

GOA@60



OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
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No: AC/PON/SG/CONV/23/2019/541

Date: 20/07/2021

READ: 1. Application dated 30/05/2019 u/s 32(1) of M/S Avishkar Enterprises through its Proprietor Smt. Ujwala Keshav Naik, r/o H.No. 25, Talsai - Borim, Ponda.

2. Letter No. COL/South-Goa/Conv-Cell/OM/2021/3527 dated 30/03/2021.



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 **M/S Avishkar Enterprises through its Proprietor Smt. Ujwala Keshav Naik, r/o H.No. 25, Talsai - Borim, Ponda** being the occupant of the plot registered under **Survey No. 32/1** in the **village of Borim of Ponda Taluka admeasuring an area of 7850 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. 32/1** in the **village of Borim of Ponda Taluka, admeasuring an area of 7850 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, as per the zoning certificate produced by the applicant issued by Dy. Town Planner Ponda vide ref no. TPP/2293/zon/Borim/2021/1367 dated 28/06/2021, as per the Regional Plan for Goa 2021, the property under reference bearing Sy. No. 32/1 of Borim Village of Ponda Taluka admeasuring 7850.00 m2 is earmarked as Settlement

Zone, FAR 80.

And whereas, the Mamlatdar of Ponda, submitted report vide no: No.MAM/PON/C.I(II)/CONV/2019/3261 dated 02/08/2019 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 1000/- per sq.mts. The proposed land is having internal Tar Road and Mud road linked to Ponda Margao N.H. There are no tenants on the land. The name of tenant was not deleted any time. There are no Mundcars. There was no Tenancy on the proposed land for conversion as on till date. The land does not falls under low lying area and does not exist any water bodies. There is no structure on plot. The proposal does not violate any provisions of Land Revenue Code. The land does not fall under 500 HTL and 200 Mts. Conversion application may be recommended.

And Whereas, Since the area is less than 1 Hectare and the survey number is not identified in demarcated forest or identifies private forest or provisionally identified forest application was not referred to the Forest department.

And Whereas, after obtaining NOC/report for proposed conversion of land from the authorities, the conversion of land under **Survey No. 32/1** in the **village of Borim of Ponda Taluka** was approved and applicant has deposited the **Conversion fees of Rs 14, 13, 000/- (Rupees Fourteen Lakh Thirteen Thousand Only)** on 19/07/2021 through EChallan No.202100657775 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 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.

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.
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.

Uday

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 19th day of the month of July 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			
--	--	7850 Sq.mts	32/1	As per the attached Plan
Conversion is sanctioned for Residential purpose Settlement Zone FAR 80 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., **M/S Avishkar Enterprises through its Proprietor Smt. Ujwala Keshav Naik, r/o H.No.25, Talsai**

Ujwala

- **Borim, Ponda** has hereunto set his/her hand and seal of this office this 20th day of July, 2021.

Ujwala Naik

Smt. Ujwala Keshav Naik, Proprietor
M/S Avishkar Enterprises

Name and Signature of the witnesses:

1. Sham Shetye Sham Shetye
2. Shyam Narvekar Shyam Narvekar

Ajit Panchwadkar

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

We declare that **M/S Avishkar Enterprises through its Proprietor Smt. Ujwala Keshav Naik, r/o H.No. 25, Talsai - Borim, Ponda** 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. Sham Shetye Sham Shetye
2. Shyam Narvekar Shyam Narvekar



Copy to:

- ✓ M/S Avishkar Enterprises through its Proprietor Smt. Ujwala Keshav Naik, r/o H.No.25, Talsai - Borim, Ponda.
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.



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 PONDA-GOA

Tokan No:CPON221- 6751



Plan Showing plots situated at
 Village : BORIM
 Taluka : PONDA
 Survey No./Subdivision No. : 32/ 1
 Scale : 1:1000

(Signature)
 20/7/21
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.

S.No.29



1
 2
 SURVEY No. 32

This plan is issued vide
 Sanad No. Ac/Pon/39/conv/
 23/2019 dt. 20/05/2021.

(Signature)
 Additional Collector Ponda,
 Ponda-Goa

(Signature)
 Generated By : Disha D Bandekar (D'Man Gr.II)
 On :20-07-2021

(Signature)
 Compared By: NAYANA A KERKAR (H.S)

