



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.  
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AN/PON/AG-1/12/2011

Date: 29/10/2014

Application dated 13/10/2011/2004 from Shri Dattatrai Gangaram Naik, r/o  
H.No. 59, Upper Bazar, Ponda-Goa, 403401.

**SANAD  
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 Collector of North 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 thereunder) by Shri Dattatrai Gangaram Naik, being the occupants of Survey No. 118/1-O in the village of Ponda, Ponda Taluka hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for 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. 118/1-O admeasuring 3940.00 Square Metres, be the same a little more or less, for the purpose of Residential.

Now, this is to certify that 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 thereunder with effect from the date of this Sanad.

**3. Use** - The applicant shall not use the said land and buildings thereon for any purpose other than Residential without the previous sanction of the Collector.

**4. Liability for rates** - The applicant shall pay all taxes, rates and levies levied 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) Not with standing anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure created or used 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, recover the cost of carrying out the same from the applicant as arrears of land revenue.

**6. a)** If any information furnished by the applicants for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd....2



7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

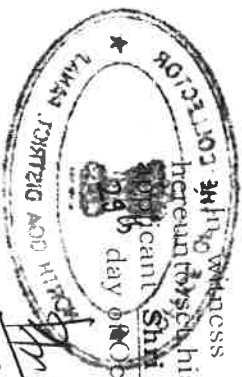
**APPENDIX - I**

Length and Breadth	North to South	East to West	Total Superfi cial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
					North	South	East	West	
1	2	3	4		5				6
39.00 mts	114.25 mts	3940 Sq.mts	Sy.No. 118/1-O		Sy.No. 118/1, 118/1-J, 118/1-I, 118/1-N, & 118/1-H	S.No. 124/1 & 124/4	S.No. 117/1	Sy. No. 123/1	NIL

Village : Ponda  
Taluka : Ponda

**Remarks:-**

- The applicant has paid conversion fees of Rs.5,31,900/- and conversion fine of Rupees 33,750/- both amounting to Rupees 5,65,650/- (Rupees Five Lakhs Sixty Thousand Six Hundred Fifty Only) vide e- Challan Ref. No. 74/14-15 dated 20/10/2014.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department, Ponda vide his report No. TPP/CONV/PON/118/12/33 dated 01/02/2012.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2011-12/899/3914 dated 24/01/2012.
- The development/construction in the plot shall be governed as per laws/rules in force.
- The right of way of road/access is 6.00mts wide road hence front setback of minimum 6.00mts shall be kept from the centre line of the road.
- Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of filing of low-lying land, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17 (A) of the Goa Town & Country Planning Act, 1974.



Shri Dattatrai Gangaram Naik here also herunto set her/his hands this day of October, 2014.

(Dattatrai Gangaram Naik)  
Applicant

(Swaraj M. Naik)  
Additional Collector

Signature and Designature of Witnesses

1. Madhu G. Naik
2. Mrs. Sauri D. Shaktin

Complete address of Witness

1. Madhu - Ponda Goa
2. Upper Bazar, Ponda - Goa

We declare that Shri Dattatrai Gangaram Naik, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

- To,
1. The Town Planner, Town and Country Planning Department Ponda
  2. The Mamlatdar of Ponda Taluka.
  3. The Inspector of Survey and Land Records, Panaji - Goa
  4. The Sarpanch, Village Panchayat, Ponda, Ponda-Goa



CERTIFIED TO BE TRUE COPY

MENINO PIEDADE GOMES

NOTARY

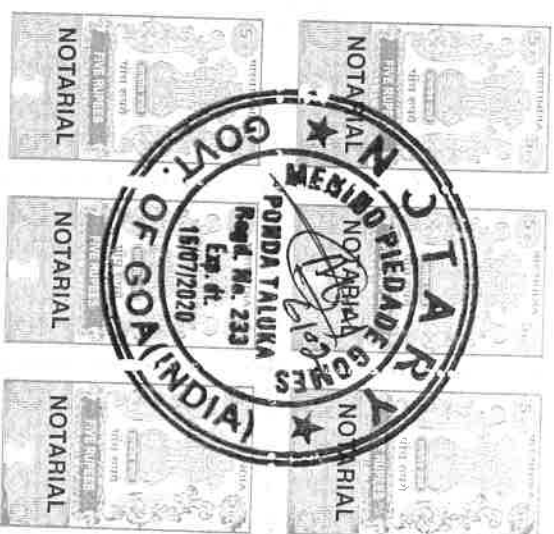
PONDA

STATE OF GOA, INDIA.

Date 6/07/2020

Place Ponda, Goa

Reg. No. 367/2020



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records

PANAJI - GOA

PLAN

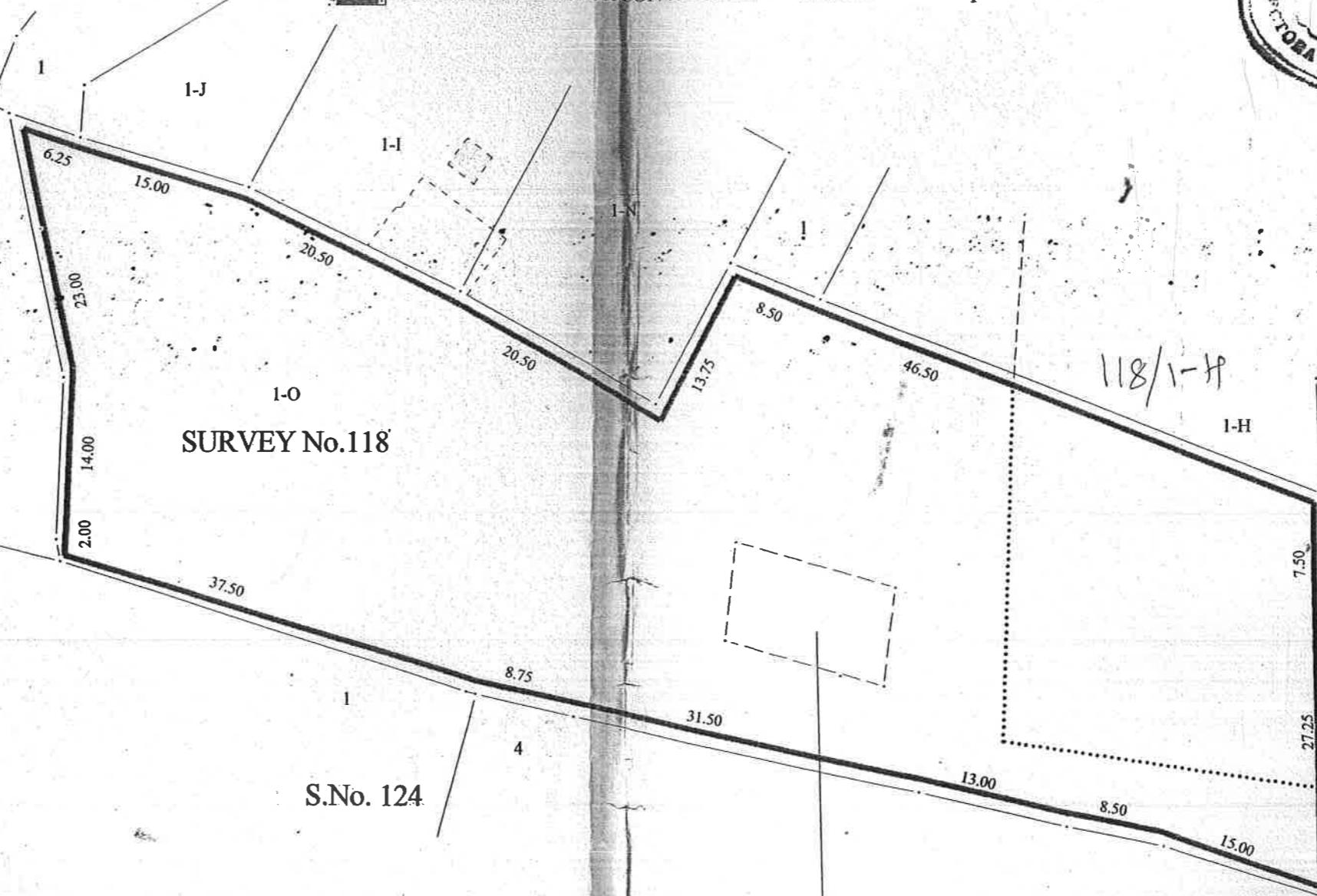
OF THE LAND BEARING SURVEY No.118/1-O, SITUATED AT PONDA VILLAGE  
OF PONDA TALUKA, APPLIED BY SHRI. DATTATRAY GANGARAM NAIK, CONVERSION  
OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL, PURPOSE  
VIDE ORDER OF CASE NO.RB/CNV/PON/AC-I/12/2011, DATED 13/12/2013, FROM  
ADDITIONAL COLLECTOR - I, PANAJI GOA

SCALE : 1:500

PROPOSED AREA FOR CONVERSION ..... 3940 Sq. Mts.



S.No.123



SURVEY No.118

118/1-H

S.No. 117

S.No. 124

NEWLY CONSTRUCTED STRUCTURE  
ADMEASURING PLINTH AREA 125 SQ.MTS.



SHRIKANT P. PATIL (F.S.)

PREPARED BY

SURVEYED ON: 07-01-14

MANGESH KHOLKAR (H.S.)

VERIFIED BY

File No.: 8-223-DSLR-13