

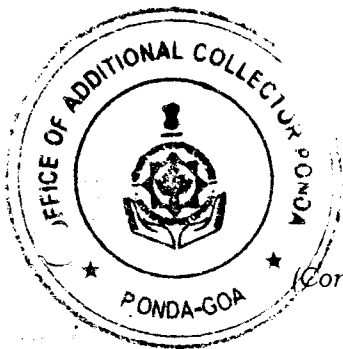
OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
Second Floor, Government Complex Building,
Tisk, Ponda-Goa,

Phone: 0832-2311000, Fax: 0832- 2311000
Email: ac3-south.goa@gov.in

No: AC/PON/SG/CONV/15/2015/533

Date: 08/08/2019

READ: Application dated 16/7/2015 u/s 32(1) of Land Revenue Code, 1968, received from M/s Vibhav Real Estate Builder & Developers through Partner Shri. Vibhav P. Parker and Madanant Construction Goa Pvt. Ltd. through its Director Sudin N. Verenkar having offices at Borda and Chandor Margao 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 **M/s Vibhav Real Estate Builder & Developers through Partner Shri. Vibhav P. Parker and Madanant Construction Goa Pvt. Ltd. through Director, Shri. Sudin N. Verenkar, having offices at Borda and Chandor Margao Goa** being the occupant of the plot registered under Survey No. **192/1-C** in the village of **Ponda** in the **Ponda** Taluka admeasuring an area **11700 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. **192/1-C** in the village of **Ponda** in the Ponda Taluka, admeasuring an area 11700 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. **192/1-C** of Ponda village of Ponda Taluka as per the Outline Development Plan for Ponda 2016, the

property under reference is earmarked as Urban Settlement Zone (S-1) with FAR 100%. The conversion of use of land is recommended for Residential purpose for area admeasuring 11700 sq.mts. vide report No.TPP/139/Ponda/92/2015/1149 dated 11/09/2015.

And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide letter No.5/CNV/PON-646/DCFN/TECH/2015-16/569/1786 dated 15/10/2015 informed that the area under survey No.192/1-C of Ponda village of Ponda Taluka admeasuring an area of 11700 Sq. mts. 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 0.30. However in view of the Supreme Court of India in civil Appeal Dairy no. (s) 37942/2014 applicability of forest (conservation) Act, 1980 cannot be spelt till the matter is finalized by the Hon'ble Supreme Court. Further in continuation vide letter No.5/CNV/PON-646/DCFN/TECH/2016-17/18/300 dated 11/05/2016 Asst. Conservator of Forest, North Goa Division informed that though Tree canopy density of the plot is less than 0.30, the area is having mostly cultivated/planted trees of non forestry nature. As such same does not come within the purview of Hon'ble Supreme Court Order dated 04/02/2015.

And whereas, the Mamlatdar of Ponda, has submitted report vide no: MAM/PON/C.I(II)/CONV/2015/2582-A, dated 20/10/2015 informing that such use would not affect public health, safety and convenience; the present market value is Rs. 3000/-per sq.mts; the proposed land for conversion is accessible; the site is linked to the internal road; there are no Tenant; However there exist one entry and one temple entry in other right column; the land is not falling under low lying area and does not exist any water bodies; there does not exist any structure on the plot sought for conversion; the land is situated in survey No.192 sub divisions 1-C of village Ponda of Ponda Taluka; the land does not fall under 500 HTL and 200 MTL. proposed conversion may be decided at Collector Level; it is dry crop) type of land as per manuel form I & XIV under survey No.192/1 & 192/1-C of Ponda village of Ponda Taluka.

And Whereas, after obtaining NOC/report for proposed

conversion of land from the above mentioned authorities, the conversion of land of Survey No. **192/1-C of Ponda** village in the Ponda Taluka was approved and applicant has deposited conversion fees of Rs. 32,76,000/- (Rupees thirty two lakh seventy six thousand only) vide e-challan No.201900722980 dated 19/06/2019 in the State Bank of India, Ponda.

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 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.
9. 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.
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 $10.00 \text{ mts} + 3.00 \text{ mts} = 13.00 \text{ mts}$ from the Centre line of the existing road at time of construction.
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 of Ponda dated 11th day of October 2016, is placed 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 Superfi cial Area	Forming part of Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
---	----	11700 Sq.mts	192/1-C	As per plan attached
Conversion is sanctioned for Residential purpose with settlement Zone having permissible F.A.R.100% based on reports/NOC referred at page no. 1 & 2.				


In witness whereof the Collector of South Goa District, Margao has hereunto set her hand and sent seal of her Office on behalf of the Government of Goa and the Applicant, i.e **M/s Vibhav Real Estate Builder & Developers through Partner Shri. Vibhav P. Parker and Madanant Constructions Goa Pvt. ltd through Director, Sudin N. Verenkar** having offices at Borda and


Chandor Margao Goa has hereunto set his hand on this
8th day of August, 2019.

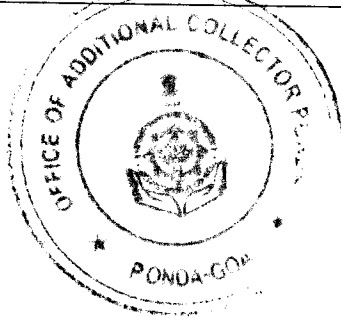
Shri. Vibhav P. Parker,
Partner of M/s Vibhav Real Estate
Builder & Developers


Shri. Sudin N. Verenkar,
Director
M/s Madanant Constructions Pvt. Ltd

Name and Signature of the witnesses:

1. Sameer C. Morajkar 


2. SANTOSH M. SAVANKAR 

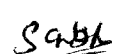



(Arvind B Khutkar)
Additional Collector-III
Ponda- Goa.



We declare that **M/s Vibhav Real Estate Builder & Developers through Partner Shri. Vibhav P. Parker and Madanant Constructions Goa Pvt. Ltd through Director, Sudin N. Verenkar having offices at Borda and Chandor Margao Goa** who has signed this sanad are, to our personal knowledge, the person they represents themselves to be, and that he/she/they have affixed his signatures here to in our presence.

1. Sameer C. Morajkar 

2. SANTOSH M. SAVANKAR 

Copy to:

- ✓ 1. M/s Vibhav Real Estate through Partner Shri. Vibhav P. Parker and Madanant Constructions Goa pvt ltd through its Director Sudin N. Verenkar having offices at Borda and Chandor Margao 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.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The village Panchayat/Municipal Council Ponda -Goa.