTS.

[Signature]
3/3/23

ANAND VAIGANKAR
Inspector of Survey & Land Records
Ponda- Goa.



SURVEY NO. 223



AREA TO BE CONVERTED

Conversion Sanad issued vide
Mes. CAD3PON01-23-2/250
dt. 10/04/2023

[Signature]
PRITI NAIK (F.S.)

PREPARED BY

SURVEYED ON: 31/01/2023

[Signature]
Additional Collector Ponda
Ponda-Goa

[Signature]
DIGVITA KERKAR (H.S.)

VERIFIED BY

File No.: 2/ISLR/PON/CONV/05/23