



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/02/2021/746

Date: 23/12/2022

READ: Application dated 24/12/2020 u/s 32(1) of **Shri Durgadas alias Durgaram Vishnu Dhavlikar and Smt. Kusum Durgadas Dhavlikar through their POA holder Shri Sandeep Durgadas Dhavlikar r/o H. No. 410, Indira Bunglow, Dhavli 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 Durgadas alias Durgaram Vishnu Dhavlikar and Smt. Kusum, Durgadas Dhavlikar through their POA holder Shri Sandeep Durgadas Dhavlikar r/o H. No. 410, Indira Bunglow, Dhavli, Ponda- Goa** being the occupant of the plot registered **under Survey No. 24/2-E** in the **village of Queula of Ponda Taluka** admeasuring an area of **938.00 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. 24/2-E** in the **village of Queula of Ponda Taluka**, admeasuring an area **938.00 sq.mts** be the same a little more or less, for the purpose of **Residential Use** only.

And whereas, the Dy. Town Planner, Town and Country Planning Department, Ponda, informed that land under survey **No. 24/2-E** of **village Queula of Ponda Taluka** as per the Regional Plan for Goa 2001 and

9. The plot is located along 8.00 mts proposed road and the construction will be permitted at a distance of 7.00 mts from the centre line of the existing road.
10. Sanad shall not take away Mundkarial/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 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.



A handwritten signature in dark ink is located at the bottom center of the page, below the list of conditions.

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. Any dispute, mis-information, litigations shall gives right to the issuing authority to revoke the Sanad without issuing any notice.
25. 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			
---	---	938 sq. mts	24/2-E	As per attached plan
Conversion is sanctioned for Residential Purpose. As per the Regional Plan for Goa 2021, the plot in question is located in Settlement Zone FAR 80 classified under village category with VP-1, based on reports/NOC referred at page no. 1 & 2.				

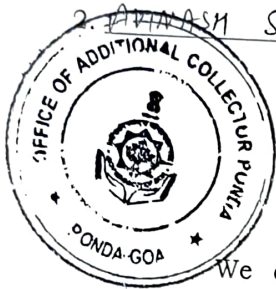
In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his office on behalf of the Government of Goa and the Applicant, i.e. **Shri Durgadas alias Durgaram Vishnu Dhavlikar and Smt. Kusum, Durgadas Dhavlikar through their POA holder Shri Sandeep Durgadas Dhavlikar r/o H.**

No. 410, Indira Bunglow, Dhavli, Ponda- Goa has hereunto set his/hc
hand and seal of this office this 23rd day of December 2022.

[Signature]
**Shri Durgadas alias Durgaram Vishnu Dhavlikar
and Smt. Kusum, Durgadas Dhavlikar through POA holder
(Shri Sandeep Durgadas Dhavlikar)**

Name and Signature of the witnesses:

1. Pradeep, S. Haldare [Signature]



2. AYINASH SAKHARAM DESAI [Signature]

[Signature]
(Vishal C. Kundaikar)
Additional Collector-III
Ponda- Goa.

We declare that Shri Durgadas alias Durgaram Vishnu Dhavlikar and Smt. Kusum, Durgadas Dhavlikar through their POA holder Shri Sandeep Durgadas Dhavlikar r/o H. No. 410, Indira Bunglow, Dhavli, 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. [Signature] Pradeep, S. Haldare [Signature]

2. AYINASH SAKHARAM DESAI [Signature]

Copy to:

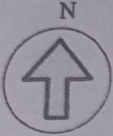
1. ☒ Shri Durgadas alias Durgaram Vishnu Dhavlikar and Smt. Kusum, Durgadas Dhavlikar through their POA holder Shri Sandeep Durgadas Dhavlikar r/o H. No. 410, Indira Bunglow, Dhavli, Ponda-Goa.
2. The Dy. Town Planner, Town and Country Planning Dept., Ponda.
3. The Mamlatdar of Ponda, Ponda Goa.
4. The Inspector of Survey & Land Records, Ponda- Goa.
5. The Municipal Council/Village Panchayat.



GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PONDA - GOA

Token No.CPON220-10018



Plan Showing plots situated at

Village : QUEULA

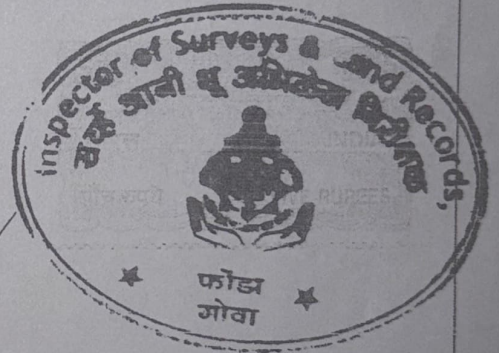
Taluka : PONDA

Survey No./Subdivision No. : 24/ 2-E

Scale : 1:1000

(ANAND V. VAIGANKAR)

Inspector of Survey &
Land Records.



SURVEY No.24

S. No.27

Sanad is issued vide MU
Act/PON/SG/Comv/02/2021/746
dt. 23/12/2022

Additional Collector Ponda
Ponda-Goa