



OFFICE OF ADDITIONAL COLLECTOR III

PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2312126  
Fax Nos :- Email :- ac3-south.goa@gov.in

No. CAD3PON12-23-130/269

Dated: 20-May-2024

Read: 1. Revised application dated 05-Mar-2024 from Shri Sham Mahadev Prabhudesai, r/o H. No. 243/2, Shivam, Maingal, Tarvailem Shiroda, Ponda-Goa.  
2) Circular issued by the Office of the Secretary (Revenue) vide No. 34/Secy (Rev)/Conversion/2021 dated 08/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

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 ADDITIONAL COLLECTOR III, 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 thereunder), by Shri/Smt. Sham Mahadev Prabhudesai inhabitant of being the occupant/tenant of Survey No. 2/2(Part) in the village of Borim, in the Ponda Taluka (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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of Survey No. 2/2(Part) and measuring 950 Square Metres be the same a little more or less for residential use only.

Now, this is to certify that the permission to use for the said plots for residential use 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 - agriculture purpose for which the permission is granted and 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 building erected or to be erected 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 cesses leviable on the said land

5. Penalty clause - (a) If the applicant contravene 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6. a) If any information furnished by the applicant 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 application.

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 applicant.

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 tree shall be cut except with prior permission of the competent authority

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		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks
North to south	East to west			North	South	East	West	
1	2	3	4	5				6
180.70 mts.	17.00 mts.	950 sq.mts	Survey No. 2/2 (PART)	sy.no. 2/1 & Road	sy.no. 103/1	sy.no. 2/3, 2/5, 2/5-D	sy.no. Road	The land in question is Garden Land

Village : Borim

Taluka : Ponda

## Remarks :-

- The applicant has paid conversion fees of Rs.2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand Only) vide challan No. Conv/01/2024-25 dated 16-May-2024.
- The zoning information submitted by the applicant issued by the Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa vide his ref. No TPP/4077/Zon-Inf/Borim/2/2/2024/370 dated 16-Feb-2024, informing that as per Regional Plan for Goa 2021, plot admeasuring 1275sq.mts bearing Sy. No. 2/2 of village Borim is earmarked as Settlement Zone (FAR 80).
- The Dy. Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division, Ponda-Goa has given NOC for conversion vide report No. 5/CNV/PON-1423/DCFN/TECH/2023-24/1382 dated 12-Mar-2024.
- The Mamlatdar, Office of Mamlatdar Ponda, Ponda-Goa has submitted his report for conversion vide report No MAM/PON/CONV/AK/2024/523 dated 21-Mar-2024.
- The Inspector of Survey and Land Records, Ponda-Goa has submitted his report for conversion vide report No. 2/ISLR/PON/CONV/58/23/401 dated 19/03/2024.
- The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the ADDITIONAL COLLECTOR III OF Ponda-Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Sham Mahadev Prabhudesai has also hereunto set his/her hand this day 20<sup>th</sup> of May, 2024.

(Sham Mahadev Prabhudesai)

APPLICANT

Signature and Designature of witnesses :

1. Sameer. S. Naik

2. Sanjana S Desai

(PUNDALIK V. KHORJUVEKAR)  
ADDITIONAL COLLECTOR III  
Ponda - Goa

1. Tivrem Ponda Goa.

2. Borim Ponda-Goa

We declare that Sham Mahadev Prabhudesai 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.

1. Sameer. S. Naik

2. Sanjana S Desai

To,

- The Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa.
- The Mamlatdar, Office of Mamlatdar Ponda, Ponda-Goa.
- The Sarpanch, Village Panchayat Borim, Ponda-Goa.
- The Talathi of Borim
- Shri Sham Mahadev Prabhudesai, H. No. 243/2, Shivam, Malngal, Tarvalem Shiroda, Ponda-Goa.



GOVERNMENT OF INDIA  
INSPECTOR OF SURVEY & LAND RECORDS  
PONDA - GGA

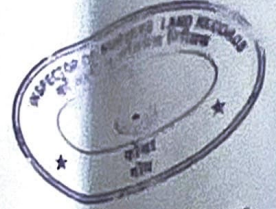
PLAN

OF THE PROPERTY BEARING SURVEY NO 22 (PART) SITUATED AT BORIM  
VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL  
INTO NON AGRICULTURE PURPOSE BY SHAM MAHADEV PRABHUDESAI  
VIDE ORDER NO. CAD3PON12-23-130 DATED 07/03/2024 BY THE ADDITIONAL COLLECTOR-III, SOUTH GGA

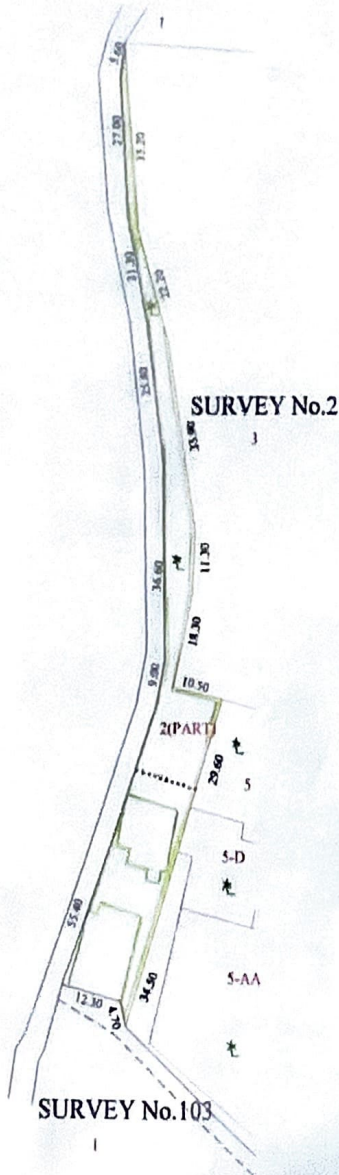


SCALE 1:1000

☐ AREA TO BE CONVERTED IN S.NO 22 (PART) = 950 SQ. MTS.



RAJESH K. PAIKUCHEKAR  
Inspector of Survey & Land Records  
Ponda - GGA



PRASAD SURINGKAR (F.S.)  
SURVEYED BY

SURVEYED ON: 09-01-2024

NAYANA KERKAR (H.S.)  
VERIFIED BY

File No.: 2/SLR/PON CONV/58/23

Conversion Sanad is issued vide  
Nos CAD3.PON12-23-130/2024  
Dated : 20.05.2024

Additional Collector III  
Ponda - GGA