



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

Phone No: 0832- 2311000

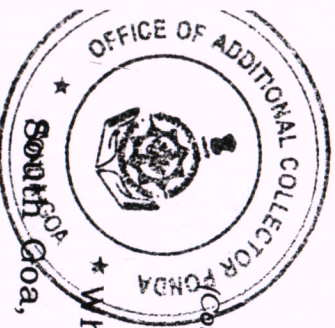
Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/20/2016/116

Date: 30/11/2018

- Ref:** 1) NO.MAM/PON/CI-(II)/CONV/2015/3250-A dated.  
14/12/2015.  
2) NO.TPP/143/Ponda/168/2015/2392 dated 30/12/2015.  
3) NO.5/CNV/PON/DCFN/TECH/2015-16/699/2172  
dated 09/12/2015.  
4) NO.8-181-DSLR-15/4029 dated 18/11/2015.

**READ:** Application dated NIL u/s 32(1) of Land Revenue Code, 1968, received from Smt.Snehalata S.Shetye & others, C/o Raj Hsg. Dev. Pvt. Ltd, Pai House, Sadar, Ponda-Goa.



**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 **Smt.Snehalata S.Shetye & others, C/o Raj Hsg. Dev. Pvt. Ltd, Pai House, Sadar, Ponda-Goa** being the occupant of the plot registered **under Survey No. 168/4-D** in the **village of Ponda** in the **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. 168/4-D** in the **village of Ponda** in the **Ponda Taluka**, admeasuring an area **2287sq. 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 mentioned authorities, the conversion of land of

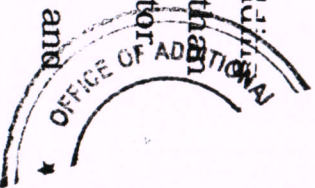


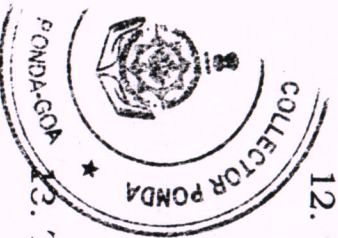
**Survey No. 168/4-D** in the **village of Ponda** in the **Ponda Taluka** was approved. The applicant has paid **Rs.7,28,840/-** (Rupees seven lakh twenty eight thousand eight hundred forty only) vide Challan No.20/2017-18 dated 06/12/2017 in the **State Bank of India, Ponda.**

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:

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 Mundecaral/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 minimum **7.50 mts + 3.00 mts - 10.50 mts** from the Center of acquisition line.
14. Traditional access, nalla, rainwater drains passing through the plot 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.
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 or 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/reason.

24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 8th day of December 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	East to West	Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South				
45.60	65.50	2287	168/4-D	North-sy.no. 168/4-A & Nalla South-sy.no. 168/4 East-sy.no. 168/4-A & 168/4 West-sy.no 168/4

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, i.e., Smt. Snehalata S. Shetye & others, C/o Raj Hsg. Dev. Pvt. Ltd., Pai House, Sadar, Ponda-Goa has hereunto set their hand on this 30<sup>th</sup> January, 2018.



S.S. Shetye  
Smt. Snehalata S. Shetye

(For self and P.O.A holder for 1. Smita S. Shetye 2. Samrudhi S. Shetye 3. Shilpa S. Shetye C/o Raj Hsg. Dev. Pvt. Ltd., Pai House, Sadar, Ponda-Goa.

Signature and designation of the witnesses.

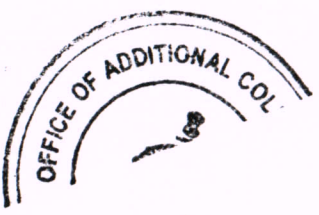
- Gopad Ulhas Ganda CG
- Millesh Harishchandra Nailp Nailp



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

Copy to:

- 1) Smt. Snehalata S. Shetye, For self and P.O.A holder for 1. Smita S. Shetye 2. Samrudhi S. Shetye 3. Shilpa S. Shetye C/o Raj Hsg. Dev. Pvt. Ltd., Pai House, Sadar, 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 Ponda Municipal Council, Ponda-Goa.



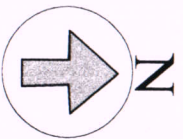


GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS  
PANAJI - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No.168/4-D SITUATED AT PONDA VILLAGE  
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY SNEHALATA SHARADKUMAR  
SHEITYEVIDE ORDER NO.AC/PON/CON/SG/18/2015/125. DATED 06/10/2015. BY  
ADDITIONAL- COLLECTOR PONDA GOA.

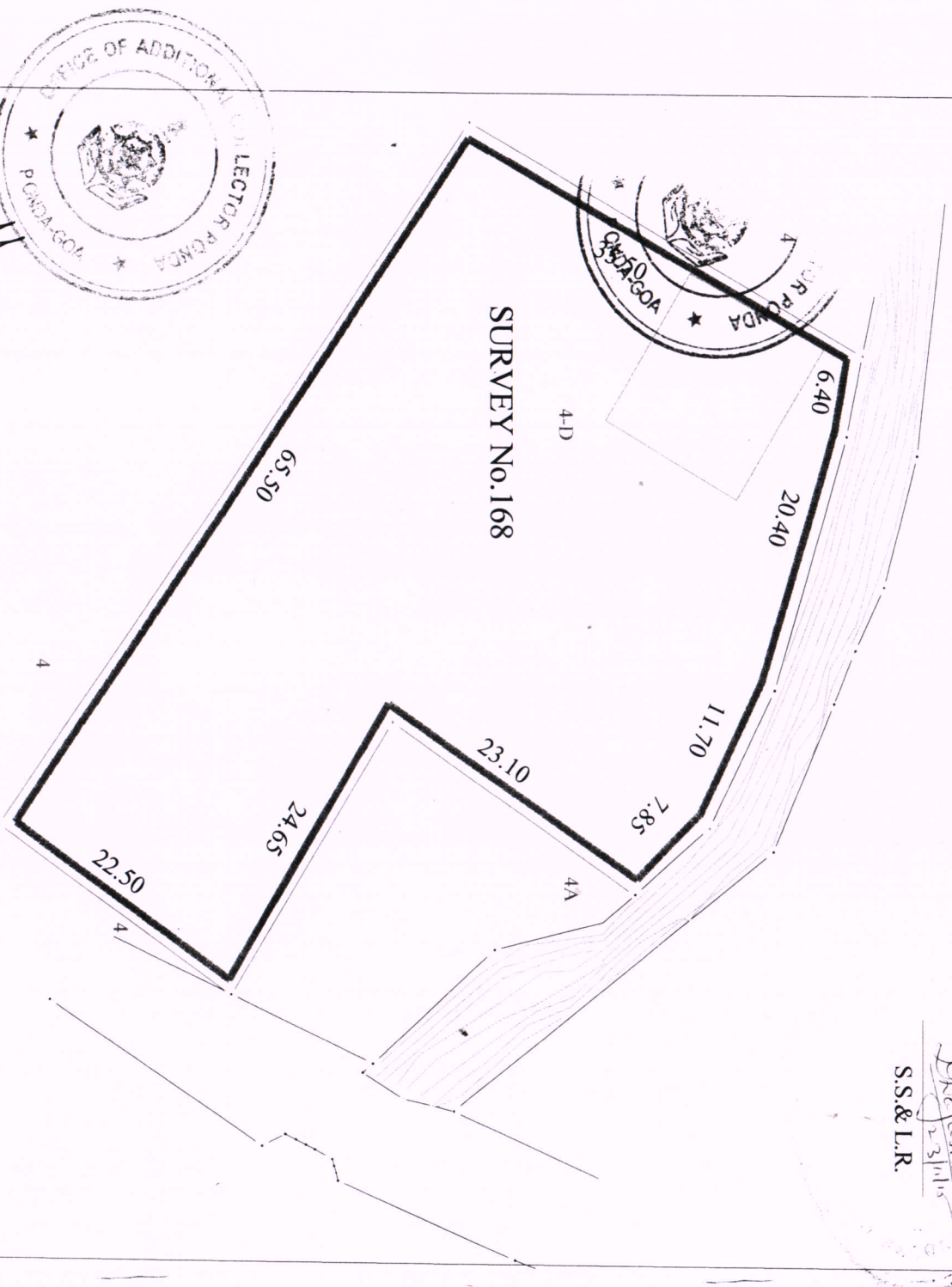
SCALE : 1:500



AREA TO BE CONVERTED ----- 2287 SQ. MTS.



NEWLY CONSTRUCTED STRUCTURE



FEROZ SAHYED (F.S.)

PREPARED BY

MANGESH KHOLKAR (HIS.)

VERIFIED BY