

TRUE COPY



**ADDITIONAL COLLECTOR & ADDITIONAL DISTRICT MAGISTRATE,
PONDA GOA**

Phone No: 0832- 2311000

Fax No: 0832- 2311000

Email:

No: AC/PON/SG/CONV/15/2016/916

Date: 15/09/2017.

- Ref:** 1) NO.MAM/PON/C.I.(II)/CONV/2016/3695, dated 06/12/2016.
2) NO.TPP/161/Pon/188/1-C & 4-A/17/714, dated 19/7/17.
3) NO.5/CNV/PON-381/DCFN/TECH/2017-18/116/220 dated 19/05/2017.
4) No.2/ISLR/PON/74/16/236 dated 18/05/2017.

READ: Application U/s 32 of Land Revenue Code, 1968 from Ashraf Karim Thobani alias Smt.Asrapa Banu c/o Sarthak Developers, Bethora road, Ponda - 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)

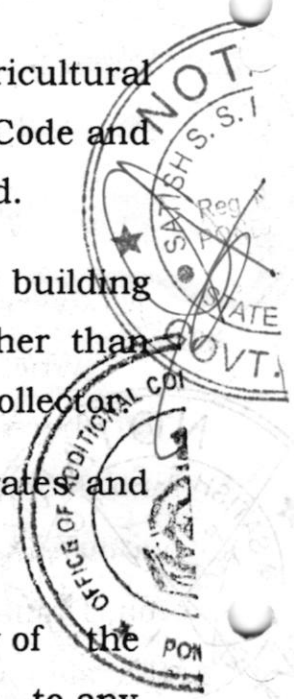
Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue 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 Ashraf Karim Thobani Smt. alias Asrapa Banu c/o Sarthak Developers, Bethora road, Ponda - Goa being the occupants of the plot registered **under Survey No.188/1-C & 4-A in the village Ponda of Ponda Taluka** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include her 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.188/1-C & 4-A in the village of Ponda, Ponda Taluka** admeasuring an area **1995** square meters be the same a little more or less, for the purpose of **Commercial** use only.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land of

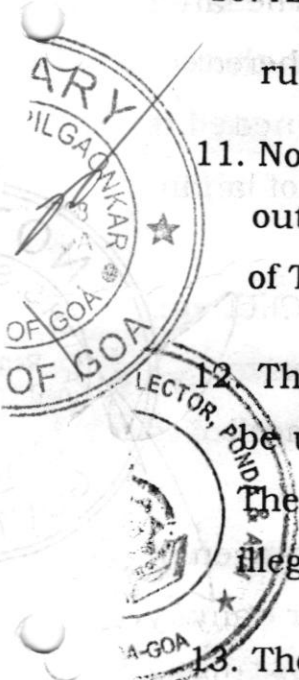
Survey No. 188/1-C & 4-A in the village of Ponda, Ponda Taluka was approved. The applicant has paid Rs.**20,94,750/-** as Conversion fees **(Rupees twenty lakh ninety four thousand seven hundred fifty only)** vide **Challan No.13/2017-18, dated 22/08/2017** in the State Bank of India, Ponda.

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.
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 **5.00 mts + 3.00 mts = 8.00** mts from the Center line of the existing road at the time of construction.
14. Traditional access rain water drains passing through the plot, if any, shall not be blocked. Easement rights, if any, shall be protected.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
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 shall be liable 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, then 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/reasons.
24. The Affidavit cum indemnity bond executed by the applicant before Notary of Ponda dated 2nd May, 2017, which is on record in the file.
- Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice. 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 Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
40.5	57.65	922 m2	<u>188/1-C</u>	North-Road South-sy.no.188/1,4-A East-sy.no.188/1-A,4A West-sy.no.188/1

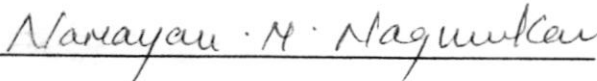
27.40	51.0	1073 m2 ----- Total 1995 m2	<u>188/4-A</u>	North-sy.no.188/1-C South-sy.no.188/4 East-sy.no.188/1-A West-188/1-C
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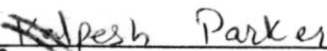
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant i.e. Ashraf Karim Thobani alias Smt. Asrapu Banu c/o Sarthak Developers, Bethora road, Ponda - Goa on this 15th day of September, 2017.

1.  (P.O.A.)

Shri Ashraf Karim Thobani alias Smt. Asrapu Banu
c/o Sarthak Developers, Bethora road, Ponda - Goa

Signature and designation of the witnesses:

1.  Narayan M. Nagumkar

2.  Hrushikesh Parker



(D. S. Morajkar)
Additional Collector-III,
Ponda- Goa.

Copy to:

- 1) The Dy. Town Planner, Town and Country Planning Dept., Ponda.
- 2) The Dy. Conservator of Forest, Ponda-Goa
- 3) The Mamlatdar of Ponda., Ponda-Goa.
- 4) The Inspector of Survey & Land Records, Ponda - Goa.
- 5) Ashraf Karim Thobani alias Smt. Asrapu Banu alias c/o Sarthak Developers Bethora road, Ponda - Goa
- 6) The Ponda Municipal Council, Ponda - Goa.



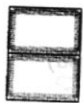
GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PONDA - GOA

PLAN

OF THE PROPERTY BEARING SURVEY No.188/1-C,4-A.SITUATED AT PONDA VILLAGE
OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY ASRAF KARIM THOBANI ALIAS
ASRAPPA BANU VIDE ORDER NO. AC/PON/SG/CONV/15/2016/322. DATED 20/09/2016.
BY ADDITIONAL COLLECTOR PONDA GOA.



SCALE : 1:500

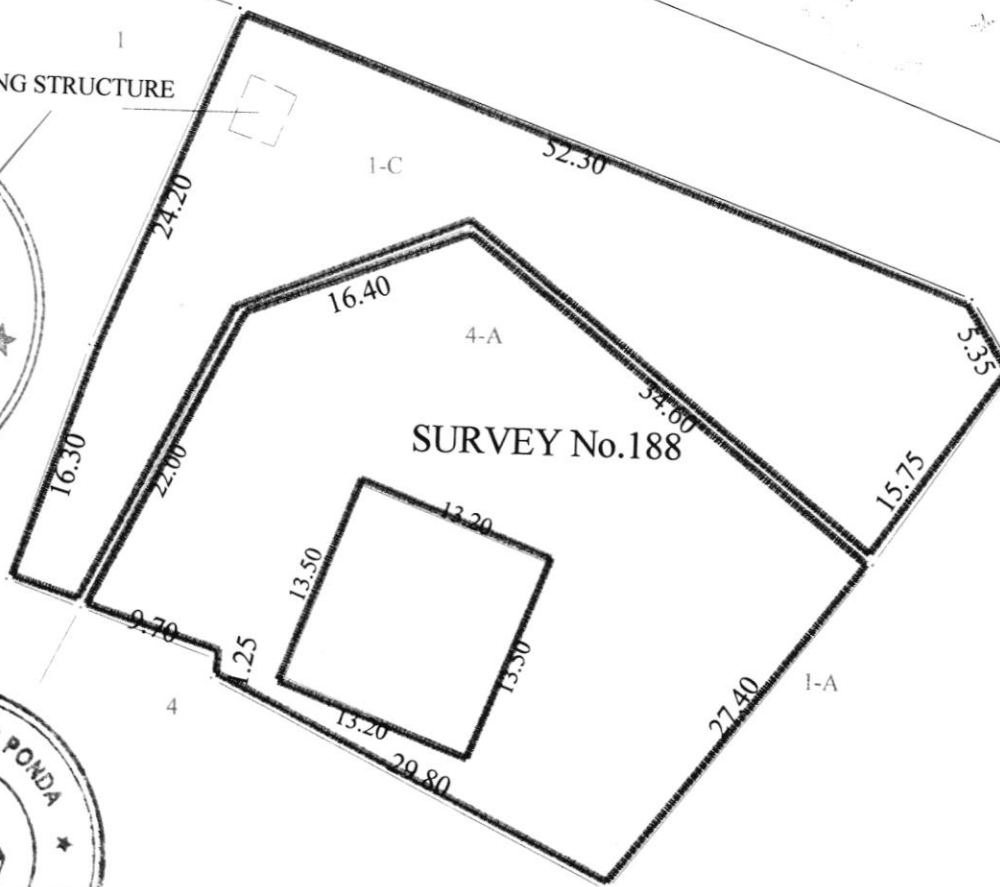


AREA TO BE CONVERTED IN S.NO.188/4-A 1073 SQ. MTS.
AREA TO BE CONVERTED IN S.NO.188/1-C 922 SQ. MTS.

TOTAL : 1995 SQ MTS



EXISTING STRUCTURE



MAHESH KHEDEKAR (F.S.)
PREPARED BY

DIGVITA KERKAR (H.S.)
VERIFIED BY

SURVEYED ON: 10/04/2015

File No.: 2/ISLR/PON/74/16

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL



SATISH S. S. PILGAONKAR
NOTARY
PONDA-GOA
State of Goa(India)

Reg. No. 300118

Date : 31/3/18

