



OFFICE OF ADDITIONAL COLLECTOR III

PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2311000

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

No.CAD3PON07-22-30/21

Dated:- 10-Jan-2024

Read: 1) Application dated 06-Jul-2022 from Shri Anil D'souza, Plot no A-9, La Citadel Colony, Dona Paula, Panaji-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. Anil D'souza inhabitant of being the occupant/tenant of Survey No.52/1-A (Part) in the village of Tivrem, 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. 52/1-A (Part) and measuring 3,988 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.

Length and breadth		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks
North to south	East to west							
1	2	3	4	5				6
				North	South	East	West	
44.05 mts.	113.90 mts.	3988.00 sq.mts	Survey No. 52/1-A (PART)	sy. no. 52/1-A	sy. no. 54/1-D	sy. no. 53/1-O & 53/1-I, 53/1-K, 53/1	sy. no. 52/1-A	The land in question is Garden.

Village : Tivrem  
Taluka : Ponda

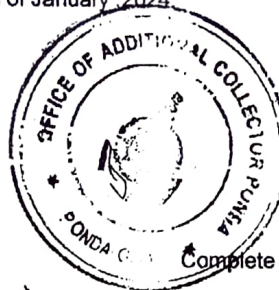
**Remarks :-**

- The applicant has paid conversion fees of Rs.4,78,560/- (RUPEES FOUR LAKHS SEVENTY EIGHT THOUSAND FIVE HUNDRED SIXTY ONLY) vide challan No. Conv/53/2023-24 dated 04-Jan-2024.
- The zoning information submitted by the Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa, vide his ref. No.TPP/3964/Zoning/Tivrem/52/1/A/23/24/07 dated 01-Jan-2024 informing that the property bearing Sy.No.52/1-A of village Tivrem admeasuring 38150Sq.mts is earmarked as "Orchard Zone". However part Orchard Zone admeasuring 3988m2 has been corrected to Settlement Zone having F.A.R 80 on R.P.G 2021.
- 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. No.5/CNV/PON-420/DCFN/TECH/22-23/497 dated 19-Aug-2022.
- The Mamlatdar, Office of Mamlatdar Ponda, Ponda-Goa has submitted his report for conversion vide report No.MAM/PON/CONVIAK/22-30/2022 dated 25-Aug-2022.
- The Inspector of Survey and Land Records, Ponda-Goa has submitted his report for conversion vide report No. 2/ISLR/PON/CONV/11/22/1383 dated 08/12/2022.
- 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 Anil D'souza has also hereunto set his/her hand this day 8<sup>th</sup> of January, 2024.

(Anil D'souza)

APPLICANT



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



Signature and Designature of witnessess :

1. Nagesh Dinkar Patil
2. Dinkar Kashinathrao Patil

1. 322/3, gampatiwade, khundole, Marcelo
2. 322/3, gampatiwade, khundole, Marcelo

We declare that Anil D'souza 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. Nagesh D Patil
2. Dinkar K Patil

To,

1. The Dy Town Planner, The Town & Country Planning Department, Ponda-Goa.
2. The Mamlatdar Office of Mamlatdar Ponda Ponda-Goa



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

PLAN

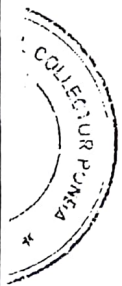
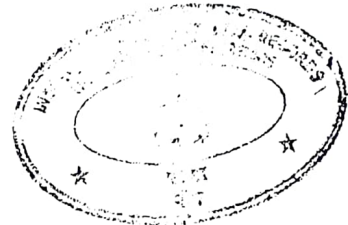
OF THE PROPERTY BEARING SURVEY No. 52/1-A (PART) SITUATED AT TIVREM  
VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY ANIL D'SOUZA VIDE  
ORDER NO. CAD3PON07-22-30 DATED 21-07-2022 ISSUED BY THE ADDITIONAL  
COLLECTOR III, PONDA, PONDA - GOA



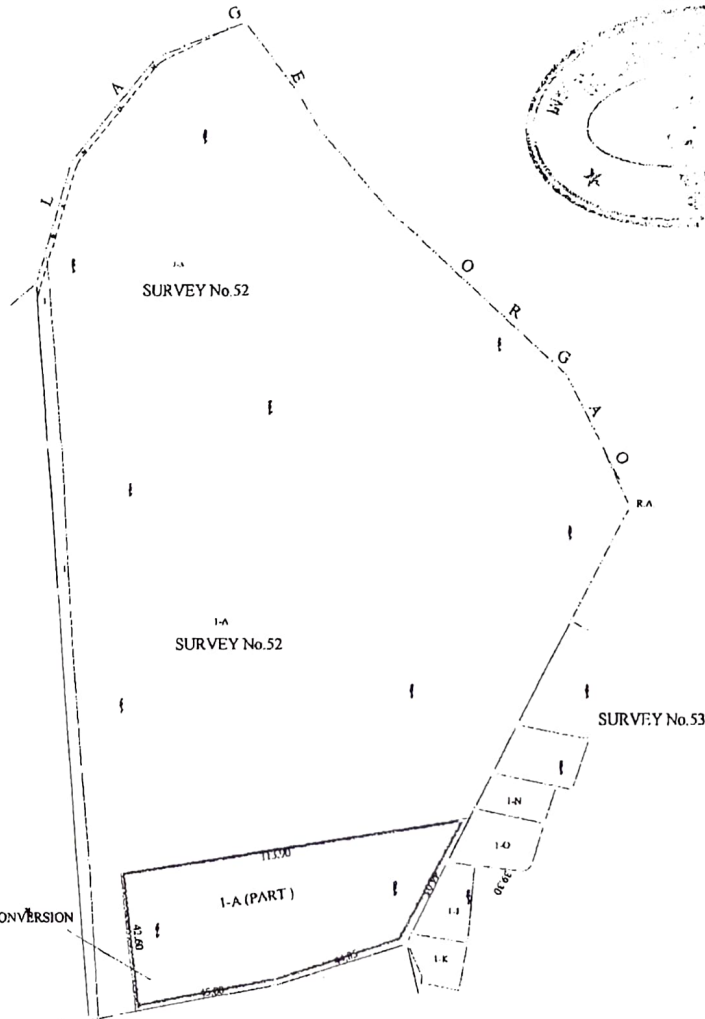
SCALE 1:2000

□ AREA TO BE CONVERTED 3988.00 SQ. MTS

*(Signature)*  
(ANAND V. VAINGANKAR)  
Inspector of Survey & Land Records  
Ponda Goa



AREA ASKED FOR CONVERSION



Conversion Sanad is issued vide  
Nos CAD3PON07-22-30/21  
Dated : 10/01/2024

GAURISH GAUDE (F.S.)  
PREPARED BY

*(Signature)*

ADDITIONAL COLLECTOR III  
PREPARED BY

Additional Collector III  
Ponda - Goa

referred and the construction / development carried out shall be at the cost and risk of the applicant.

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