



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

Phone: 0832-2311000, Fax: 0832- 2311000

Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/04/2021/872

Dated: 19/11/2021

READ: Application dated 07/08/2020 u/s 32(1) of Shri Dilip Nanda Naik and others through POA holder Shri Rajesh S. Verenkar, Partner of M/S Sarthak Developers, office at 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 1. Shri Vinayak Narayan Naik alias Vinaeca Naraina Naique 2. Smt. Shobha Vinayak Naik 3. Smt Shubhangi Nanda Naik 4. Shri Rama nanda Naik 5. Smt. Archana Rama Naik 6. Shri. Dilip Nanda Naik 7. Smt. Sarika Dilip Naik 8. Shri. Sudhir Ramnath Borkar 9. Smt Anadha Sudhir Borkar 10. Shri Gopal alias Sunil ramnath Borkar 11 Suvidya Gopal Borkar represented **through POA holder Shri Rajesh S. Verenkar Partner of M/s Sarthak Developers, office at Bethora Road Ponda Goa** being the occupant of the plot registered **under Survey No. 164/5 (Part)** in the **village of Ponda of Ponda Taluka admeasuring an area of 2126.25 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. 164/5 (part)** in the **village of Ponda of Ponda Taluka, admeasuring an area of 2126.25 sq. mts.** be the same a little more or less, for the purpose of **Commercial** use only.

And whereas, the Dy. Town Planner, Ponda vide letter no. TPP/1306/conv/164/5/2021/646 dated 19/03/2021 reported that land

under survey No **164/5 of Ponda village of Ponda Taluka** as per the outline Development plan 2028, the property under reference is earmarked as commercial Zone, with C-1 F.A.R. 200.

And whereas, the Mamlatdar of Ponda, submitted report vide no: MAM/PON/C.I.(II)/AK/CONV/2021/361 dated 02/02/2021 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 3000/- per sq.mts. The proposed land is accessible. The Site is linked to Ponda road. The land is not comunidade, /Aframento land nor Alwara land. There is no Tenants. There are no Mundkars on the land. There are no tenants. The land does not falls under low lying area and does not exist any water bodies. There is old structure of 373 m2 appears on site plan. There is no electrical line passing through the plot. The land does not fall under 500 HTL and 200 Mts.

And Whereas, Inspector of Survey and Land Records Ponda Goa vide report No. 2/ISLR/PON/CONV/05/21/361 dated 18/06/2021 have submitted six copies of Plan along with details in Appendix-I to schedule II and informed that the land in question is Garden Land.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No164/5 (Part)** in the **village of Ponda of Ponda Taluka** was approved and applicant has deposited the **conversion fees including penalty amounting to Rs 37,82,680/-** vide challan No. 42/2021-22 dated 01/11/2021 in the **State Bank of India, Ponda Branch**.

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 Application as an arrears of land revenue.

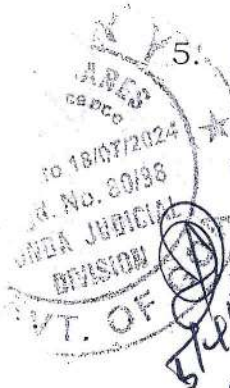
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

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.

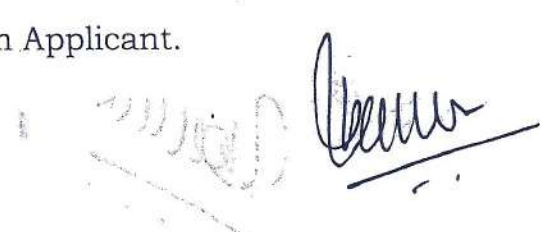
9. Sanad shall not take away Mundcerial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue. The Applicant shall also be liable to restore land back to its original use at his own cost.

10. Any further development in the plot shall be strictly as per the rules in force.



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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.
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.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text 'OFFICE OF ADDITIONAL' at the top and 'PONDA-G' at the bottom, with a central emblem. The signature is written in a cursive style.

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 18th day of the month of November 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.

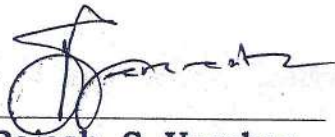
Appendix-I

Length & Breath		Total Superficial Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
41.3 M	80.0 M	2126.25 Sq.mts	164/5(part)	North: S. no. 163/3,4 & 5 South: S. no. 164/7 East : S. no. 164/5 & 163/4 West : S. no. 164/4

Conversion is sanctioned for Commercial purpose C-1 Zone FAR 200 based on reports/NOC referred at page no. 1 & 2.

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., 1. Shri Vinayak Narayan Naik alias Vinaeca Naraina Naique 2. Smt. Shobha Vinayak Naik 3. Smt Shubhangi Nanda Naik 4. Shri Rama nanda Naik 5. Smt. Archana Rama Naik 6. Shri. Dilip Nanda Naik 7. Smt. Sarika Dilip Naik 8. Shri. Sudhir Ramnath Borkar 9. Smt Anadha Sudhir Borkar 10. Shri Gopal alias Sunil ramnath Borkar 11 Suvidya Gopal Borkar represented **through POA holder Shri Rajesh S. Verenkar Partner of M/s Sarthak**

Developers, office at Bethora Road Ponda Goa has hereunto set his/her hand and seal of this office this 19th day of November, 2021.



Shri Rajesh S. Verekar
POA holder for applicants

Name and Signature of the witnesses:

1. NARAYAN. M. NAGVENKAR



2. JAIRAM L. KOLEKAR



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



We declare that 1. Shri Vinayak Narayan Naik alias Vinaeca Naraina Naique 2. Smt. Shobha Vinayak Naik 3. Smt Shubhangi Nanda Naik 4. Shri Rama nanda Naik 5. Smt. Archana Rama Naik 6. Shri. Dilip Nanda Naik 7. Smt. Sarika Dilip Naik 8. Shri. Sudhir Ramnath Borkar 9. Smt Anadha Sudhir Borkar 10. Shri Gopal alias Sunil Ramnath Borkar 11. Smt Suvidya Gopal Borkar represented **through POA holder Shri Rajesh S. Verenkar Partner of M/s Sarthak Developers, office at Bethora Road Ponda Goa** who have signed this sanad is 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. NARAYAN. M. NAGVENKAR



2. JAIRAM L. KOLEKAR



Copy to:

1. ✓ Shri Dilip Nanda Naik and others through POA holder Shri Rajesh S. Verenkar and others Partner of M/S Sarthak Developers, office at Bethora Road
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Mamlatdar of Ponda, Ponda Goa.
4. The Inspector of Survey & Land Records, Ponda- Goa.
5. The Municipal Council/Village Panchayat.

1721c

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

PLAN

OF THE PROPERTY BEARING SURVEY No.164/5 PART SITUATED AT PONDA VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY MR DILIP NAIK & OTHERS VIDE ORDER NO. AC/PON/SG/CONV/04/2021/55 DATED 14/01/2021 AND VIDE LETTER NO. AC/PON/SG/CONV/04/2021/236 DATED 18/03/2021, BY ADDITIONAL COLLECTOR PONDA, PONDA- GOA.



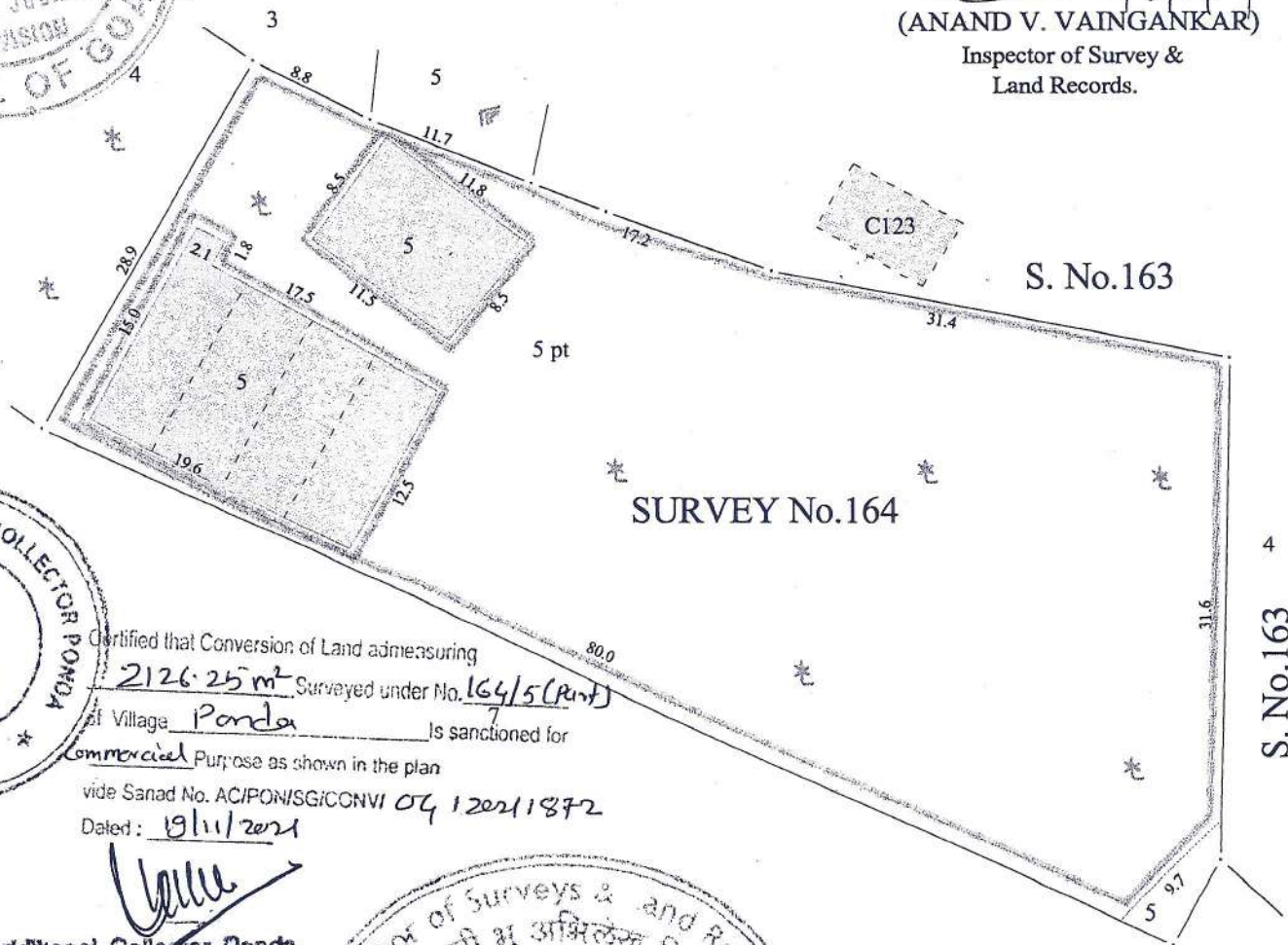
SCALE : 1:500

 AREA TO BE CONVERTED 2126.25 SQ. MTS.

5000/1/2
8981




(ANAND V. VAINGANKAR)
Inspector of Survey &
Land Records.



Certified that Conversion of Land admeasuring
2126.25 m² Surveyed under No. 164/5 (Part)
of Village Ponda is sanctioned for
Commercial Purpose as shown in the plan
vide Sanad No. AC/PON/SG/CONV/04/2021/872
Dated: 19/11/2021


Additional Collector Ponda
Ponda-Goa

ASMITA SHINDE (F.S.)
PREPARED BY



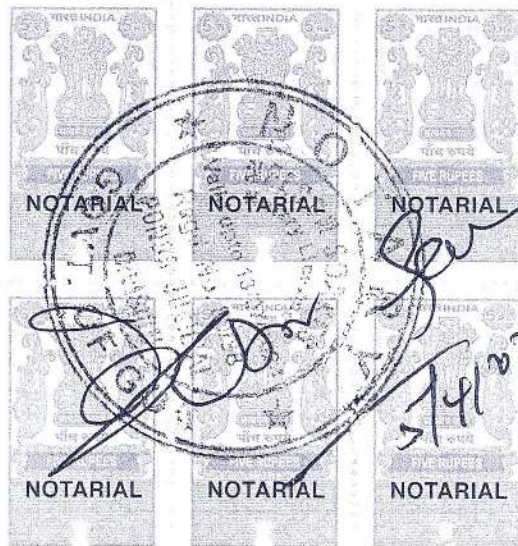

NAYANA KERKAR (H.S.)
VERIFIED BY

SURVEYED ON: 03/05/21

File No.: 2-ISLR-PON-CONV-05-21

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
NELSON SOARES

Dated: 5/4/2022
Receipt No. 1398

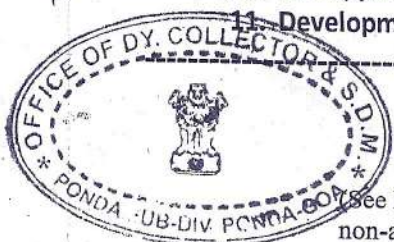


No. 06/55/2021-Conv/2075
Office of the Deputy Collector & S.D.O.
Ponda Sub Division Ponda Goa.

Dated: 22/08/2022

Read:-

1. Application dated 01/07/2021 received from Mr. Sudhir Ramnath Borkar, Mrs. Anadha Sudhir Borkar, Mr. Gopal alias Sunil Ramnath Borkar & Mrs. Suvidya Gopal Borkar, Ponda-Goa. Under section 32(1) of the L.R.C. 1968 received in this office on 01/07/2021.
2. The applicant has paid the Conversion fees and fine amounting to Rs.2, 20000/- (Rupees Two-Lakh twenty thousand only) vide Ch.No. 202200474343 dated 02/06/2022.
3. The Conversion has been approved by the Mamlatdar of Ponda vide his report MAM/PON/C.I. & II/AK/ CONV/2021/1935 DT. 22/07/2021.
4. The conversion has been approved by South Goa Planning & Development Authority Margao-Goa. vide his report No. SGPDA/P/ZON/231/20-21 dt. 17/03/2021.
5. Further any development in the plot shall governed as per the prevailing rules and regulation in Force.
6. The Conversion recommended shall not be constructed permission for construction or any other development activity in the said plot.
7. Any other NOC if required shall be obtained from the concern Authority prior to issue of Conversion SANAD.
8. Traditional access/natural drain, if passing through the plots shall be maintained to the satisfaction of the local Authority.
9. This conversion is recommended subject to condition as per regulation 18 of the Goa Land Development and Building construction regulation 2010 in regards to Landscaping of open spaces/tree plantation.
10. The applicant has produced the Affidavit- cum- Indemnity Bond dated 14/06/2022.
11. Development/Construction in the plot shall be carried out as per existing rules in force.



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 Dy. Collector & S.D.O., 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 there from Mr. Sudhir Ramnath Borkar, Mrs. Anadha Sudhir Borkar, Mr. Gopal alias Sunil Ramnath Borkar & Mrs. Suvidya Gopal Borkar, Ponda-Goa. being the occupant of the plot registered under Survey No. 164/4 known as ...situated at Village Ponda of Ponda Taluka, registered under Surveyed No. 164/4 (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 a part of Survey No. 164/4 admeasuring 250Sq. Mtrs, be the same a little more or less for the purpose of COMMERCIAL.

Now, this is to certify the permission to use for the said plots 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-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 Commercial/Industrial/~~any other non-agricultural~~ 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.

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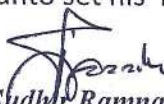
continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct. (b) Notwithstanding anything contained in sub-clause 5.(a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to 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.

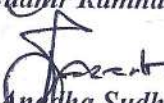
6. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under


APPENDIX – I

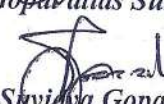
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES	Remarks
North To South	East To West			North, South, East and West	
1	2	3	4	5	6
	Village Taluka	250.00 Sq. Mtr. :Ponda :Ponda	Sy.No.164/4	North:- Sy. No.163/3 South:- Sy. No.163/7 East:- Sy. No. 164/5 West:-Sy. No.164/3	

In witness whereof the Deputy Collector & S.D.O. Ponda Goa, has hereunto set his hand and the Seal of this Office on behalf of the Governor of Goa and Mr. Sudhir Ramnath Borkar, Mrs. Anadha Sudhir Borkar, Mr. Gopal alias Sunil Ramnath Borkar & Mrs. Suvidya Gopal Borkar, Ponda-Goa. here also hereunto set his hand this 22nd day of August, 2022.


Mr. Sudhir Ramnath Borkar


Mrs. Anadha Sudhir Borkar,


Mr. Gopal alias Sunil Ramnath Borkar


Mrs. Suvidya Gopal Borkar,
(Signature of the applicant)

Is Represented by POA, Mr. Rajesh Shivdas Verenkar

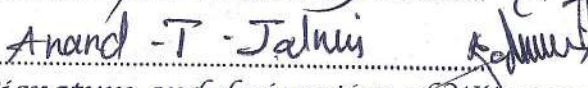



(Pradeep S. Naik)
Deputy Collector and S.D.O.
Ponda-Goa

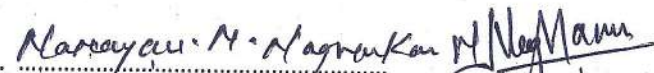


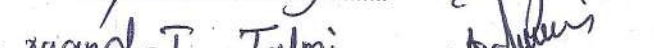
Signature and designation of Witnesses

1. 
Narayan M. Nagrekar

2. 
Anand T. Jalmi


Signature and designation of Witnesses


1. 
Narayan M. Nagrekar

2. 
Anand T. Jalmi

We/I Mr. Sudhir Ramnath Borkar, Mrs. Anadha Sudhir Borkar, Mr. Gopal alias Sunil Ramnath Borkar & Mrs. Suvidya Gopal Borkar, Ponda-Goa. Who have signed this Sanad is to our personal knowledge, the person he/she represents himself to be and that he/she has affixed his/her signature hereto in our presence.

Signature and designation of Witness

1. 
Narayan M. Nagrekar

2. 
Anand T. Jalmi

1. The Mamlatdar of Ponda alongwith one copy of Sanad. The same should be sent to the Concerned Talathi under direction to take appropriate action u/s 32 (1) of the Goa Land Revenue Code 1968 and rules framed there under.

2. The Town Planner, Town & Country Planning Dept. Ponda.

3. The Inspector of Survey and Land Records, Ponda-Goa

4. The Talathi of V.P. Ponda, Ponda Goa.

5. The Applicant. Mr. Sudhir Ramnath Borkar, Mrs. Anadha Sudhir Borkar, Mr. Gopal alias Sunil Ramnath Borkar & Mrs. Suvidya Gopal Borkar, Ponda-Goa.