



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.CAD3PON05-23-53/509

Dated:- 28-Jul-2023

Read: 1. Application dated 27-May-2023 from Tatva Realtors through Partners Gaurish D. Raikar and Narayan P. Nagvenkar, UGF-101, Ganapatiwada, Near Navdurga Temple, Khandola, Marcel-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 Tatva Realtors through Partners Gaurish D. Raikar and Narayan P. Nagvenkar inhabitant of being the occupant/tenant of Survey No.58/1-B in the village of Tivrem, 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. 58/1-B and measuring 2.185 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.

Despatch Clerk for  
Dy. Town Planner  
Town & Country Planning Dept.  
Ponda Goa,  
28/07/2023

Inward No.:  
Town & Country Planning Dept.  
Government of Goa  
2nd Floor, Govt. Office Bldg  
Zipsite Axis-Bank  
Ponda-Goa  
Date

Mamlatdar Talahatti  
28/7/23  
7/18/27  
Panchayat Tivrem - Ponda

## Appendix - I

| Length and Breadth |              | Total superficial area | Forming (Part of) Survey No. / Hissa No | Boundaries           |       |      |      |
|--------------------|--------------|------------------------|---|----------------------|-------|------|------|
| North to south     | East to west |                        |   | 5                    |       |      |      |
| 1                  | 2            | 3                      | 4                                       | North                | South | East | West |
| ---                | ---          | 2185 sq.mts            | Survey No. 58<br>Hissa No. 1-B          | As per attached Plan |       |      |      |

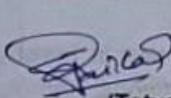
Village : Tivrem

Taluka : Ponda

## Remarks :-

1. The applicant has paid conversion fees of Rs., 262,200/- (RUPEES TWO LAKHS SIXTY TWO THOUSAND TWO HUNDRED ONLY) vide challan No. Conv/21/2023-24 dated 18-Jul-2023.
2. The zoning information submitted by the applicant issued by the Dy. Town Planner, The Town & Country Planning Department, Ponda-Goa vide his report No.TPP/3491/Tivrem/58/1-B/zoning/23/800 dated 10-Apr-2023, informing that as per Regional Plan for Goa 2021, plot admeasuring 2185.00 sq.mts bearing Sy. No. 58/1-B of village Tivrem falls in Settlement Zone (FAR 80).
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.5/CNV/PON-365/DCFN/TECH/22-23/451 dated 15-Jun-2023.
4. The Mamlatdar Office of Mamlatdar Ponda, Ponda-Goa has submitted his report for conversion vide report No.MAM/PON/CONV/AK/2023/323 dated 30-Jun-2023.
5. The development / construction in the plot shall be governed as per laws / rules in force.

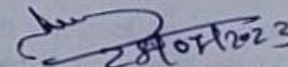
In witness whereof the ADDITIONAL COLLECTOR III OF Ponda-Goa, SOUTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Tatva Realtors through Partners Gaurish D. Raikar and Narayan P. Nagvenkar has also hereunto set his/her hand this day of July, 2023.

  
(Tatva Realtors)

through Partners Gaurish D. Raikar and  
Narayan P. Nagvenkar

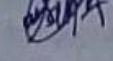
APPLICANT



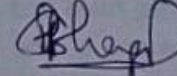
  
(VISHAL C. KUNDAIKAR)  
ADDITIONAL COLLECTOR III  
Ponda - Goa

Signature and Designature of witnesses :

Complete address of Witness

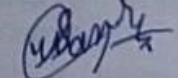
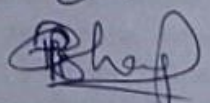
1. Shailesh Karapurkar 

1. Kolam Carapur Santhalbar Goa

2. Gaurish P. Bhagat 

2. Deulwada, Marcela - Goa

We declare that Tatva Realtors through Partners Gaurish D. Raikar and Narayan P. Nagvenkar 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. Shailesh Karapurkar   
2. Gaurish P. Bhagat 

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 Tivrem, Ponda-Goa.
4. The Talathi of Tivrem
5. Tatva Realtors through Partners Gaurish D. Raikar and Narayan P. Nagvenkar, UGF-101, Ganapatiwada, Near Navdurga Temple, Khandola, Marcel-Goa.