



**OFFICE OF THE ADDITIONAL COLLECTOR & ADDITIONAL DISTRICT
MAGISTRATE, PONDA GOA**

Phone No: 0832- 2311000

Fax No: 0832- 2311000

Email:

No: RB/CNV/PON/AC-II/05/2014/ 69

Date: 24 /07/2015.

- Ref:** 1) NO.MAM/PON/CI-II/CONV/229/2014/1968 dt
13/08/2014
2) NO.TPP/107/Pond/80/1/2014/881 dt 22/08/2014
3) NO.5/CNV/PON/DCFN/TECH/2014-15/646 dt.
10/09/2014
4) NO.8-153-DSLR-14/3456 dated 13/03/2015

READ: Application U/s 32 of Land Revenue Code, 1968

**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)

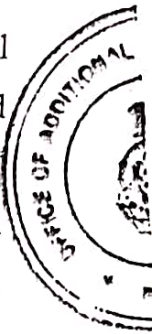
Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) of **M/s. Ritesh Developers Pvt. Ltd. Ponda-Goa**, being the occupant of the plot registered under **Survey No.80/1-G (part) and 80/1-H (part) of Ponda village of Ponda Taluka** (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. 80/1-G (part) admeasuring area of 9880 sqmts and 80/1-H (part) admeasuring area of 14,000sq mts of Ponda village of Ponda Taluka admeasuring Total area of 23,880 Square meters** 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 concerned authorities, the conversion of land Survey No.80/-G (part) and 80/1-H (part) of ponda village of ponda Taluka was approved with a penalty. The applicant has credited Rs. Rs.50,29,200/- as Conversion fees (Rupees Fifty Lakh Twenty Nine Thousand and Two Hundred only) vide Challan No. 3/2015 dated 14/07/2015 in the State Bank of India, Ponda.

Now, this is to certify that the permission to use for 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 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 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 Mundecial/Tenancy rights of any individual, if any, existing in the said property.
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 5.00mts.+ 3.00mts= 8.00mts, shall be kept from center line of the existing road at the time of construction towards Western Side of the property.
14. Easement Right, Traditional access, passing through the plot, if any, shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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.



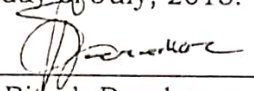
20. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant shall 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 of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign 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/reasons.
24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 21 May 2015 which is on record file. Any dispute, mis-information, litigations shall gives right to the issuance authority to revoke the Sanad without issuing any notice. The applicant shall solely responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.



Appendix-I

Length & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
80mts	82.80 mts	5450 Sq.mts (Block A)	Sy no 80/1-G(part)	North: Road South: Sy. No 80/1-G part East: Sy no 80/1-C West: Sy no 80/1, 1-A, 1-B
48.80 mts	100.00 mts	4430 Sq.mts (Block B)	Sy no 80/1-G(part)	North: Sy.no 80/1-B South: Sy. No 79/1 East: Sy no 80/1-G (p) West: Sy no 79/1
150.00 mts	124.00 mts	14,000 sq mts	Sy no 80/1-H(part)	North: Road South: Sy. No 80/1-H(p) East: Sy no 80/1-D West: Sy no 80/1-C
Conversion is Sanctioned for Residential purpose with permissible F.A.R. 80% as ponda village is classified as VP1, based on the above mentioned letter/report/NOC mentioned in the sanad				


-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 M/S. Ritesh Developers, through its Managing Director Shri Rajesh S. Vernekar r/o Near Rajiv Gandhi Kala Mandir, Bethora Road Ponda Goa. hereunto set his hand this 24th day of July, 2015.


M/S Ritesh Developers,
Shri Rajesh S. Vernekar, Managing Director

Signature and designation of the witnesses:

1. Anand Tukaram Jalani
2. Jose C. Paul Fernandes




(Y.B. Tavde)
Additional Collector
Ponda- Goa.

Copy to:

1. The Inspector of Survey and Land Records, Panaji, Goa.
2. The Town and Country Planning Dept. Ponda, Goa
3. The Dy. Conservator of Forest, Ponda, Goa.
4. The Mamlatdar of Ponda, Goa.

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI, GOA

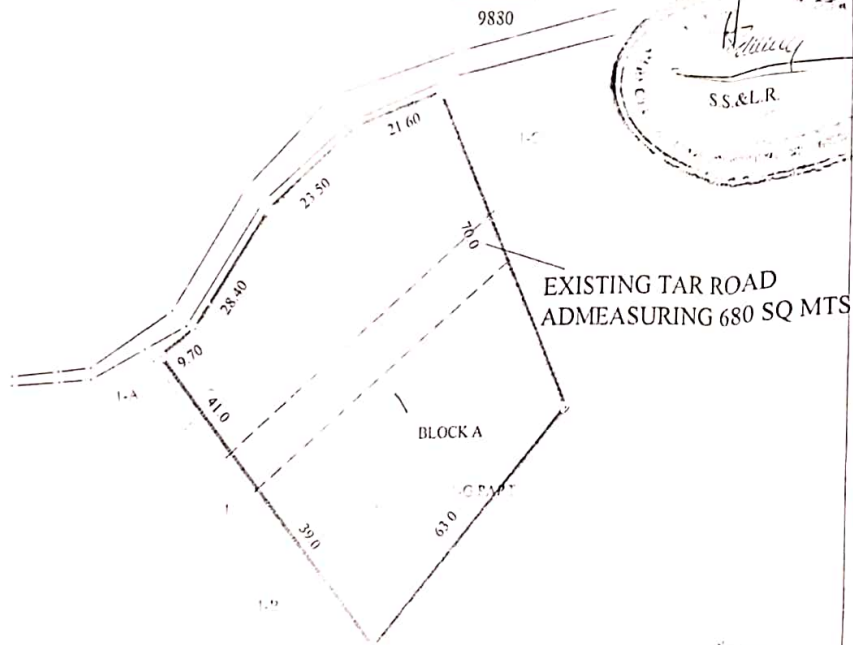
REVISED PLAN

OF THE PROPERTY BEARING SURVEY No.80 1-G (part) SITUATED AT PONDA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY RITESH DEVELOPERS
VIDE ORDER NO. RB CONV PON AC-II/05/2014 DATED 29/09/2014 BY DY ADDITIONAL
COLLECTOR -II NORTH GOA PANAJI

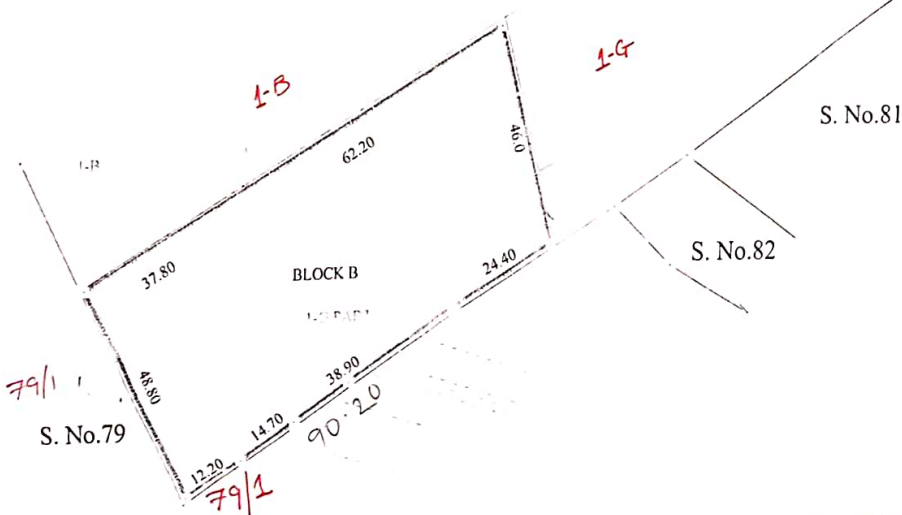
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AREA TO BE CONVERTED BLOCK A UNDER S.NO.80/1-G (PART) 5450 SQ. MTS
AREA TO BE CONVERTED BLOCK B UNDER S.NO.80/1-G (PART) 4430 SQ. MTS



SURVEY No.80



Mahesh Khedekar (F.S.)
PREPARED BY

Mangesh Kholkar (H.S.)
VERIFIED BY

SURVEYED ON: 05/11/2015

File No.: 8-15.3-DSLR -14

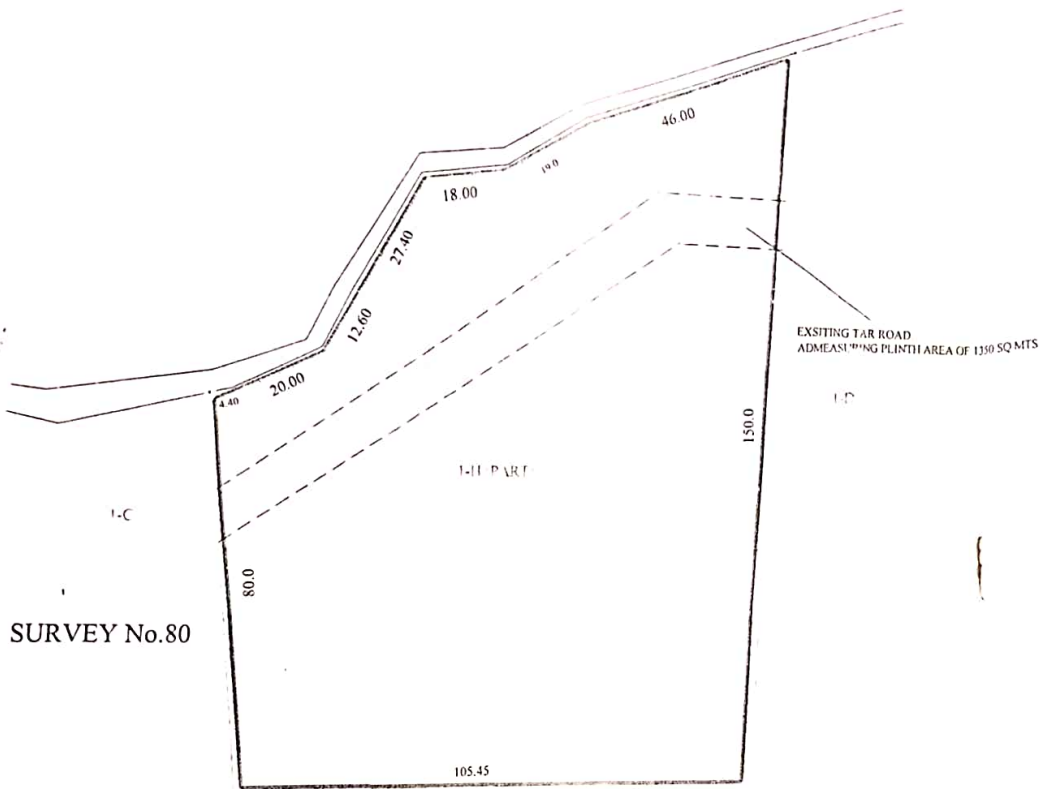
GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA



REVISED PLAN
OF THE PROPERTY BEARING SURVEY No.80 I-II (PART) SITUATED AT PONDA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURAL PURPOSE BY M/S RITESH DEVELOPERS
VIDE ORDER NO. RB/CNV/PON/AC-II/05/2014 DATED 29/09/2014 BY ADDITIONAL COLLECTOR-II
NORTH GOA PANAJI

SCALE : 1:1000

 AREA TO BE CONVERTED 14000 SQ. MTS.



SURVEY No.80

SURVEY No.81


MAHESH KHEDEKAR (F.S.)
PREPARED BY.


MANGESH KHOLKAR (H.S.)
VERIFIED BY

SURVEYED ON: 05/11/2014

File No.: 8-153-DSLR-14