

**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/14/2013 /144 Date: 03/11/2015.

- Ref:** 1) NO.13/CI-(II)/CONV/414/2013/584 dt 15/10/2013
2) No.MAM/PON/CI-II/Conv/2015/2350-A dt 5/10/2015
3) NO.TPP/CNV/PON/199/2/2013/1167 dt 13/11/2013
4) NO.5/CNV/PON/DCFN/TECH/2013-14/682 2716 dt.
11/11/2013
5) NO.8-87-DSLR-15/1820 dated 09/10/2015

READ: Application U/s 32 of Land Revenue Code, 1968 from M/s
Raj Housing Development Pvt. Ltd represented by its
director Shri Sandip Nigalye r/o S-1, Pai House, 2nd floor,
Sadar, Ponda Goa.



See Rule 7 of the Goa, Daman & Diu Land Revenue
(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

S A N A D
S C H E D U L E - II

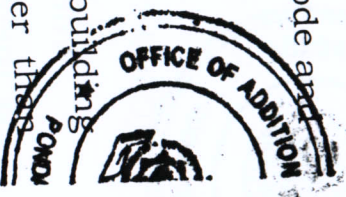
Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue 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 Raj Housing Development Pvt. Ltd represented by its director Shri Sandip Nigalye r/o S-1, Pai House, 2nd floor, Sadar, Ponda Goa** being the occupant of the plot registered **under Survey No. 199/2** in the village of **Ponda, 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. 199/2** in the village of **Ponda, Ponda Taluka** admeasuring an area **3800.00** 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 above mentioned authorities, the conversion of land of **Survey No. 199/2 in the village of Ponda, Ponda Taluka** was approved. The applicant has paid Rs. 9,12,000/-as Conversion fees (Rupees Nine Lakh Twelve Thousand only) vide Challan No. 13/2015 dated 27.10.2015 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 buildings erected or to be erected thereon for any purpose other than the 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.

Banad shall not take away Mundecarial/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 Centerline of the existing road at the time of construction.

14. Traditional access, Rain Water drains 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 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 3rd Sept, 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			
50.35 mts	101.60 mts	3800 Sq.mts	Survey No.199/2	North:- Sy.no 203/15, 16, 17, 18, 19, 20, 21 South: Sy.No. Road East: Sy.No 200/3 West : Sy.No 199/1

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 Raj Housing Development Pvt. Ltd represented by its director Shri Sandip Nigalye r/o S-1, Pai House, 2nd floor, Sadar, Ponda Goa** hereunto set his hand this 3rd day of Nov, 2015.



**Shri Sandip Nigalye, Director
M/s Raj Housing Development Pvt. Ltd**

Signature and designation of the witnesses:

1. Narayan C. PAVAR 
2. Harsha T. Naik 




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

Copy to:

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

Appendix-I

Length & Breath		Total Superfi cial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
50.35 mts	101.60 mts	3800 Sq.mts	Survey No.199/2	North:- Sy.no 203/15, 16, 17, 18, 19, 20, 21 South: Sy.No. Road East: Sy.No 200/3 West : Sy.No 199/1

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 Raj Housing Development Pvt. Ltd represented by its director Shri Sandip Nigalye r/o S-1, Pai House, 2nd floor, Sadar, Ponda Goa** hereunto set his hand this 3rd day of Nov, 2015.



**Shri Sandip Nigalye, Director
M/s Raj Housing Development Pvt. Ltd**

Signature and designation of the witnesses:

1. Narayan C. PAVAR 
2. Harsha T. Naik 




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

Copy to:

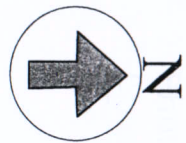
- 1) The Inspector of Survey and Land Records, Panaji.
- 2) The Town and Country Planning Dept., Ponda.
- 3) The Dy. Conservator of Forest, Ponda-Goa
- 4) The Mamlatdar of Ponda.

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

REVISED PLAN

OF THE PROPERTY BEARING SURVEY No.199/2 SITUATED AT PONDA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY M/S RAJ HOUSING DEVELOPMENT PVT.LTD
VIDE ORDER NO. RB/CNV/PON/AC-II/14/2013/33 DATED 2/06/2015.SUBSEQUENT ORDER
NO.RB/CNV/PON/AC-II/14/2013/115.DT15/09/2015. BY ADDITIONAL COLLECTOR,PONDA GOA

SCALE : 1:500



AREA TO BE CONVERTED 3800 SQ. MTS.

S.NO 203

S.No 200

S.S.&L.R.

SURVEY No. 199



MAHESH KHEDEKAR (F.S.)
PREPARED BY

MANGESH KHOLKAR (H.S.)
VERIFIED BY

SURVEYED ON: 1/10/2015

File No.: 8-87-DSL.R-15