OFFICE OF ADDITIONAL COLLECTOR III

PONDA - GOA

Second Floor, Government Complex Building, Ponda - Goa Phone Nos :- 0832-2311000
Fax Nos :- Email :- ac3-south.goa@gov.in

No.CAD3PON12-22-81/173 Dated:- 22-Feb-2023

Read: 1. Application dated 10-Dec-2022 from Sarthak Developers represented by its partner Shri Rajesh Shivdas S Verenkar, r/o 136/16, Near Rajiv Gandhi Kala Mandir, Silva-Nagar Ponda.
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

S C H E D U L E - 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 **Sarthak Developers represented by its partner Shri Rajesh Shivdas S Verenkar, r/o 136/16, Near Rajiv Gandhi Kala Mandir, Silva-Nagar Ponda** inhabitant of being the occupant of **Survey No.75/2-B** in the village of **Ponda of 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. 75/2-B** and **measuring 2.704 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

Length & Breath		Total Superficial Area	Forming part of Survey no. & Sub Div number	BOUNDARIES
North to South	East to West			
---	---	2704.00 Sq.mts	75/2-B	As per attached plan
Conversion is sanctioned for Residential purpose Settlement Zone FAR 80 based on reports/NOC referred at page no. 1 & 2.				

Remarks :-

1. The applicant has paid Total conversion fees of Rs.6, 48, 960.00 /- (RUPEES SIX LAKHS FORTY-EIGHT THOUSAND NINE HUNDRED SIXTY ONLY) vide challan No.Conv/46/2022-23 dated 06-Feb-2023 and Challan No. Conv/49/2022-23 dated 22-Feb-2023.
2. The applicant has submitted zoning information issued by the Dy Town Planner, The Town & Country Planning Department,Ponda Goa vide his ref No.TPP/3228/Ponda/Zoning/75/2-B/22/2539 dated 29-Nov-2022.
3. 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. NO.5/CNV/PON-969/DCFN/TECH/22-23/1311 dated 18-Jan-2023.
4. The Mamlatdar, Office of Mamlatdar of Ponda , Ponda - Goa has submitted his report for conversion vide report No.MAM/PON/C.I(II)/AK/CONV/2023/172 dated 20-Jan-2023
5. 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 Shri Rajesh Shivdas S Verenkar, partner Sarthak Developers has also hereupto set his/her hand this day 22nd of February, 2023.

(Rajesh Shivdas Verenkar)
Partner, Sarthak Developers

APPLICANT

(VISHAL C. KUNDAIKAR)
ADDITIONAL COLLECTOR III
Ponda - Goa

Signature and Designature of witnessess :

1. Narayan. M. Nagvenkar

2. Anand Tukaram Jalmi

Complete address of Witness

1. 264, Nr. Mahalaxmi Temple Talaulim-Ponda-Goa.

2. HNO-203, Gauthan Khandepar Ponda Goa.

We declare that Rajesh Shivdas S Verenkar, partner Sarthak Developers who has signed this Sanad is, to our personal knowledge, theperson he/she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Narayan. M. Nagvenkar
2. Anand . T. Jalmi

To,

1. The Dy Town Planner, The Town & Country Planning Department,Ponda Goa
2. The Mamlatdar, Office of Mamlatdar,Ponda , Ponda - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Ponda,Ponda-Goa
4. The Talathi of Ponda
5. Rajesh Shivdas S Verenkar, Partner, Sarthak Developers r/o 136/16, Near Rajiv Gandhi Kala Mandir Silva-Nagar Ponda , Ponda - Goa

Government of Goa

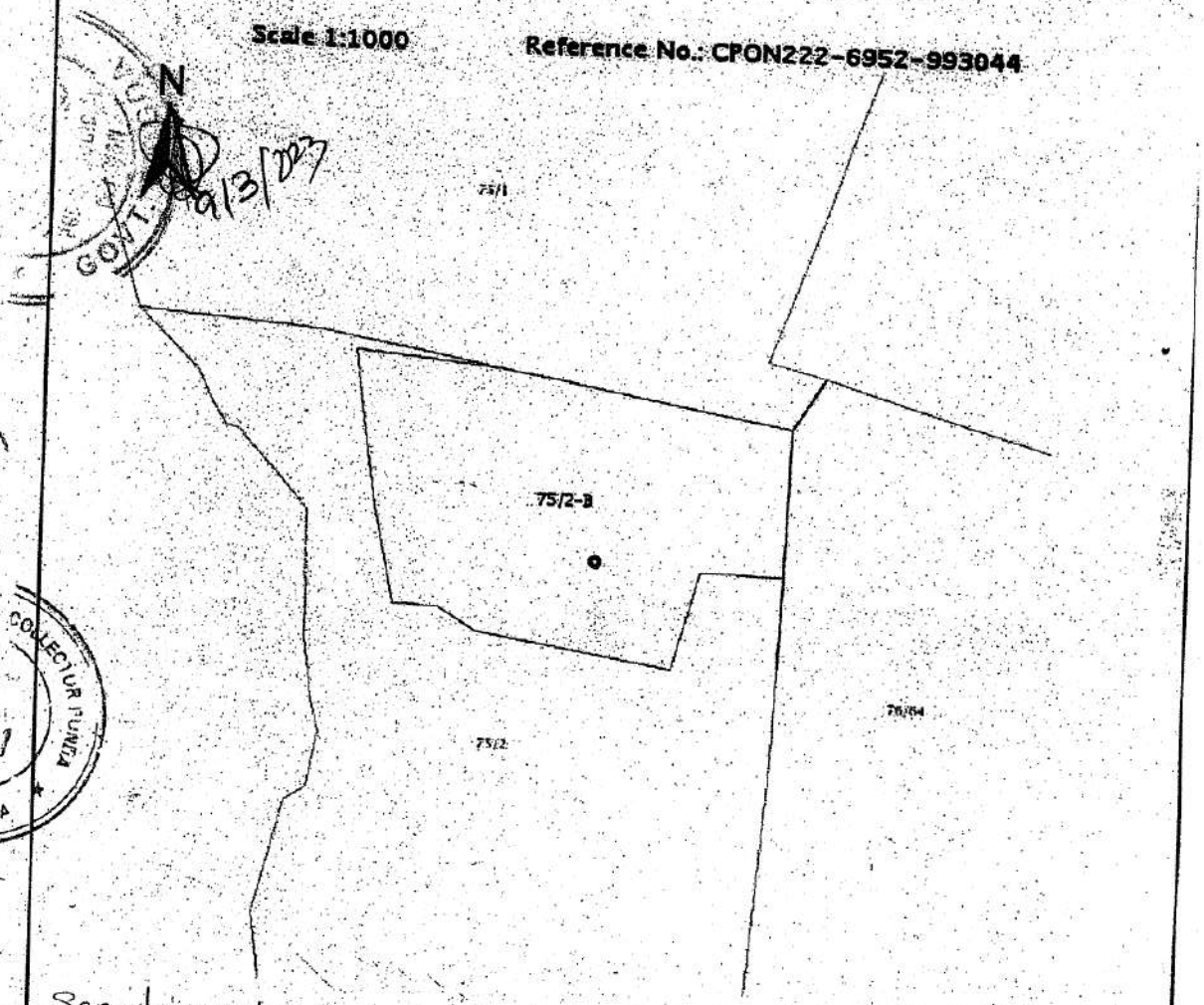
Directorate of Settlement and Land Records

Survey Plan

Ponda Taluka, Ponda Village

Survey No.: 75 , Subdivision No.: 2-B

Scale 1:1000 **Reference No.: CPON222-6952-993044**



Sanad issued vide no
CAD3 PoN12 -22- 81/173
dt. 28.02.2023

Additional Collector Ponda
Ponda-Goa

This record is computer generated on 06-10-2022 12:49:29. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE