

True Copy



GOVERNMENT OF GOA, DEPARTMENT OF URBAN PLANNING AND CONSTRUCTION,
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Date: 27/03/2023

No: CADSPON09-23-54/2 of

- RECORD: 1) Application dated 12/09/2022 and revised application dated 24/02/2023 u/s 32(1) of P/s Good Luck Developers represented through Mr. Parthasarathi Shastri Shastri, Ahmed Nivastan, Ambaji, Patorda, Mangga-Goa, 1st Floor, Ahmed Nivastan, Ambaji, Patorda, Mangga-Goa.
- 2) Circular issued by the Office of the Secretary (Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 03/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

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 M/s Good Luck Developers represented through Mr. Parthasarathi Shastri Shastri, Ahmed Nivastan, Ambaji, Patorda, Mangga-Goa being the occupant of the plot registered under Survey No. 153/1-B in the village of Patorda of Ponda Taluka admeasuring an area of 10,043.00 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. 153/1-B in the village of Patorda of Ponda Taluka, admeasuring an area of 10,043.00 sq. mts. be the same a little more or less, for the purpose of Residential use only.

And whereas, the Dy. Town Planner, Ponda vide report no. TTP/2052/Zoning/Patorda/153/1/22/1631 dated 13/03/2023 reported that land under survey No. 153/1-B of Patorda village of Ponda Taluka as per the Regional Plan for Goa 2021, the plot in question is located in Settlement Zone, having permissible F.A.R. 30.

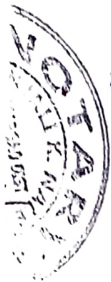
And whereas, The Dy. Conservator of Forest, North Goa, Ponda-Goa, vide letter No.5/CNV/PON 1297/DCFN/TECH/22-23/163/2398 dated 10/03/2023 informed that the area under survey No.153/1-B of village of Ponda Taluka admeasuring an area of 10,043.00 Sq. mts. The area is not a Government Forest and does not form part of any Compartment of North Goa Division Working plan. The area also does not figure in the list of survey numbers finally confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar. Tree canopy density of the plot is less than 0.1. Forest (Conservation) Act, 1980 is not applicable to the above area.

And whereas, the Mamlatdar of Ponda, submitted report vide no: MAM/PON/CONV/AK/2023/241 dated 10/03/2023 informing that such use would not affect public health, safety and convenience. The present market value is Rs. 5000/- per sq.mts. The proposed land is accessible. The land is not comunidade, /Aframento land nor Alwara land. There is no Tenants as per Manuel Form I & XIV of sy. No. 153/1-B of village Betora of Ponda Taluka. There are no Mundkars appearing in manual form I & XIV. The land does not falls under low lying area and does not exist any water bodies. There is no electrical line passing through border line of the plot. There is no structure on the said plot. The land does not fall under 500 HTL and 200 Mts. There are 4 jackfruit trees and 1 tamarind tree in the land.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 153/1-B in the village of Betora of Ponda Taluka was approved and applicant has deposited the Total conversion fees of Rs 10,95,120/- vide Echallan No. Conv/48/2022-23 dated 20/02/2023 and Rs 7,12,030/- vide Echallan No. Conv/53/2022-23 dated 21/03/2023 in the State Bank of India, Ponda Branch.

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 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.

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 Mundkarial/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.

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 anti-national activities on this converted land.
13. Traditional access, rain water drains passing through the plot if any shall not be blocked. Easement rights in any shall be protected.
14. The applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. 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.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any activity.
19. 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.
20. 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.
21. 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.
22. 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.

23. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.

24. The applicant shall solely be responsible in case of any breach of condition narrated in the aforesaid paras of this Sanad.

Appendix-I

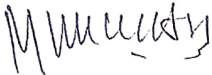
Length & Breath		Total Superficia l Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
---	---	10,043 Sq.mts	153/1-B	As per attached plan

Conversion is sanctioned for Residential Purpose. As per the Regional Plan for Goa 2021, the plot in question is located in Settlement Zone FAR 80 based on reports/NOC referred at page no. 1 & 2.

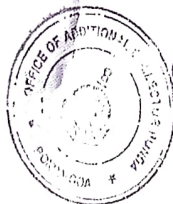
In witness whereof the Additional Collector III of Ponda-Goa, South Goa District, Margao, has hereunto set his hand and sent seal of his office on behalf of the Government of Goa and the Applicant, M/s **Good Luck Developers represented through its Partner Shri Shaikh Mushtaq r/o 1st Floor, Ahmed Mansion, Ambaji, Fatorda, Margao-Goa** has hereunto set his/her hand on this day **27th of March, 2023**.


M/s **Good Luck Developers**
represented through its Partner
Shri Shaikh Mushtaq

Name and Signature of the witnesses:

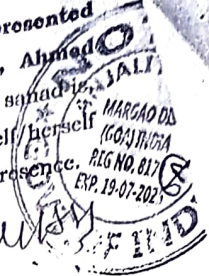
1. MULLASHY XEC ASBA 

2. Shankhanath L. Gunkar 




27/03/2023
(Vishal C Kundaikar)
Additional Collector-III
Ponda- Goa.

We declare that M/s Good Luck Developers represented through its Partner Shri Shaikh Mushtaq r/o 1st Floor, Ahmed Mansion, Ambaji, Fatorda, Margao-Goa who have signed this affidavit 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. MULCHUM XEC Hassan

2. Shankhanath L. Gaunkar

Copy to:

- ✓ 1. M/s Good Luck Developers represented through its Partner Shri Shaikh Mushtaq r/o 1st Floor, Ahmed Mansion, Ambaji, Fatorda, Margao-Goa.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Mamlatdar of Ponda, Ponda Goa.
4. The Inspector of Survey & Land Records, Ponda- Goa.
5. The Municipal Council/Village Panchayat of Betora.



Government Of Goa
Directorate of Settlement and Land records
Plan

Appln Dato 23-02-2023

Ref. No.: 1050

Scale 1:1000



Concession Serial is issued
under No CAPSPON/REG/2023/705 dt. 27/03/2023

Additional Collector Ponda
Ponda-Goa

153/1-B

153/1-B-2

153/1-A

153/1

153/1-B-1

153/1-B-1

153/1-B

Talukal Name : PONDA
Village Name : Betora
Survey No. : 153
Subdiv No : 1-B



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