



OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
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No: RB/CNV/PON/AC-II/08/2014/518

Date: 06/6/2018

READ: Application dated 16/10/2014 u/s 32(1) of Land Revenue Code, 1968, received from Shri Prashant Shantilal Prabhu Dessai for self and as a Power of Attorney holder for Shuba Shantilal Prabhu Dessai, Deepa P.Prabhu Dessai, Rudresh S Prabhu Dessai and Swati S.Prabhu Dessai, all r/o H.No.19, Talsai, Borim, Ponda.



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 Prashant Shantilal Prabhu Dessai for self and as a Power of Attorney holder for Shuba Shantilal Prabhu Dessai, Deepa P.Prabhu Dessai, Rudresh S Prabhu Dessai and Swati S.Prabhu Dessai, all r/o H.No.19, Talsai, Borim, Ponda** an being the occupant of the plot registered **under Survey No.109/3** in the **village of Borim** in the **Ponda Taluka** admeasuring **an area 2700 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.109/3** in the **village of Borim** in the **Ponda Taluka**, admeasuring an area **2700 sq. mts.** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Town and Country Planning Department, Ponda, reported that land under survey **No.109/3 of Borim village of**

Ponda Taluka as per the **Regional Plan for Goa 2001**, is located in the **Settlement Zone with FAR 80 % classified as VP-01** and **recommended the conversion of land for Residential purpose** for area admeasuring **2700 sq.mts.** vide report No.TPP/394/Borim/109/2015/995 dated 14/08/2015.


And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-542/DCFN/TECH/2017-18/81, dated 10/04/2017 informed that the area under survey No.109/3 of Borim village of Ponda Taluka admeasuring an area of **2700 Sq. mts.** is not a Government Forest and does not form part of any Compartment of North Goa Division plan. The area also does not figure in the list of survey numbers confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar. Tree canopy density of the plot is 0.1. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Ponda, has submitted report vide no: MAM/PON/C.I(I)/CONV/2017/1785, dated 10/07/2017 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 for conversion is accessible; the site is linked to internal village road; there is no tenants and mundkars on the land sought for conversion. There are no tenants as per manual form I & XIV under survey number 109/3 of village Borim of Ponda Taluka; the land is not falling under low lying area in the plot sought for conversion; there is no structure on the proposed land sought for conversion; the land is situated in survey Number 109/3 of village Borim, Taluka Ponda; the land does not fall under 500 mts. HTL and 200 mts.HTL; proposed conversion may be considered; it is a dry crop type land as per Manual and computerized form I & XIV under survey No.109/3 of village of Borim of Ponda Taluka.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of **Survey No.109/3** in the **village of Borim** in the **Ponda Taluka** was approved and applicant has deposited conversion fees of

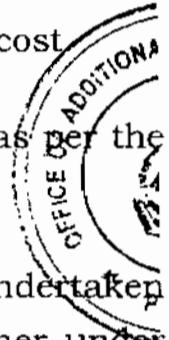
Rs.4,45,500/- (Rupees four lakh forty five thousand five hundred only) vide e-challan No.8/2018-19 dated 08/05/2018 in **the State Bank of India, Ponda.**

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:

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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. The applicant shall leave minimum **3.00 mts + 3.00 mts = 6.00 mts** from the Centre line of the existing road at time of construction.
14. Traditional access, rain water drains, nallas if any passing through the plot shall not be blocked and easement rights in 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 any 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.



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 3rd day of August 2017, 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-I

Length & Breath		Total Superfi cial Area	Forming part of Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
---	----	2700 Sq.mts	109/3	As per plan attached
Conversion is sanctioned for Residential purpose having permissible F.A.R.80% based on reports/NOC referred at page no. 1 & 2.				

In witness whereof the Collector of South Goa District Margao has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the Applicant, **Prashant Shantilal Prabhu Dessai for self and as a Power of Attorney holder for Shuba Shantilal Prabhu Dessai, Deepa P.Prabhu Dessai, Rudresh S Prabhu Dessai Swati S.Prabhu Dessai, all r/o H.No.19, Talsai, Borim, Ponda** has hereunto set his hand on this 06th day of June, 2018.



[Handwritten Signature]

**Prashant Shantilal Prabhu Dessai
for self and as a Power of Attorney holder for
Shuba Shantilal Prabhu Dessai,
Deepa P.Prabhu Dessai,
Rudresh S Prabhu Dessai
Swati S.Prabhu Dessai,**



Name and Signature of the witnesses:

- Kishore K. Wale *[Handwritten Signature]*
- DIPESH V. VALVANKAR *[Handwritten Signature]*



(D. S. Morajkar)
Additional Collector-III
Ponda- Goa.

We declare that **Shri Prashant Shantilal Prabhu Dessai for self and as a Power of Attorney holder for Shuba Shantilal Prabhu Dessai, Deepa P.Prabhu Dessai, Rudresh S Prabhu Dessai Swati S.Prabhu Dessai, all r/o H.No.19, Talsai, Borim, Ponda** 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 in our presence.

 K. Name
DIPTESH D. VALVAKAR 

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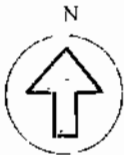
1. Shri Prashant Shantilal Prabhu Dessai for self and as a Power of Attorney holder for Shuba Shantilal Prabhu Dessai, Deepa P.Prabhu Dessai, Rudresh S Prabhu Dessai Swati S.Prabhu Dessai, all r/o H.No.19, Talsai, Borim, Ponda.
- 2.The Dy. Town Planner, Town and Country Planning Dept., Ponda.
- 3.The Dy. Conservator of Forest, Ponda-Goa.
- 4.The Mamlatdar of Ponda.
- 5.The Inspector of Survey & Land Records, Ponda- Goa.
- 6.The Village Panchayat, Borim, Ponda-Goa.

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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

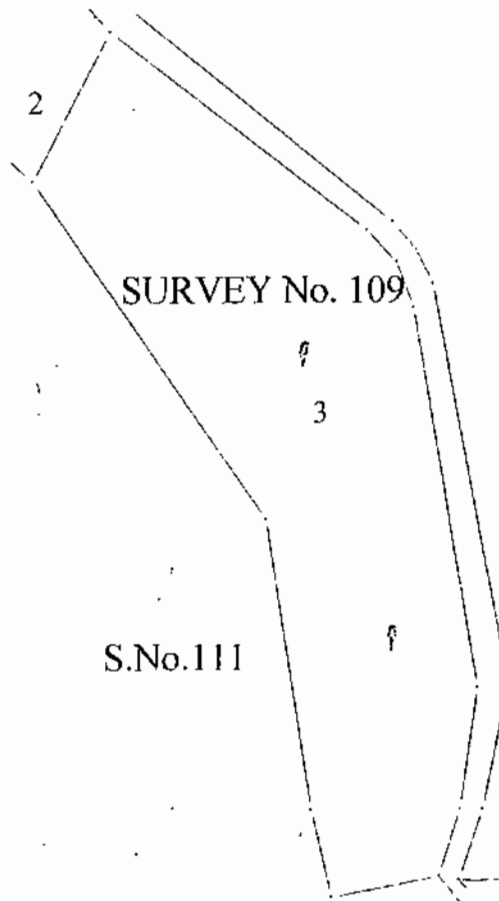
Inward No: 30063



Plan Showing plots situated at
Village : BORIM
Taluka : PONDA
Survey No./Subdivision No. : 109/ 3
Scale : 1 :1000



Onhe
Inspector of Survey &
Land Records.



Pratap

Generated By : Pratap Moulekar
On : 27-05-2014

Pratap
Compared By: *Pratap*
27/5/2014