OFFICE OF THE ADDITIONAL COLLECTOR-III, PONDA
Second Floor, Government Complex Building,
Tisk, Ponda-Goa,
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No: AC/PON/SG/CONV/07/2017/106 Date: 01/02/2021

READ: Aapplication dated 10/07/2017 and revise application dated 07/09/2017 u/s 32(1) of Land Revenue Code, 1968, received from Managing Director, M/s Raj Housing Development Pvt. Ltd., c/o Rajdeep Galleria, 4th Floor, Ponda – Goa.

OFFICE OF ADDITIONAL COLLECTOR PONDA
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 **Shri Sandip Nilkanth Nigalye. Managing Director, M/s Raj Housing Development Pvt. Ltd., c/o Rajdeep Galleria, 4th Floor, Ponda – Goa** being the occupant of the plot registered **under Survey No.36/2** in the **village of Ponda** of **Ponda Taluka admeasuring an area of 725 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.36/2** in the **village of Ponda of Ponda Taluka,** admeasuring an area **725 sq. mts.** be the same a little more or less, for the purpose of **Commercial Purpose** use only.

And whereas, the Town and Country Planning Department, Ponda, reported that reported that as per the Outline Development Plan for Ponda planning area 2016, the plot in question i.e. land under **Survey No. 36/2 of Ponda Village** of Ponda Taluka is located in the Commercial (C1) zone with F.A.R.200 and recommended the conversion use of land for **Commercial purpose** for area admeasuring **725 Sq mtrs** vide report No.TPP/175/Ponda/36/2017/1124 dated 06/11/2017.

And whereas, the Asst. Conservator of Forest, North Goa Division, Ponda- Goa, vide vide letter No.5/CNV/PON-420/DCFN/TECH/2017-18/671, dated 22/11/2017 informed that the area under **survey No. 36/2 to 12** of Ponda village of Ponda Taluka admeasuring an area of **725 Sq. mts.** is not a Government forest and it 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, has submitted report vide No. MAM/PON/C.I.(I)/CONV/2017/2622 dated 10/10/2017 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 Ponda old bus stand to upper bazar road. There are no tenants and Mundkars as per Manual Form I & XV under survey No.36/2 to 12 of village Ponda. There is no tenant recorded in Tenant column under **survey No.36/2 of village Ponda** Taluka. The land is not falling under low lying area and there does not exist any water bodies on the plot sought for conversion. There exists construction of old building on the land sought for conversion admeasuring an area of 550 sq.mts. approximately. The land is situated in survey number 36/2 to 12 of village Ponda. The land does not fall under 500 HTL and 200 mts. Proposed conversion may be considered. It is a dry crop type land and pot kharab class (a) type of land as per Manual Form I & XIV under sy.no.36/2 to 12 of village Ponda Taluka.

And whereas the Inspector of Survey & Land Records, Ponda vide letter No.2/ISLR/PON/19/17/133 dated 22/02/2018 informed that the land in question is Dry crop and that the survey is carried out as per the site plan and same tallies with the survey plan and ground measurements.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Survey No. 36/2 in** the **village of Ponda** the **Ponda Taluka** was approved and applicant has deposited the **conversion fees** of **Rs.8,70,000/-** vide challan No.31/2020-21 dated 06/01/2021 in **the State Bank of India, Ponda.**

Now, this is to certify that the permission to use the said plot for

commercial purpose 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) Not withstanding 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. The applicant shall leave minimum 13.00 mts. & 7.00 mts. from Centre line of the existing road at the time of construction towards eastern & southern side of the property respectively.

9. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

10. 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.

11. Any further development in the plot shall be strictly as per the rules in force.

12. 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.

13. 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.

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 F orest 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 dated 7th day January, 2021 is taken 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 Superficial Area**	**Forming part of Survey no. & Sub Div number**	**BOUNDARIES**
North to South	**East to West**			
44.00	32.00	725 Sq.mts	36/2	North-sy.no.37/1, 37/13,37/14,37/25 South-Road East-Road West-sy.no.36/1 & 37/1
Conversion is sanctioned for Residential purpose in Commercial (C1) Zone with FAR 200% based on reports/NOC referred at page no. 1 & 2.				

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., **Shri Sandip Nilkanth Nigalye M.D, M/s Raj Housing Development Pvt. Ltd., Rajdeep Galleria, 4th Floor, Ponda – Goa** has hereunto set his/her hand on this 1st day of February 2021.

M/s Raj Housing Development Pvt. Ltd
Through MD Sandip Nilkanth Nigalye

Name and Signature of the witnesses:

1. Gopal U. Gaude
2. Uday S. Jalmi

OFFICE OF ADDITIONAL COLLECTOR PONDA
PONDA-GOA

(Gouresh S. Kurtikar)
Additional Collector-III
Ponda- Goa.

OFFICE OF ADDITIONAL
PONDA-

We declare that **Shri Sandip Nilkanth Nigalye M.D, M/s Raj Housing Development Pvt. Ltd., Rajdeep Galleria, 4th Floor, Ponda – Goa** who have signed this sanad are, 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. Gopal U. Gaude
2. Uday S. Jalmi

Copy to:

1. Managing Director, M/s Raj Housing Development Pvt. Ltd., Rajdeep Galleria, 4th Floor, Ponda – 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, Ponda Goa.
5. The Inspector of Survey & Land Records, Ponda- Goa.
6. The Municipal Council/Village Panchayat.

GOVERNMENT OF GOA

INSPECTOR OF SURVEY & LAND RECORDS

PONDA - GOA

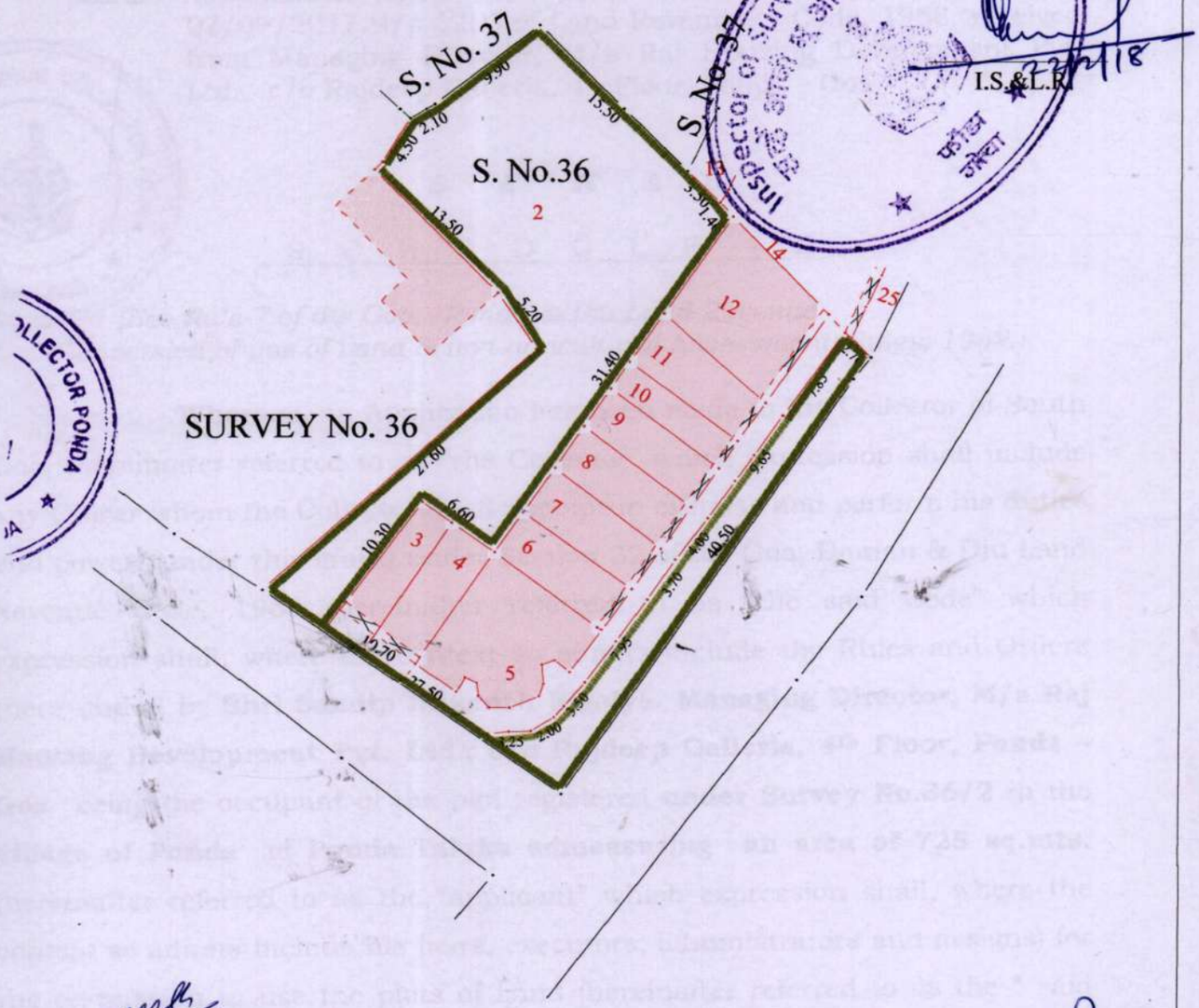
PLAN

OF THE PROPERTY BEARING SURVEY No.36/2 SITUATED AT PONDA VILLAGE OF PONDA TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S RAJ HOUSING DEVELOPMENT PVT. LTD. VIDE MEMORANDUM NO. AC/PON/SG/CONV/07/2017 DATED 15/12/2017. BY ADDITIONAL COLLECTOR PONDA GOA.

SCALE : 1:500

N

AREA TO BE CONVERTED 725 SQ. MTS.



PRAKASH SHET (F.S.)

PREPARED BY

15/2/18

DIGVITA KERKAR (H.S.)

VERIFIED BY

SURVEYED ON: 16/01/2018

File No.: 2/ISLR/PON/19/17