

Dated:- 19/11/2015

**Read:-**

1. Application dated NIL received from Shri Chandrakant Antu Naik r/o Shantinagar, Ponda-Goa under section 32(1) of the L.R.C. 1968 received in this office on 18/08/2015
2. The applicant has paid the Conversion fees of Rs.40800 /- (Rupees Forty Thousand Eight Hundred Only) vide Ch.No.58/15-16 dated 17/11/2015
3. The Conversion has been approved by the Asst. Conservator of Forest North Goa Division Ponda Goa vide his report No. 5/CNV/PON/DCFN/TECH/2015-16/517, dated 24/09/2015.
4. The Conversion has been approved by the Mamlatdar of Ponda vide his report No.MAM/PON/C.I.(II)/CONV/2015/2221-A, dtd.29/09/2015.
5. The Conversion has been approved by the DSLR Panaji vide his report & plan No. 8-146-DSLR-15/18794, dtd .12/10/2015.
6. The Conversion has been approved by the Town Planner, Town & Country Planning Department, Ponda Vide his report , No. TPP/138/Ponda/172/2015/1146 dated 11/09/2015.
7. Development/Construction In the plot shall be carried out as per existing rules in force.

**S A N A D**  
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 Dy. Collector & S.D.O., 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 there under) from Shri Shri Chandrakant Antu Naik r/o Shantinagar, Ponda-Goa being the occupant of the plot registered under survey No.172/6-L known as ...situated at Village Ponda of Ponda Taluka registered under Surveyed No.172/6-L (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 the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of survey No. 172/6-L admeasuring 340 Sq. mtrs be the same a little more or less for the purpose of RESIDENTIAL,

Now, this is to certify the permission to use for the said plots 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-agricultural purpose for which the permission is granted 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 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 residential/~~industrial/any other non-agricultural~~ 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

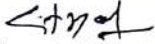
such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land Revenue.


6. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES	Remarks
North To South	East To West			North, South, East and West	
1	2	3	4	5	6
17.00 mts	20.00 mts.	340 Sq. Mts	Sy.No.172/6-L(PART)	North: S.No:-172/6-L(Part) South: S.No:-172/6-L(Part) East : S.No:-172/6-L(Part) West : S.No:-172/6	

In witness whereof the Deputy Collector & S.D.O. Ponda Goa, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri Chandrakant Antu Naik r/o Shantinagar, Ponda-Goa here also hereunto set his hand this 19th day of NOV 2015.

  
(Shri Chandrakant Antu Naik )  
(Signature of the applicants)

  
(Johnson B Fernandes)  
Deputy Collector and SDO  
Ponda-Goa

Signature and designation of Witnesses

1. Sanket G. mamlekar Sanket
2. Babunao A. Naik. BANAIK

Signature and designation of Witnesses

1. Sanket G. mamlekar Sanket
2. Babunao A. Naik. BANAIK

We, declare that Shri Chandrakant Antu Naik r/o Shantinagar, Ponda-Goa Who have signed this Sanad is to our personal knowledge, the person he/she represents himself to be and that he/she has affixed his/her signature hereto in our presence.

1. Sanket G. mamlekar Sanket
2. Babunao A. Naik. BANAIK

1. The Mamlatdar of Ponda alongwith one copy of Sanad. The same should be sent to the concerned Talathi under direction to take appropriate action u/s 32 (1) of the Goa Land Revenue Code 1968 and rules framed there under.
2. The Town Planner, Town & Country Planning Dept. Ponda.
3. The Director of Settlement and Land Records, Panaji.
4. The Sarpanch, Village Panchayat ----

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

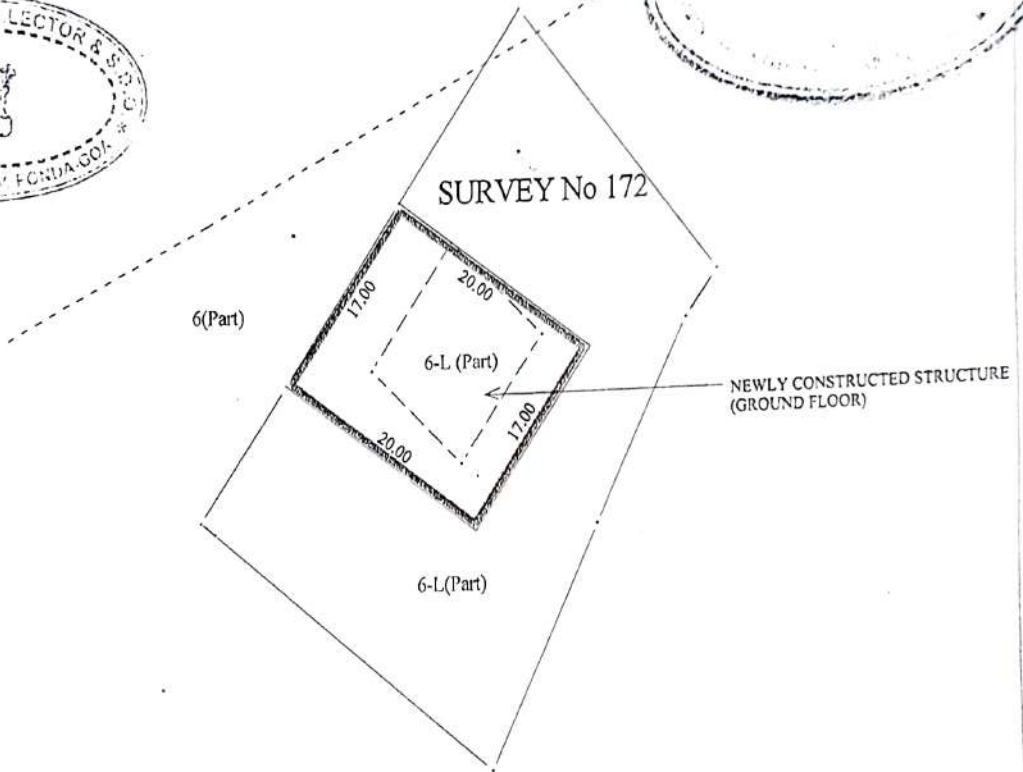
PLAN


OF THE PROPERTY BEARING SURVEY No.172/6-L (PART) SITUATED AT PONDA VILLAGE  
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL  
INTO NON AGRICULTURE PURPOSE BY SHRI CHANDRAKANT ANTU NAIK VIDE  
ORDER NO.6/39/2015-CONV/1569 DATED 28/08/2015 BY D.Y. COLLECTOR  
& S.D.O. PONDA SUB-DIVISION,PONDA GOA



SCALE : 1:500

 AREA TO BE CONVERTED 340 SQ. MTS.



  
APARNA GAUDE (F.S.)  
PREPARED BY

MANGESH KHOLKAR (H.S.)  
VERIFIED BY

SURVEYED ON: 16-09-2015

File No.: 8-146-DSLR-15



GOA@60



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

No: AC/PON/SG/CONV/45/2018/535

Date: 20/07/2021

**READ:** Application dated 05/12/2019 u/s 32(1) of Smt. Chandrika Chandrakant Naik, Smt. Sneha Samir Naik, Shri Samir Madhu Naik, Shri Sanat Chandrakant Naik all residing H.No.172/45, Shantinagar, 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. Chandrika Chandrakant Naik, Smt. Sneha Samir Naik, Shri Samir Madhu Naik, Shri Sanat Chandrakant Naik, all residing at H.No.172/45, Shantinagar, Ponda - Goa** being the occupant of the plot registered under **Survey No.172/6-L (Part)** in the **village of Ponda of Ponda Taluka** admeasuring **an area of 981 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.172/6-L (Part)** in the **village of Ponda of Ponda Taluka**, admeasuring an area **981 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.172/6-L of Ponda village of Ponda Taluka as per the outline Development Plan for Ponda the plot in question is located in the settlement Zone classified under village category S-1 with F.A.R. 100. The conversion of use of land is recommended for **Residential Purpose** for an area admeasuring **981 m2** of Ponda village, Ponda Taluka vide report



**And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa,** vide letter No.5/CNV/PON-847/DCPN/TECH/2018-19/990 dated 15/01/2019 informed that the area under survey No. 172/6-L Ponda village of Ponda Taluka admeasuring an area of 1321 Sq. mts is not a Government Forest and does not form part of any Compartment of North Goa Division Working plan and the area also does not figure in the list of survey numbers identified as private forest by State Level Expert Committees headed by Sawant/Dr. Karapurkar. Tree canopy density of the horticultural crop of plot is 0.3 since the area is less than 1 ha it does not come under the purview of Hon'ble Supreme Court Order dated 04/02/2015 Forest (Conservation) Act, 1980 is not applicable to the above area.

**And whereas, the Mamlatdar of Ponda,** submitted report vide No: MAM/PON/CI (ii)/CONV/2019/669 dated 30/01/2019 informing that such use will not affect public health, safety and convenience and that the present market value is Rs.3000/- per sq.mts. There is an access internal Tar road linked to Ponda Mollem NH. There are no tenants/mundkars/lease holders on the land proposed for conversion. The proposed land for conversion is located in sy.no.172/6 of village Ponda. As per manuel form I & XIV six entries appears in other right column. The land is does not falling under low lying area and does not exists any water bodies. The land does not fall under 500 HTL and 200 mts. There is construction admeasuring an area of 116 sq.mts.

**And whereas, the Inspector of Survey & Land Records, Ponda** vide letter No.2/ISLR/PON/55/18/968 dated 07/03/2019 reported that the land in question is Garden (7 Sq.Mts) & Dry crop (974 sq.mts). The survey is carried out as per the site plan & same tallies with the survey plan & ground measurements. There are 26 coconut trees, 2 jackfruit trees, 2 mango trees & 1 Nilgiri tree as on the date of site inspection. There exists 3 new structures (Ground floor) total plinth area adm. 118 sq.mts.

**And Whereas,** after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of **Survey No.172/6-L in the village of Ponda of Ponda Taluka** was approved and applicant has paid the **Total conversion fees of Rs.2,63,760/- out of which Rs.28,320/- is Penalty fees** vide challan No.11/2021-22 dated 21/05/2021 in paid online payment **E challan No.202100477753 date 21/05/2021.**



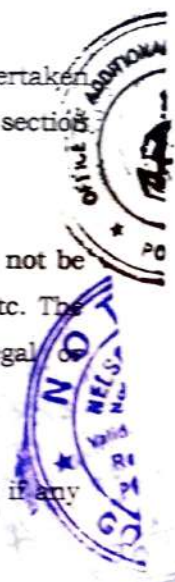
Now, this is to certify that the permission to use the said plot for residential purpose is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

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. The applicant plot is located along 10.00 existing road and construction will be permitted at a distance of 8.00 mts. from the centre 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 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.
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 antinational activities on this converted land.
14. Traditional access, rain water drains passing through the plot if any shall not be blocked. 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.
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 dated 26<sup>th</sup> day of the month May 2021 is taken 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 Superficial Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
42.50	31.50	981 Sq.mts	172/6-L (Part)	North-sy.no.172/6 South-sy.no.172/6 East-sy.no.172/6 West-sy.no.172/6
Conversion is sanctioned for Residential purpose Settlement Zone, classified under village category S-1 with FAR 100 based on reports/NOC referred at page no. 1 & 2.				

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, i.e., **Smt.Chandrika Chandrakant Naik, Smt. Sneha Samir Naik, Shri Samir Madhu Naik, Shri Sanat Chandrakant Naik, all residing H.No.172/45 Shantinagar, Ponda - Goa** has hereunto set his/her hand and seal this office this 20th day of July 2021.

1. *Chandrika*  
**Chandrika Chandrakant Naik**

2. *Sneha*  
**Sneha Samir Naik**

3. *Samir*  
**Samir Madhu Naik,**

4. *Sanat*  
**Sanat Chandrakant Naik**

Name and Signature of the witnesses:

1. *Achitta Vitam Naik*

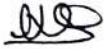
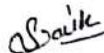
2. *Sankosh Sadanand Naik*



*Ajit Panchwadkar*  
**( Ajit Panchwadkar )**  
Additional Collector-III



We declare that **Smt. Chandrika Chandrakant Naik, Smt. Sneha Samir Naik, Shri Samir Madhu Naik, Shri Sanat Chandrakant Naik, all residing H.No.172/45, Shantinagar , Ponda - Goa** who have signed this sanad are, to our personal knowledge, the person he/she represents himself/herself to be, and that they have affixed their signature here to in our presence.

1. Adithy Uttam Naik 
2. Sankosh Sadanand Naik 

Copy to:

1. Smt. Chandrika Chandrakant Naik, Smt. Sneha Samir Naik, Shri Samir Madhu Naik, Shri Sanat Chandrakant Naik, all residing H.No.172/45, Shantinagar , 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, Ponda Goa.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The Municipal Council/Village Panchayat.





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

*Handwritten mark*

PLAN  
OF THE PROPERTY BEARING SURVEY No.172/6-L (PART) SITUATED AT PONDA  
VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY SHRI SANAT  
C. NAIK VIDE ORDER NO. RB/CONV/PON/AC-1/13/2011/909 DATED 02/11/2018 . BY  
ADDITIONAL COLLECTOR-III, PONDA- GOA.

SCALE : 1:500



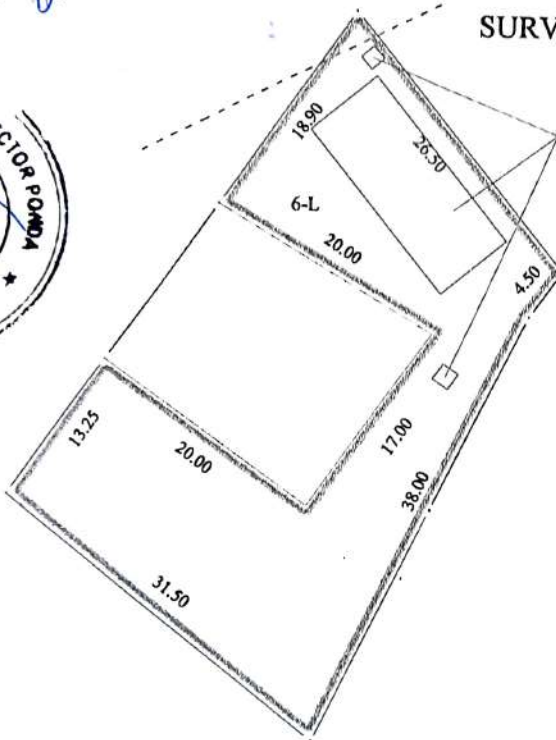
 AREA TO BE CONVERTED 981 SQ. MTS.

*W. Kerkar*

Inspector Of Survey And Land Records,  
Ponda.

*Handwritten signatures and stamps*  
21/7/19  
10.30  
10/11/14  
Inspector

SURVEY No 172



6  
NEW STRUCTURES (GROUND FLOOR)  
ADMEASURING AN AREA OF 118 SQ. MTS.  
EXISTS AS ON DATE OF SITE INSPECTION



*Prakash Shet*  
PRAKASH SHET (F.S.)

PREPARED BY

SURVEYED ON: 22/01/2019

*Digvita Kerkar*  
DIGVITA KERKAR (H.S.)

VERIFIED BY

File No.: 2/ISLR/PON/55/18