

CDPON10-24-193 / 2822
No.SDO/PON/CONV/06/160/2024
Office of the Deputy Collector &
Sub Divisional Officer, Ponda.
Dated: - 22/10/2024

Read: Application dated 30/09/2024 of Mr Sham Mahadev Prabhudessai R/o. H.No. 243/2, Shivam, Maingal, Tarvale, Shiroda, Ponda-Goa.

S A N A D
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 Collector of 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 expressions shall, where the context so admits include the rules and orders there under **Mr Sham Mahadev Prabhudessai R/o. H.No. 243/2, Shivam, Maingal, Tarvale, Shiroda, Ponda-Goa.** 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 the plots of land hereinafter referred to as the "said plot" described in the Appendix I hereto, forming **Survey No. 103/7-D, of village Borim Ponda Taluka, admeasuring an area of 465 sq mtrs,** be the same a little more or less, for the purpose of residential use only.

And whereas, the Town Planner, Town & Country Planning Department, Ponda, vide Report bearings No. TPP/4566/Zoning/Borim/103/7-D/2024/2273 dated 27/09/2024 provided land use zoning information i.e as per Regional Plan for Goa 2021, the plot under reference is earmarked as "Settlement zone FAR 80%"

And whereas, the Dy. Conservator of Forest, North Goa Division, Ponda vide letter No: 5/CNV/PON/824/DCFN/TECH/2024-25/1223 dated 09/10/2024, informed that his office has inspected the area and it is observed that the area under **Survey No. 103/7-D, of village Borim Ponda Taluka, admeasuring an area of 465 sq mtrs, 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 identified as private forest by State Level Expert Committee and also Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Ponda, has submitted report vide No: MAM/PON/CONV/ AK/ 2024/674 dated 08/10/2024, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.4,000/- per sq.mts., there is an access to the site in question, there is no tenants/Mundkars on the proposed land for conversion, as per the form I & XIV that **there doesn't exist tenants name in the tenant column**, the land proposed or conversion is **Survey No. 103/7-D, of village Borim of Ponda Taluka, admeasuring an area of 465 sq mtrs,** There are **three teak wood trees** on the land proposed for conversion and **there is no structure in the land proposed for Conversion.** The land is **Dry Crop land, no electric/telephone line are passing over the plot,** and it is not a tenanted land under 18k of ATA, 1964 and same does not attract H.C.Directive.

[Handwritten signature]

Cont Pg -2

And Whereas, after obtaining NOC/report for proposed conversion of Land from the above mentioned authorities, the conversion of Land under **Survey No. 103/7-D, of village BorimPonda Taluka, admeasuring an area of 465 sq mtrs**, was approved. The applicant has credited conversion fees of Rs.55,800/- (Rupees Fifty Five Thousand Eight Hundred Only) vide challan No. 142/2024-25 dated 21/10/2024, in the State Bank of India Ponda- Goa.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provision 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 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 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 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 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 5.(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.

Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and there under.

1. 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.
2. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
3. Sanad shall not take away Mundcarial/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.

4. Any further development in the plot shall be strictly as per the rules in force.
5. 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.
6. 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.
7. Traditional access, passing through the plot, if any shall be maintained.
8. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
9. 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.
10. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
11. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
12. Low lying land, water bodies be protected and should not be harmed due to any activity.
13. 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.
14. 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 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.
15. 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.
16. In future if any dispute arises regarding the ownership, title, etc, then 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.

A P P E N D I X - 1

Length and Breadth		Total Superficial Area	Forming (Part of Survey No.)	Boundaries	Remarks
North to South	East to West	Total Superficial area	Forming Part of Survey No. And Sub Division No.	North East South West	---
1.	2.	3.	4.	5.	6.
A ---	----	465 sq.mts	Survey No. 103/7-D, of village Borim of Ponda Taluka,	As per attached plan	-----
Conversion is sanctioned for Residential purpose with permissible F.A.R. 80 based on above mentioned reports/NOC/mentioned at page 1 and 2.					

OFFICE OF DY. COLLECTOR & S.D.O. PONDA SUB

In witness where of the Dy. Collector & S.D.O. Ponda-Goa, has hereunto set the hand and the Seal of the Office on behalf of the Government of Goa and the applicant **Mr. Sham Mahadev Prabhudessai R/o. H.No. 243/2, Shivam, Maingal, Tarvale, Shiroda, Ponda-Goa** has signed below.

Mr. Sham Mahadev Prabhudessai
(Applicant)



Shubham M. Naik
Deputy Collector & S. D. O
Ponda-Goa

Signature of the witnesses: -

1. Sanjay S. Naik

2. Sanjana S Desai

sWe declare that **Mr. Sham Mahadev Prabhudessai R/o. H.No. 243/2, Shivam, Maingal, Tarvale, Shiroda, Ponda-Goa** has signed this sanad is, to our personal knowledge, the person he represent himself to be, and that he has affixed his signature hereto in our presence.

Copy:

- ✓ 1. **Mr. Sham Mahadev Prabhudessai R/o. H.No. 243/2, Shivam, Maingal, Tarvale, Shiroda, Ponda-Goa.**
2. The Mamlatdar of Ponda- Goa.
3. The Dy Conservator of Forest Ponda-Goa
4. The Secretary of V.P Borim, Ponda-Goa.

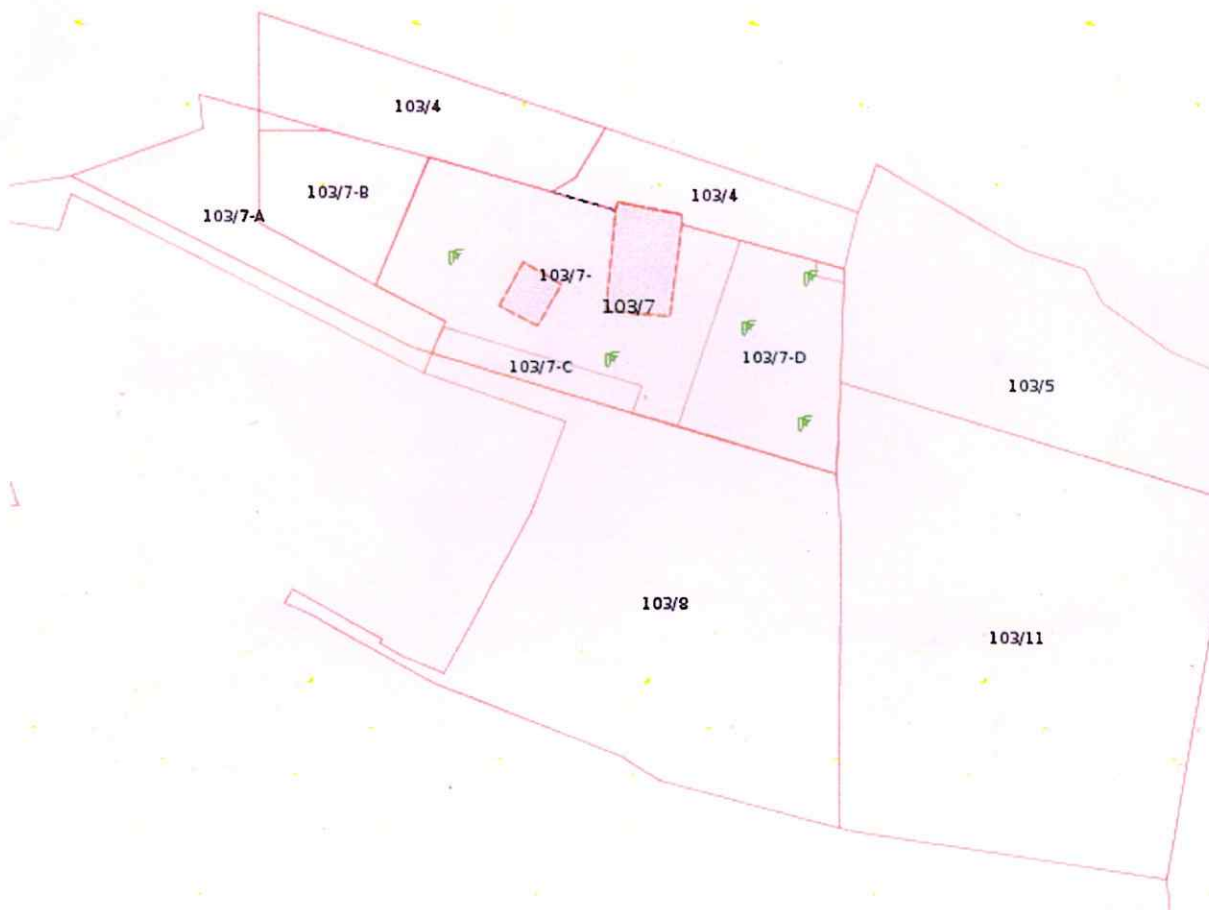


Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Ponda Taluka, Borim Village
Survey No.: 103 , Subdivision No.: 7 - D

Scale 1:1000

Reference No.: CPON224-5858-1451991



This record is computer generated on 19-09-2024 12:31:43. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



OFFICE OF ADDITIONAL COLLECTOR III

PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2312125

Fax Nos :- Email :- ac3-south.goa@gov.in

No.CAD3PON01-24-1/424

Dated:- 25-July-2024

Read: 1. Application dated 04-Jan-2024 from Shri Sham Mahadev Prabhudesai, r/o H. No. 243/2, Shivam, Maingal, Tarvalem Shiroda, 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 Shri/Smt. Sham Mahadev Prabhudesai r/o H. No. 243/2, Shivam, Maingal, Tarvalem Shiroda, Ponda-Goa inhabitant of being the occupant/tenant of Survey No.103/11(Part) in the village of Borim, 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.103/11 (Part) and measuring 2475 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			North	South	East	West	
1	2	3	4	5				6
51.57 mts.	54.00 mts.	2475 sq.mts	Survey No. 103/11(PART)	sy.no. 103/5	sy.no. 104/1	sy.no. 103/5	sy.no. 103/8, 103/7	The land in question is Dry Crop. Well Shown on Survey map does not exist on location

Village : Borim

Taluka : Ponda

Remarks :-

- The applicant has paid conversion fees of Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only) vide challan No. Conv/09/2024-25 dated 23-July-2024.
- The zoning information submitted by the applicant issued by the Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa vide his ref. No.TPP/3640/Zoning/Borim/103/11/23/1513 dated 26-June-2023, informing that as per Regional Plan for Goa 2021, plot admeasuring 2600.00 sq.mts bearing Sy. No. 103/11 of village Borim is earmarked as Settlement Zone (FAR 80).
- 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. 5/CNV/PON-1852/DCFN/TECH/2023-24/1381 dated 12-Mar-2024.
- The Mamlatdar, Office of Mamlatdar Ponda, Ponda-Goa has submitted his report for conversion vide report No.MAM/PON/CONV/AK/2024/560 dated 28-May-2024.
- The Inspector of Survey and Land Records, Ponda-Goa has submitted his report for conversion vide report No.2/ISLR/CON/09/24/751 dated 11/07/2024.
- 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 Sham Mahadev Prabhudesai has also hereunto set his/her hand this day 25th of July, 2024.

(Sham Mahadev Prabhudesai)

APPLICANT



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

Signature and Designation of witnesses :

1. Sameer. S. Naik

2. Sanjana S Desai

Complete address of Witness

1. Zuvawada Tirum Marel

2. Borim Ponda-Goa

We declare that Sham Mahadev Prabhudesai 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. Sameer. S. Naik
2. Sanjana S Desai

To,

- The Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa.
- The Mamlatdar, Office of Mamlatdar Ponda, Ponda-Goa.
- The Sarpanch, Village Panchayat Borim, Ponda-Goa.
- The Talathi of Borim
- Shri Sham Mahadev Prabhudesai, H. No. 243/2, Shivam, Maingal, Tarvalem Shiroda, Ponda-Goa.



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / Village Name : PONDA / Borim
Survey / Subdiv No. : 103/11

Appln Date :21-03-24

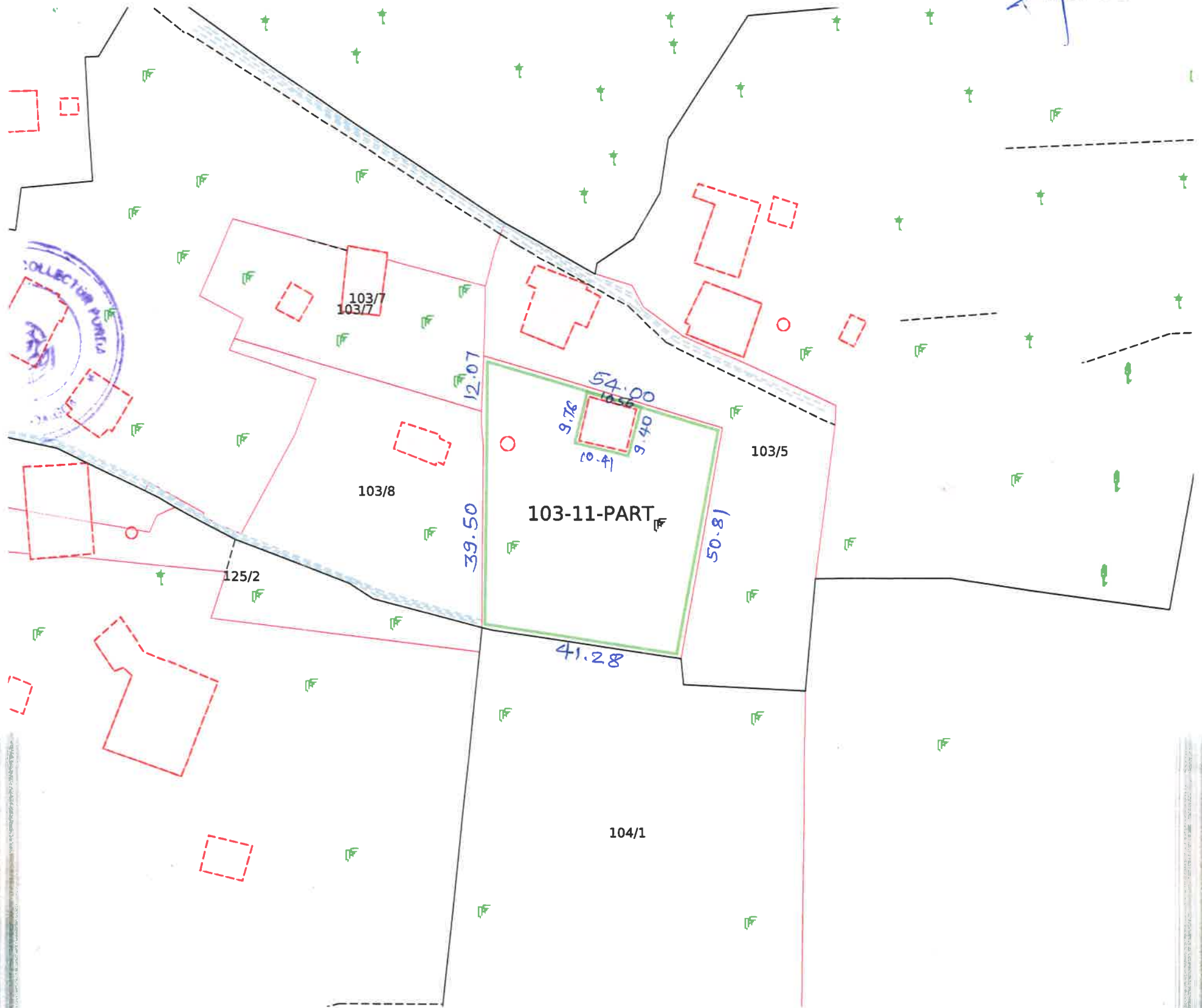
Ref. No.: 2-09-24



AREA OF PLOT TO BE CONVERTED FROM AGRICULTURAL TO NON AGRICULTURAL
IN SURVEY NO. 103/11 = 2475 SQ. M

NOTE - 1) WELL SHOWN ON SURVEY MAP DOES NOT EXIST ON LOCATION.

Scale 1:1000



Conversion Serial is issued
under No. CADSP/NOI-24-1/424
dated 25/07/2024

Additional Collector Ponda
Ponda-Goa

DIGVITA KERKAR (H.S.)
VERIFIED BY