



ॐ नमो भगवते वासुदेवाय



No: AMOD/EGN/SG/CONV/02/2019/773

Date: 07/11/2019

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

READ:

1. Application dated 24/01/2019 and 22/10/2019 received from Shri Arvind Dhaimodkar r/o F-1, Ganesh Prasad Bldg, near Krishna Temple, Khadpabandh, Ponda Goa u/s 32(1) of Land Revenue Code, 1968.
2. The Conversion has been approved by the Asst. Conservator of Forest North Goa Division Ponda Goa vide his revise report no.5/CNV/PON-1088/DCFN/TECH/2019-20/809 dated 31/10/2019.
3. The Conversion has been approved by the Mamlatdar of Ponda vide his report no. MAM/PON/C.III/CONV/2019/774 dated 13/3/2019.
4. The Conversion has been approved by the Dy. Town Planner Ponda Taluka vide his report no.TPP/1155/conu/ponda/2019/1187 dated 01/04/2019.
5. Development Construction in the plot shall be carried out as per the existing rules in force.

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 **Shri Arvind Vishwanath Dhaimodkar r/o F-1, Ganesh Prasad Bldg, near Krishna Temple,**

Khadpabandh, Ponda Goa being the occupant of the plot registered under **Survey No. 191/3-L in Ponda village of Ponda Taluka admeasuring 558.00 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. 191/3-L in Ponda village of Ponda Taluka admeasuring 558 sq.mts.** be the same a little more or less, for the purpose of **Residential** use only.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above referred authorities, the conversion of land under **Survey No. 191/3-L in Ponda village of Ponda Taluka** was approved and applicant has deposited conversion fees amounting to **Rs. 1,17, 285/-** (Rupees One lakh Seventeen Thousand Two Hundred and Eighty Five only) vide e-challan No. 10/2019-20 dated 04/10/2019 **of 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. **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.



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. The plot is located along **6.00** mts existing road and construction will be permitted at a distance of 6.00 mts from the Center line of the existing road.

9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

10. Sanad shall not take away Munducarial/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.

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

12. 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.

13. 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.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights if 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 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 7th day of October 2019, is placed on record

25. Any dispute, mis-information, litigations 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-1 .

Length & Breath	Total Superficial Area		Forming part of Survey no: & Sub Div number	BOUNDARIES
	North to South	East to West		
---	---	558 Sq.mts	191/3-L	As per attached plan

Conversion is sanctioned for Residential purpose Settlement Zone with FAR 100% based on reports/NOC referred at page no.1.

In witness whereof the Additional Collector of Ponda 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., **Shri Arvind Vishwanath Dhaimodkar r/o F-1, Ganesh Prasad Bldg,**

near Krishna Temple, Khadpabandh, Ponda Goa has hereunto set his hand on this 7th day of November 2019.



Arvind Vishwanath Dhaimodkar

Name and Signature of the witnesses:

1. Balechandra Shantrom Khandkaron Bekhandkaron

2. Sonya Vijay Salgorkar SEKGR



(Arvind B. Khutkar)
Additional Collector-III
Ponda- Goa.



We declare that **Shri Arvind Vishwanath Dhaimodkar r/o F-1,**

Ganesh Prasad Bldg, near Krishna Temple, Khadpabandh, Ponda Goa

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 our presence.

1. Balechandra Shantrom Khandkaron Bekhandkaron

2. Sonya Vijay Salgorkar SEKGR

Copy to:

- ✓ 1. **Shri Arvind Vishwanath Dhaimodkar r/o F-1, Ganesh Prasad Bldg, near Krishna Temple, Khadpabandh, Ponda Goa.**
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 Village Panchayat / Municipal Council.





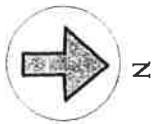
GOVERNMENT OF GOA

Directorate of Settlement and Land Records

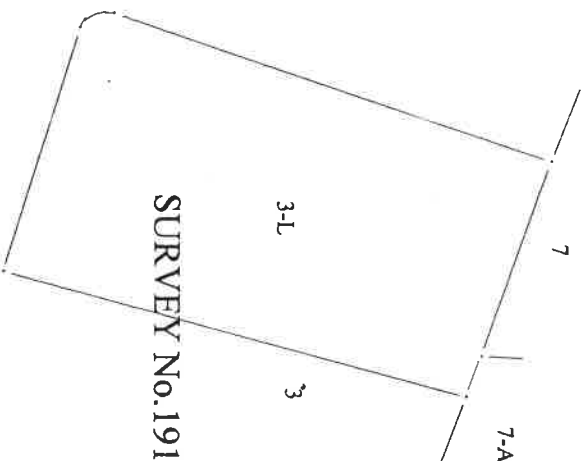
Office of Inspector of Survey and Land Records

PONDA - GOA

Tokan No. 219 -3922



Plan Showing plots situated at
Village : PONDA
Taluka : PONDA
Survey No./Subdivision No. : 191/3-L
Scale : 1:500



SURVEY No.191



(A. A. MATONDKAR)

Inspector of Survey and Land Records

Ponda-Goa

Signature

Signature

Generated By : Disha D Bandekar
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