



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT,
MAPUSA - GOA.

No.4/305/CNV/ACIII/2023
CAD3BAR08-23-441

Dated: - 18 / 12 / 2023

Read: Application dated 10/08/2023 received from Mr. Omprakash Nihchaldas Pariani and Bharat Nihchaldas Pariani, both R/o 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai 400053 AND Keshava Kiyaan Realty LLP, office at Highland Tower, Forest Trails, Tower No. 4, Flat No. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra 412115 received u/s 32 of LRC 1968.

SANAD
SCHEDULE-II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North 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 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 from Mr. Omprakash Nihchaldas Pariani and Bharat Nihchaldas Pariani, both R/o 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai 400053 AND Keshava Kiyaan Realty LLP, office at Highland Tower, Forest Trails, Tower No. 4, Flat No. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra 412115 being the occupant of the plot registered under Survey No. 164/5 & 164/6 situated at Candolim Village, Bardez 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 the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part under Survey No. 164/5 & 164/6 admeasuring 1350 Sq. Mts. be the same a little more or less for the purpose of Residential with 80 F.A.R.

Now, this is to certify that the permission to use for the said plots 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-agricultural purpose for which the permission is granted, 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 liable 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 used 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, recover the cost of carrying out the same from the applicants as 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 applicant.

b) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector - III Mapusa shall not be held responsible for the same and the applicant shall be solely held responsible for the same. Further 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 removed at the cost and risk of the applicant.

c) The necessary road wide and set-back shall be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Cont..2/



f) The Competent Authorities / Local Bodies shall verify the ownership documents before issuing Construction license

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the s. Code and rules there under.

APPENDIX - I

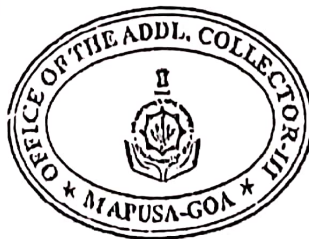
Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				
	North to South	East to West			5				
1	2	3	4	5	North	South	East	West	
I-A	25.50 Mts.	31.50 Mts.	675.00	Survey No. 164 Sub. Div. 5	Survey No. 164 Sub. Div. 4	Survey No. 164 Sub. Div. 6	ROAD	Survey No. 164 Sub. Div. 1	NIL
I-B	24.75 Mts.	31.50 Mts.	675.00	Survey No. 164 Sub. Div. 6	Survey No. 164 Sub. Div. 5	Survey No. 164 Sub. Div. 9	ROAD	Survey No. 164 Sub. Div. 8	
II	Total area proposed for conversion (I-A+I-B)		1350.00 Sq. Mts.						
Village : CANDOLIM Taluka : BARDEZ									

Remarks :-

- The applicant has paid conversion fees of Rs. 2,43,000/- (Rupees Two Lakh Forty Three Thousand Only) vide e-challan No. 202300811115 dated 07/11/2023 and conversion fine of Rs. 28,350/- (Rupees Twenty Eight Thousand Three Hundred Fifty Only) vide e-challan No. 202300811143 dated 07/11/2023.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023/5215 dated 15/09/2023.
- As per TCP Zoning certificate No. TPBZ/ZON/13008/CAL/TCP-2023/6356 Dated 31/07/2023 the plot fall in "Residential Zone (S2) with permissible FAR 80 & the plot falls partly within 500mtrs from High Tide Line of Arabian Sea. FAR will be permissible as per CRZ Notification, may refer letter No. 23-83-2023/ENVT&CCDIR/DELI/53 dated 18/08/2023 by the Director (ENVT & CC) / Member Secretary, Goa Coastal Zone Management Authority, falls outside CRZ as per CZMP 2011.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-810/DCFN/TECH/2023-24/1019 dated 14/09/2023.
- This Sanad is issued for conversion of an area for Residential Purpose only. The development/construction in the plot shall be governed as per laws/rules in force.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa Mr. Omprakash Nihchaldas Pariani and Bharat Nihchaldas Pariani, both R/o 1101, Saniarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai 400053 AND Keshava Kiyaan Realty LLP, office at Highland Tower, Forest Trails, Tower No. 4, Flat No. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra 412115 here also hereunto set his/ her hand on this 18th day of DECEMBER, 2023.

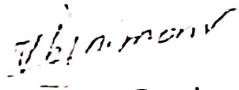
Mr. Bharat Nihchaldas Pariani
Self and POA Holder for
Omprakash Nihchaldas Pariani
Applicants



(Pundalik V. Khorjavekar)
Additional Collector III
North Goa District,
Mapusa-Goa

Mr. Dinesh Suresh Dhunwani
Partner and Authorized Signatory for
Keshava Kiyaan Realty LLP
Applicant

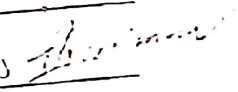
Name and Signature of Witnesses

1. JOHN D'SOUZA 
2. BINIMON VISHWAMBHARAN 

Complete address of Witnesses

1. H.No: 180, PILEARJE VOLIMODU, BARDEZ
2. H.No: 126/HIC-CL, ANJANA DDO, CANDOLIM

We declare that Mr. Omprakash Nihchaldas Pariani and Bharat Nihchaldas Pariani, both R/o 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai 400053 AND Keshava Kiyaan Realty LLP, office at Highland Tower, Forest Trails, Tower No. 4, Flat No. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra 412115 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. JOHN D'SOUZA 
2. BINIMON VISHWAMBHARAN 

To,

1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch Village Panchayat, Candolim, Bardez Goa.