



OFFICE OF THE
ADDITIONAL
COLLECTOR
PONDA

OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
Second Floor, Government Complex Building,
Tisk, Ponda-Goa,

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No: AC/PON/SG/CONV/01/2019/379

Date: 29/05/2019

READ: Application dated 07/02/2019 u/s 32(1) of Land Revenue Code, 1968, received from M/s Ritesh Developers Pvt Ltd.& others through Shri Rajesh S. Vernekar, Managing Director M/s Ritesh Developers Pvt., Ltd., and POA holder Mrs Ujwala Umesh Verlekar, and 25 others having registered office near Rajiv Gandhi Kala Mandir, Bethora Road, Ponda-Goa.

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 M/s Ritesh Developers Pvt Ltd,& others through Shri Rajesh S. Vernekar, Managing Director M/s Ritesh Developers Pvt., Ltd., and POA holder for 1. Mrs Ujwala Umesh Verlekar, 2. Mr Gouresh Umesh Verlekar, 3. Mrs Reema Gouresh Verlekar, 4. Mr Niraj Umesh Verlekar, 5. Mr Dinesh Ganpat Gaonkar, 6. Mrs Vilasini Dinesh Gaonkar, 7. Mr Vyankatesh Narayan Kulkarni, 8. Mrs Deepa Vyankatesh Kulkarni, 9. Mr Gopalkrishna Pandurang Dessal, 10. Mr Pandurang Gopalkrishna Dessal, 11. Mrs Sneha Pandurang Desai, 12. Mr Swapnil Gopalkrishna Dessal, 13. Mrs. Medha Swapnil Desai, 14. Mr Sanvalo Pandhari Vernekar, 15. Mr Bhavesh Sanvalo Vernekar, 16. Mr Paresh Sanvalo Vernekar, 17. Mrs. Karishma Paresh Vernekar, 18. Mr Shrikant Vinayak Kamat, 19. Mrs Surekha Shrikant Kamat, 20. Mr. Satish Krishna Audi, 21. Mr. Laxmikant Gokuldas Verekar, 22. Mrs. Saroj Laxmikant Verekar, 23. Mr Krishna Shridhar Samant, 24. Mrs Shubhalaxmi Krishna Samant, 25. Mr Yeshwant Hari Tari, 26. Mrs Sulbha Yeshwant Tari duly registered under No.470/18 dated 29/05/2018 before Notary of Satish S. Pilgaonkar at Ponda Goa having registered office near Rajiv Gandhi Kala Mandir, Bethora Road,

Ponda having being the occupant of the plot registered under **Survey No.84/4-C** in the **village of Quela** in the **Ponda Taluka** admeasuring an area **5101.36 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.84/4-C** in the **village of Quela** in the **Ponda Taluka**, admeasuring an area **5101.36 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Town and Country Planning Department, Ponda, reported that land under survey **No.84/4-C of Quela village of Ponda Taluka** as per the Regional Plan for Goa 2021 the plot in question is located in **Settlement Zone classified under village category with VP-1, F.A.R.80.** The conversion of use of land is recommended for **Residential purpose** for area admeasuring **5101.36 sq.mts.** vide report No.TPP/489/Queula/84/2019/2018/1163 dated 27/03/2019.

And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-1074/DCFN/TECH/2018-19/55/77, dated 09/04/2019 informed that the area under **survey No. 84/4-C Quela** village of **Ponda Taluka** admeasuring an area of **5101.36 Sq. mts.** 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. Tree canopy density of the plot is approximately 0.1. to 0.2 As the area is less than 1 Ha it does not come under the purview of Hon'ble Supreme Court Order dated 04/02/2015. 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/2019/1000 dated 03/05/2019 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 1000.00/-per sq.mts. There is an access of road the site is linked to Ponda Panaji N.H. There are no tenants & Mundkars as per I & XIV of sy.no.84/4 of **village Quela Ponda Taluka.** The land is not falling under low lying area and does not exist any water bodies. There is no construction in the

proposed land sought for conversion. The land is situated in survey No.84/4-C of village Quela of Ponda Taluka. The land does not fall under 500 mts HTTL and 200 Mts. Proposed conversion may be considered.

And whereas, The Inspector of Survey & Land Records, Ponda vide No.2/ISLR/PON/5/19/1049 dated 09/04/2019 informed that the land in question is Dry crop. The survey is carried out as per the site plan and same tallies with the survey plan and ground measurements. There are 18 jungle trees as on the date of site inspection.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of **Survey No. 84/4-C** in the **village of Quela** in the **Ponda Taluka** was approved and applicant has deposited conversion fees of **Rs.8,41,724/-** (Rupees eight lakh forty one thousand seven hundred twenty four only) vide e-challan No.42/2019 dated 14/05/2019 in the **State Bank of India, Ponda.**

Now, this is to certify that the permission to use 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. **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-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 ² 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 Muncdarial/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. The applicant shall leave minimum 10.00 mts existing road and construction will be permitted at distance of 8.00 mts from the Center line of the existing road.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.
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 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.
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 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.
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/reason.
24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 14th day of May 2019, is placed on record.
25. Any dispute, mis-information, litigation's shall gives right to the issuing authority to revoke the Sanad without issuing any notice.
26. 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			
Part A 54.00	55.60	2871 sq.mts	S.NO. 84/4-C(PART)	North-sy.no.84/4,84/3 South-Nala East-sy.no.84/4-C West-84/3
Part B 49.70	43.10	2230 Sq.mts	S.NO. 84/4-C(PART)	North-sy.no.84/4 South-sy.no.84/4 East-sy.no.84/4,Nala West-84/4-C

Conversion is sanctioned for Residential purpose Settlement Zone classified under village category with VP-1, FAR 80% based on reports/NOC referred at page no. 1 & 2.

In witness whereof the Collector of South Goa District, Margão has hereunto set his hand and sent seal of his office on behalf of the Government of Goa and the Applicant, i.e., **M/s Ritesh Developers Pvt Ltd,& others through Shri Rajesh S. Venenkar, Managing Director M/s Ritesh Developers Pvt., Ltd., and POA holder for Mrs Ujwala**

Umesh Verlekar, and 25 others registered office near Rajiv Gandhi Kala Mandir, Bethora Road, Ponda has hereunto set his hand on this 29th Mar, 2019.




M/s Ritesh Developers Pvt Ltd, & others
through Shri Rajesh S. Verenkar,
Managing Director M/s Ritesh Developers Pvt., Ltd.,
and POA holder for Mrs Ujwala Umesh Verlekar, and 25 others

Name and Signature of the witnesses:

1. Narayana M. Nagarkar (M/s Ponda)

2. Velvesh D. Kerkar (Verlekar)


(Johnson B. Fernandes)
Additional Collector-III
Ponda-Goa.



We declare that M/s Ritesh Developers Pvt Ltd, & others through Shri Rajesh S. Verenkar, Managing Director M/s Ritesh Developers Pvt., Ltd., and POA holder for Mrs Ujwala Umesh Verlekar, and 25 others registered office near Rajiv Gandhi Kala Mandir, Bethora Road, Ponda 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. Narayana M. Nagarkar (M/s Ponda)

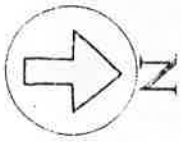
2. Velvesh D. Kerkar (Verlekar)

Copy to:

1. M/s Ritesh Developers Pvt Ltd, & others through Shri Rajesh S. Verenkar, Managing Director M/s Ritesh Developers Pvt., Ltd., and POA holder for Mrs Ujwala Umesh Verlekar, and 25 others registered office near Rajiv Gandhi Kala Mandir, Bethora Road, Ponda.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Dy. Conservator of Forest, Ponda-Goa.
4. The Mamlatdar of Ponda.
5. The Inspector of Survey & Land Records, Ponda-Goa.
6. The Municipal Council/Village Panchayat .

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

PLAN

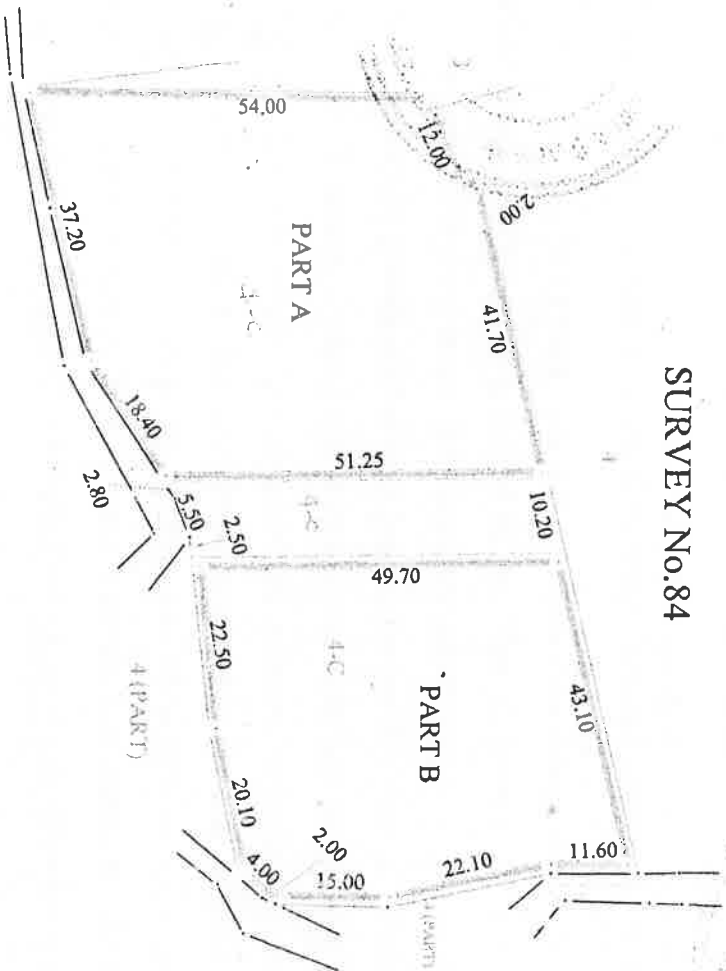


OF THE PROPERTY BEARING SURVEY No.84/4-C (PART) SITUATED AT QUEULA VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S RITESH DEVELOPERS PVT. LTD. & OTHERS VIDE ORDER NO. AC/PON/SG/CONV/01/2019/167 DATED 08/02/2019. BY OFFICE OF THE ADDITIONAL COLLECTOR-III PONDA-GOA.

SCALE : 1:500

- AREA TO BE CONVERTED (PART A) 2871 SQ. MTS.
- AREA TO BE CONVERTED (PART B) 2230 SQ. MTS.
- TOTAL AREA TO BE CONVERTED (PART A + PART B) = 5101 SQ. MTS.

Wolmsh-
Inspector of Survey &
Land Records.



Prakash
PRAKASH SHET (F.S.)
PREPARED BY

SURVEYED ON: 05/03/2019

Siddh
DIGVITA KERKAR (H.S.)
VERIFIED BY

File No.: 2/ISLR/PON/5/19