

Dated: - 21/10/2020

- Read: 1) Application dated 12/03/2020 of Nanu Estates Private Limited, Nanu House, Varde Valaulicar Road, Margao Goa.
2) Report No. MAM/TIS/CI-II/Online-CNV/233/2020/1247 dated 15/07/2020 of the Mamlatdar of Tiswadi, Panaji.
3) Report No. TIS/9760/COR/TCP/2020/787 dated 02/06/2020 of the Dy. Town Planner, Town and Country Planning Department, Panaji.
4) Report No. 5/CNV/TIS-919/DCFN/TECH/2019-20/129 dated 24/06/2020 of the Asst. Conservator of Forests, Ponda.
5) Report No. 4/ISLR/TIS/CNV/56/2020/328 dated 21/09/2020 of the I.S. & L.R, Panaji-Goa.

**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 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, 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 **NANU ESTATES PRIVATE LIMITED** being the occupants of the plot registered under Survey No. 9/13 Situated at CORLIM village in Tiswadi Taluka (hereinafter referred to as "the applicants, 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. 9/13 admeasuring 1610 sq. mts. be the same a little more or less for the purpose of residential use.

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 there under, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicants 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 Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than residential use, without the previous sanction of the Collector.

4. Liability for rates – The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause – (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 with standing 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 applicant as an arrears of land revenue.

6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at 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, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to 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.

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7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX – I

Sr. No.	Length & Breadth		Total Superficial Area	Forming (Chalta No/ P.T.S No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	41.95 Mts	40.50 Mts	1610 Sq. Mts	SURVEY NO. 9/13	S. No. 9/9 & 9/11	S. No. 9/13	S. No. 9/13	S. No. 9/12 & 9/14	NIL
		Village : CORLIM Taluka: TISWADI							

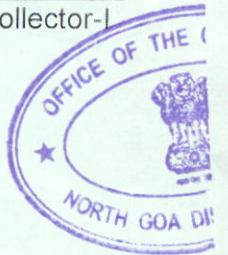
Remarks:-

1. The applicant has paid conversion fees of Rs. 2, 17, 350/- (Rupees Two Lakhs Seventeen Thousand Three Hundred and Fifty only) vide Challan No. 34/20-21 dated 13/10/2020.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Panaji vide his report No.TIS/9760/COR/TCP/2020/787 dated 02/06/2020.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. 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.
6. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
7. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - I North** Goa District has hereunto set her hand and the seal of her office on behalf of the Governor of Goa and **NANU ESTATES PRIVATE LIMITED THROUGH DIRECTOR MR. SANDESH K. NAIK** here also hereunto set his hand this 21st day of October, 2020.

(NANU ESTATES PRIVATE LIMITED)
(THROUGH DIRECTOR MR. SANDESH K. NAIK)
Applicant

Vandana Rao
21/10/20
(VANDANA RAO, IAS)
Additional Collector-I



Signature and Designation of Witnesses

1. *Prasanna R. Longavkar*
2. *Sanderson S. Nataraj*

Complete address of Witnesses

1. *123-C Dhonolaxari Nagar, Bholom, Panaji - Goa*
2. *Shivoda Bazar path Shivoda, Vengurle, Shivodudurg - 416518*

We declare that **NANU ESTATES PRIVATE LIMITED THROUGH DIRECTOR MR. SANDESH K. NAIK** has signed this Sanad is, to our personal knowledge, the person whom represents themselves to be, and that they have affixed their signature hereto in our presence.

1. *[Signature]*
2. *[Signature]*

To,

1. The Town Planner, Town and Country Planning Department, Panaji.
2. The Mamlatdar of Tiswadi Taluka, Panaji.
3. The Inspector of Survey and Land Records, Panaji.
4. The Sarpanch, Village Panchayat Corlim, Tiswadi – Goa.

GOVERNMENT OF GOA
OFFICE OF INSPECTOR OF SURVEY & LAND RECORDS
PANAJI - GOA

PLAN

OF THE LAND BEARING SURVEY No. 9/13 (PART) SITUATED AT CORLIM VILLAGE OF TISWADI TALUKA APPLIED BY NANU ESTATES PRIVATE LIMITED FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER OF CASE No.RB/CNV/TIS/AC-I/03/2020/05 DATED 27/08/2020 ISSUED BY ADDITIONAL COLLECTOR-I, PANAJI GOA.

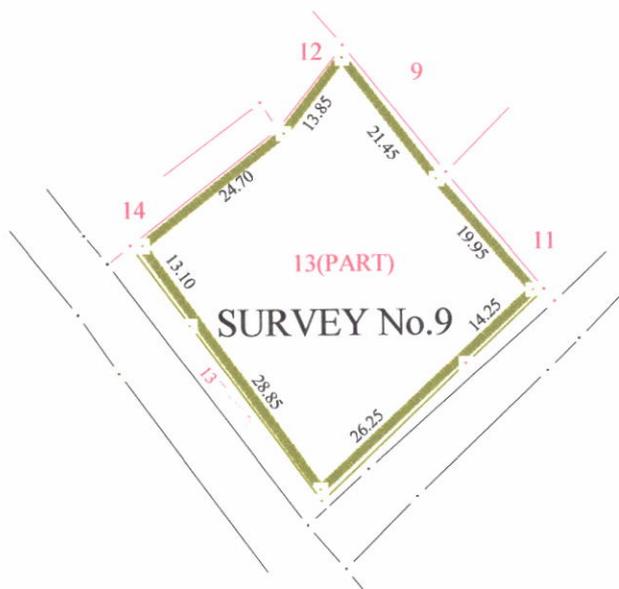


SCALE : 1:1000

 PROPOSED AREA FOR CONVERSION 1610 Sq. Mts.

H. Damshi

Inspector of Survey & Land Records
Tiswadi, Panaji - Goa



Feroz Saiyed

FEROZ SAIYED (F.S)

PREPARED BY

Narciva Nagvenkar

NARCIVA NAGVENKAR (H.S)

VERIFIED BY

SURVEYED ON: 03-09-2020

File No.: 4/ISLR/TIS/CNV/56/2020