



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

No. 4/594/CNV/AC-III/2022/458

Dated: -20/03/2023

Read: Application dated 11/04/2022 received from Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601 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 thereunder by Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601 being the occupant of the plot registered, under Survey No. 80 Sub Div No.1-E Situated at Siolim 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 Survey No. 80/1-E admeasuring 2984 Sq. Mtrs be the same a little more or less for the purpose of Residential with 60 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, Bardez shall not be held responsible for the same and the applicant shall be solely 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.

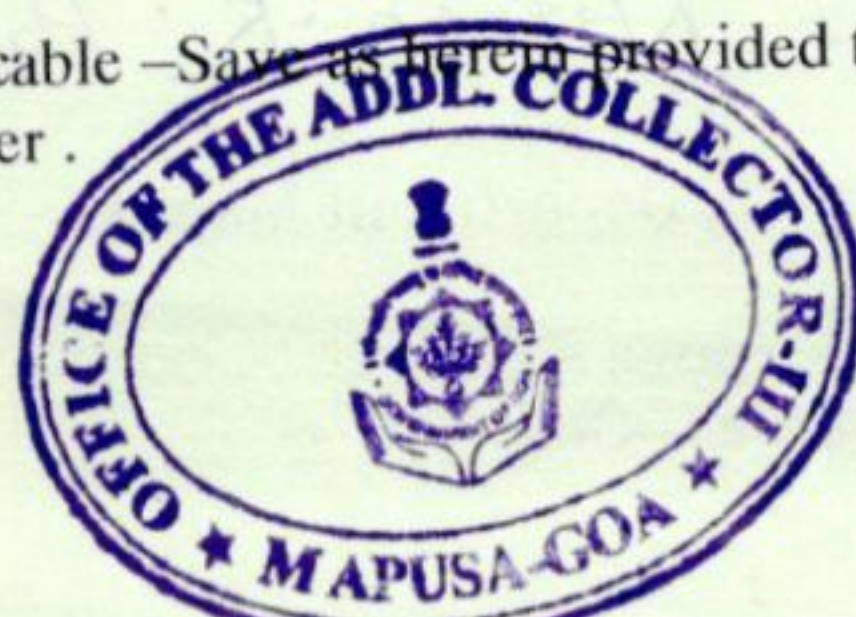
c) The necessary road widening set-back is to be maintained before any development in the land

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

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

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

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



- 2 -
APPENDIX - I

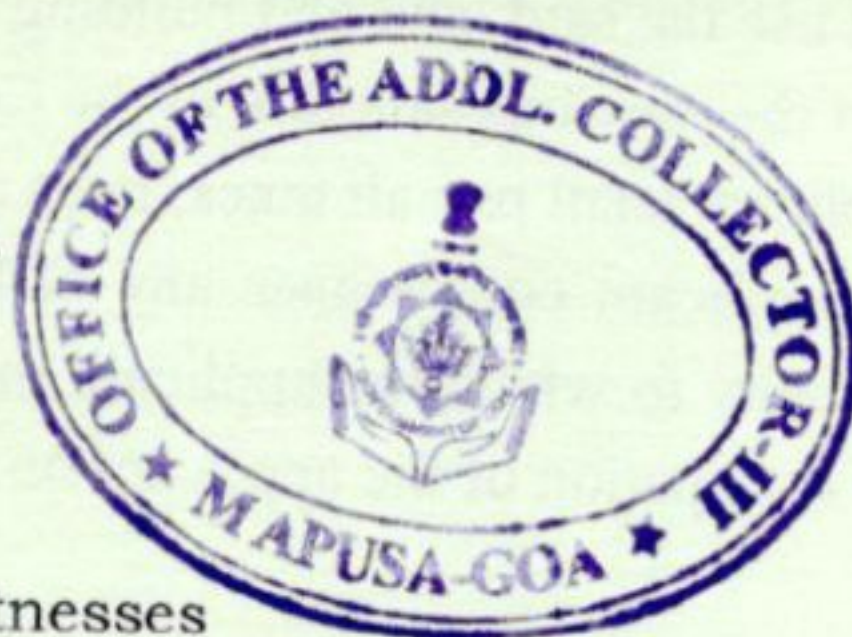
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
38.00 Mts	89.00 Mts	2984 Sq. Mts	Survey No. 80 Sub Div No.1-E	Survey No. 171 Sub Div No.16 & 48	Survey No. 80 Sub Div No.1-F & 1	Survey No. 80 Sub Div No.2	Survey No. 171 Sub Div No. 55	
Village : Siolim Taluka : Bardez								
Remarks:-								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 447600/- (Rupees Four Lakhs Forty Seven Thousand Six Hundred Only) vide e-challan No. 202300174108 dated 03/03/2023.
2. As per Zoning Certificate No. TPBZ/ZON/9838/SIO/TCP-2022/1610 dated 29/03/2022 the plot falls in Settlement Zone (VP-2) with permissible FAR 60.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-669/DCFN/TECH/2022-23/895 dated 08/11/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022 dated 20/12/2022.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 **Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601** here also hereunto set his hand on this 20th day of March, 2023.

(Niresh Pravas Naik)
Authorized Signatory for
Nanu Estate Pvt Ltd
Applicant



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

Signature and Designation of Witnesses

1. Santosh Kumar Jhu
2. Nilesh K. Powar

Complete address of Witness

1. H.N.- 252, Sarguda Bunder Goa.
2. H.No 211 #BC Pundalik Nagar Porvorim

We declare that **Mr. Niresh Pravas Naik** authorized signatory for **Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601** who have 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. Santosh Kumar Jhu
2. Nilesh K. Powar

To,

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



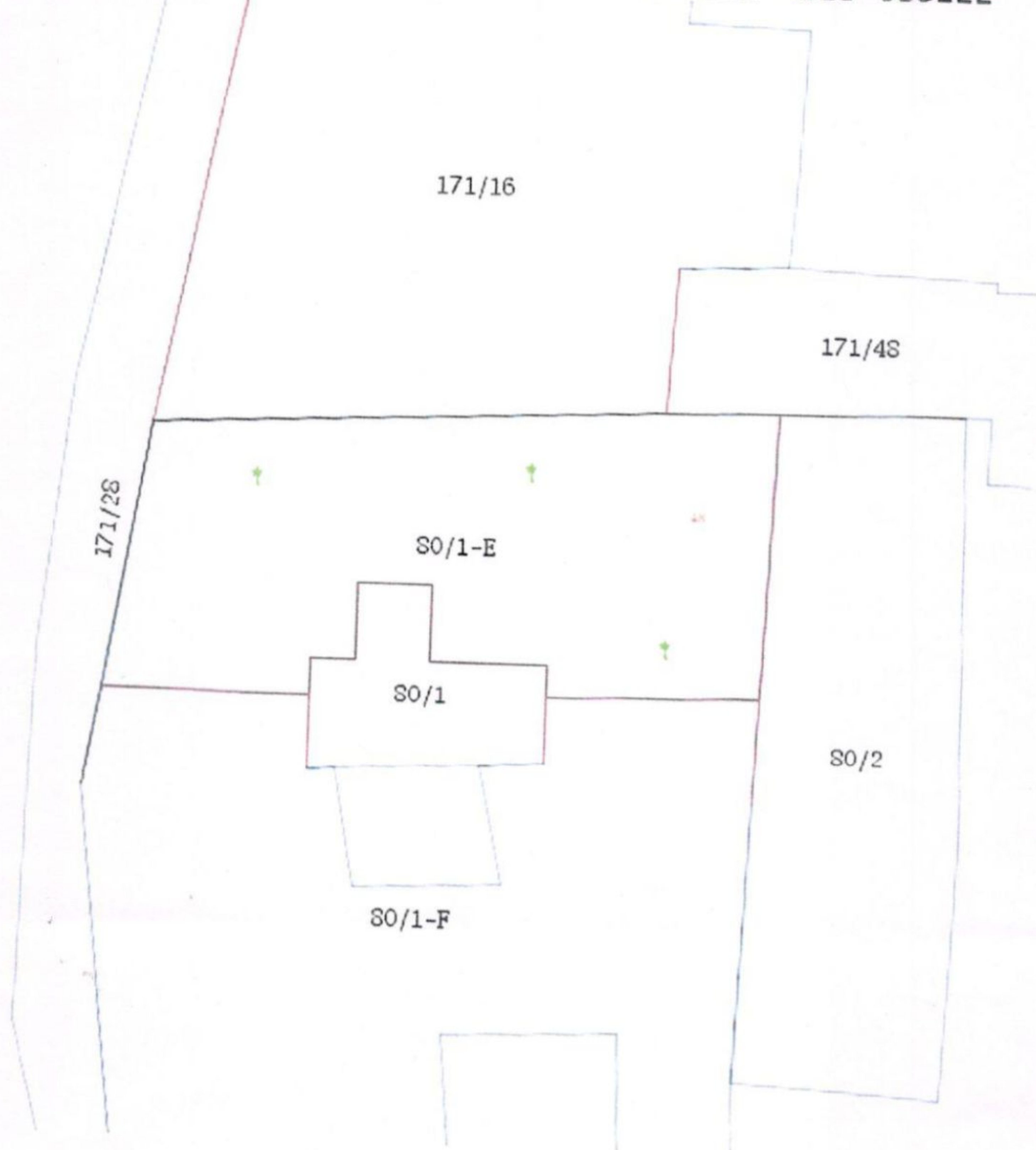
Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Siolim Village
Survey No.: 80 , Subdivision No.: 1-E



Scale 1:1000

Reference No.: CBAR122-4313-839222



Chakri
ADDITIONAL COLLECTOR-III
North Goa District,
Mapusa-Goa

This record is computer generated on 21-02-2022 12:08:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



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

No. 4/593/CNV/AC-III/2022 /459

Dated: -20/03/2023

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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 thereunder by **Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601** being the occupant of the plot registered, under **Survey No. 80 Sub Div No.1-F** Situated at **Siolim 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 **Survey No. 80/1-F admeasuring 2984 Sq. Mtrs** be the same a little more or less for the purpose of **Residential with 60 F.A.R.**

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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.

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

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- 2 -
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				
41.50 Mts	90.30 Mts	2984 Sq. Mts	Survey No. 80 Sub Div No.1-F	Survey No. 80 Sub Div No.1-E, 1 & 1-C	Survey No. 80 Sub Div No.1-G	Survey No. 80 Sub Div No.2	Survey No. 80 Sub Div No. 28 & Survey No. 171 Sub Div No. 55	

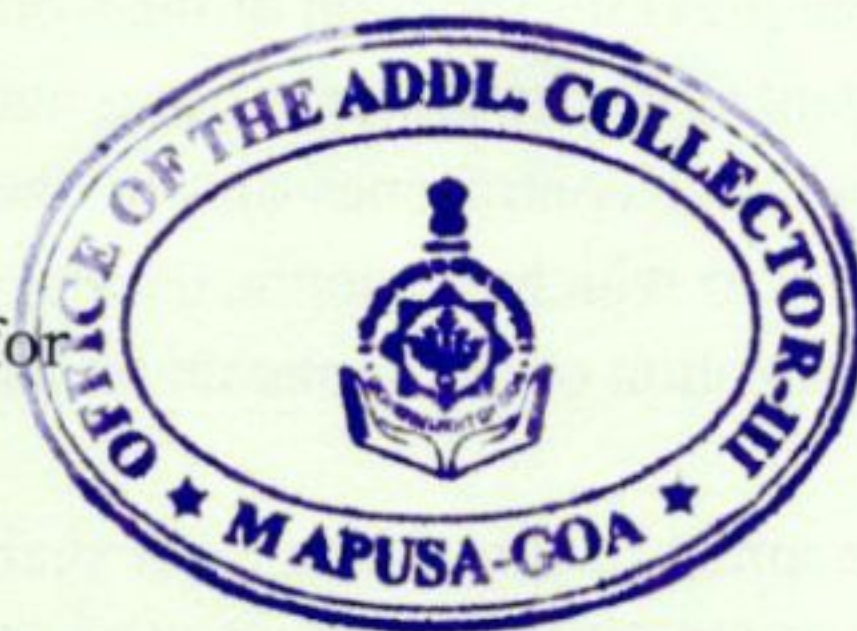
Village : Siolim
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 447600/- (Rupees Four Lakhs Forty Seven Thousand Six Hundred Only) vide e-challan No. 202300174044 dated 03/03/2023.
2. As per Zoning Certificate No. TPBZ/ZON/9838/SIO/TCP-2022/1608 dated 29/03/2022 the plot falls in Settlement Zone (VP-2) with permissible FAR 60.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-672/DCFN/TECH/2022-23/1609 dated 29/03/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022 dated 20/12/2022.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 **Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601** here also hereunto set his hand on this 20th day of March, 2023.

(Niresh Pravas Naik)
Authorized Signatory for
Nanu Estate Pvt Ltd
Applicant



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

Signature and Designation of Witnesses

1. Santosh Kumar Shu S.H.
2. Nilesh K. Powar N.P.

Complete address of Witness

1. H.M. - 252, Sangalde, Bardez, SOA.
2. H.No. 211, HBC, Pundalik Nagar Porvorim

We declare that **Mr. Niresh Pravas Naik** authorized signatory for Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601 who have 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.

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- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch. Village Panchavat Siolim- Bardez -Goa.



GOVERNMENT OF GOA

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



CBAR 121-865



Plan Showing plots situated at

Village : SIOLIM

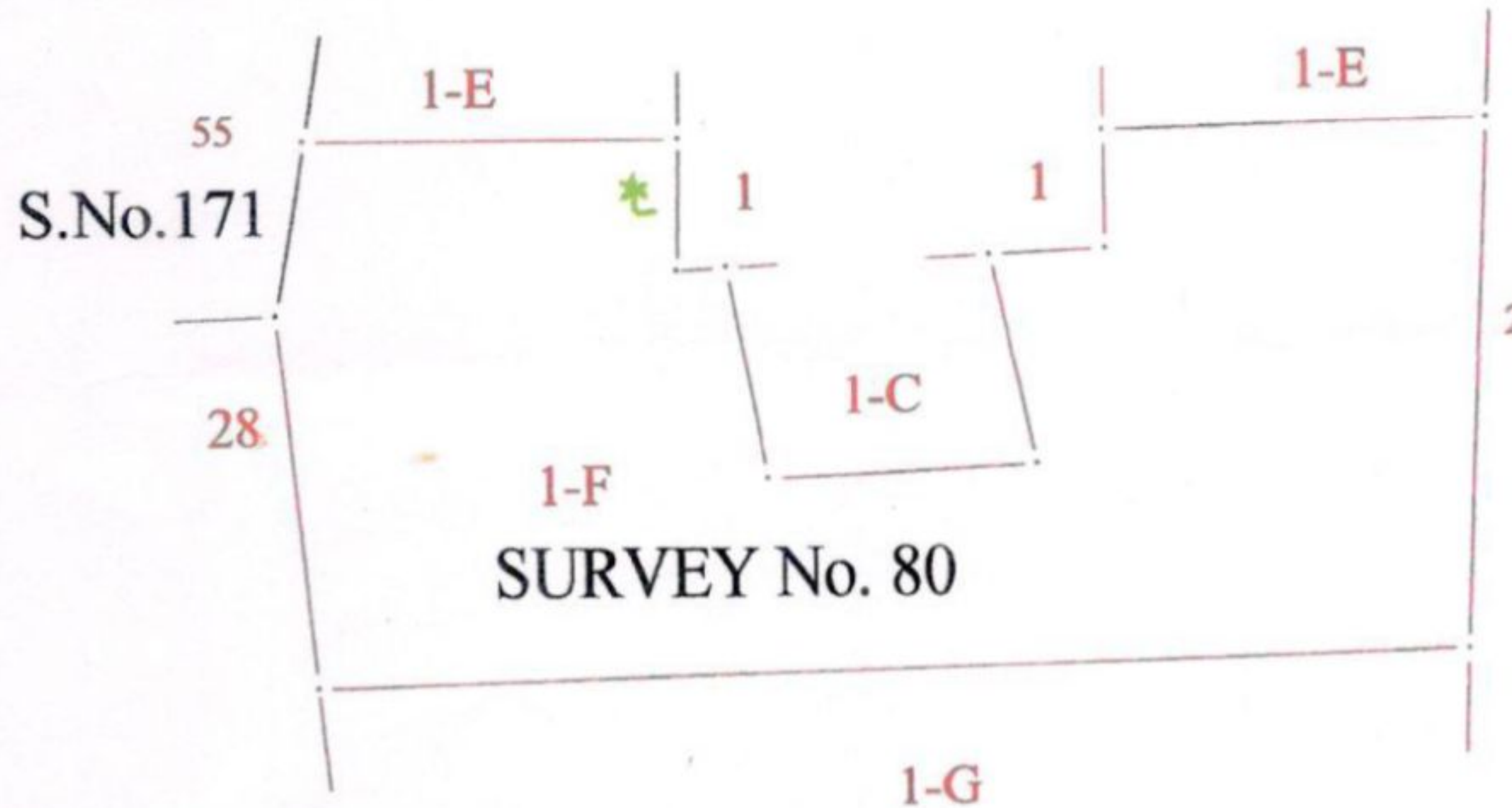
Taluka : BARDEZ

Survey No./Subdivision No. : 80/ 1-F

Scale : 1 : 1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



16/01/23
ADDITIONAL COLLECTOR-III
North Goa District,
Mapusa-Goa

Generated By : Pratap Moulekar (D' Man Gr. II)

On : 13-01-2021

Compared By:



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

Dated: -/7/03/2023

No. 4/595/CNV/AC-III/2022/450

Read: Application dated 11/04/2022 received from Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601 u/s 32 of LRC 1968.

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SCHEDULE-II

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

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APPENDIX - I

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North to South	East to West			North	South	East	West	
1	2	3	4	5				6
60.55 Mts	82.80 Mts	2856 Sq. Mts	Survey No. 80 Sub Div No.1-H	Survey No. 80 Sub Div No.1-G & 1-D	NALLAH & Survey No. 80 Sub Div No.27	Survey No. 80 Sub Div No.11 & 16	Survey No. 80 Sub Div No. 28	

Office of the Additional District Magistrate, Mapusa

Village : Siolim
Taluka : Bardez

Remarks:

Remarks:-

1. The applicant has paid conversion Fees of Rs. 428400/- (Rupees Four Lakhs Twenty-Eight Thousand Four Hundred Only) vide e-challan No. 202300174090 dated 03/03/2023.
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(Niresh Pravas Naik)
Authorized Signatory
Nanu Estate Pvt Ltd
Applicant



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

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2. Nilesh K. Powar

Complete address of Witness

1. H.No. 252, Sangolda, Bardez, Goa.
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We declare that **Mr. Niresh Pravas Naik** authorized signatory for **Nanu Estate Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao-Goa, 403601** who have 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.

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- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Siolim- Bardez -Goa.



21/2



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 122-4313



Plan Showing plots situated at

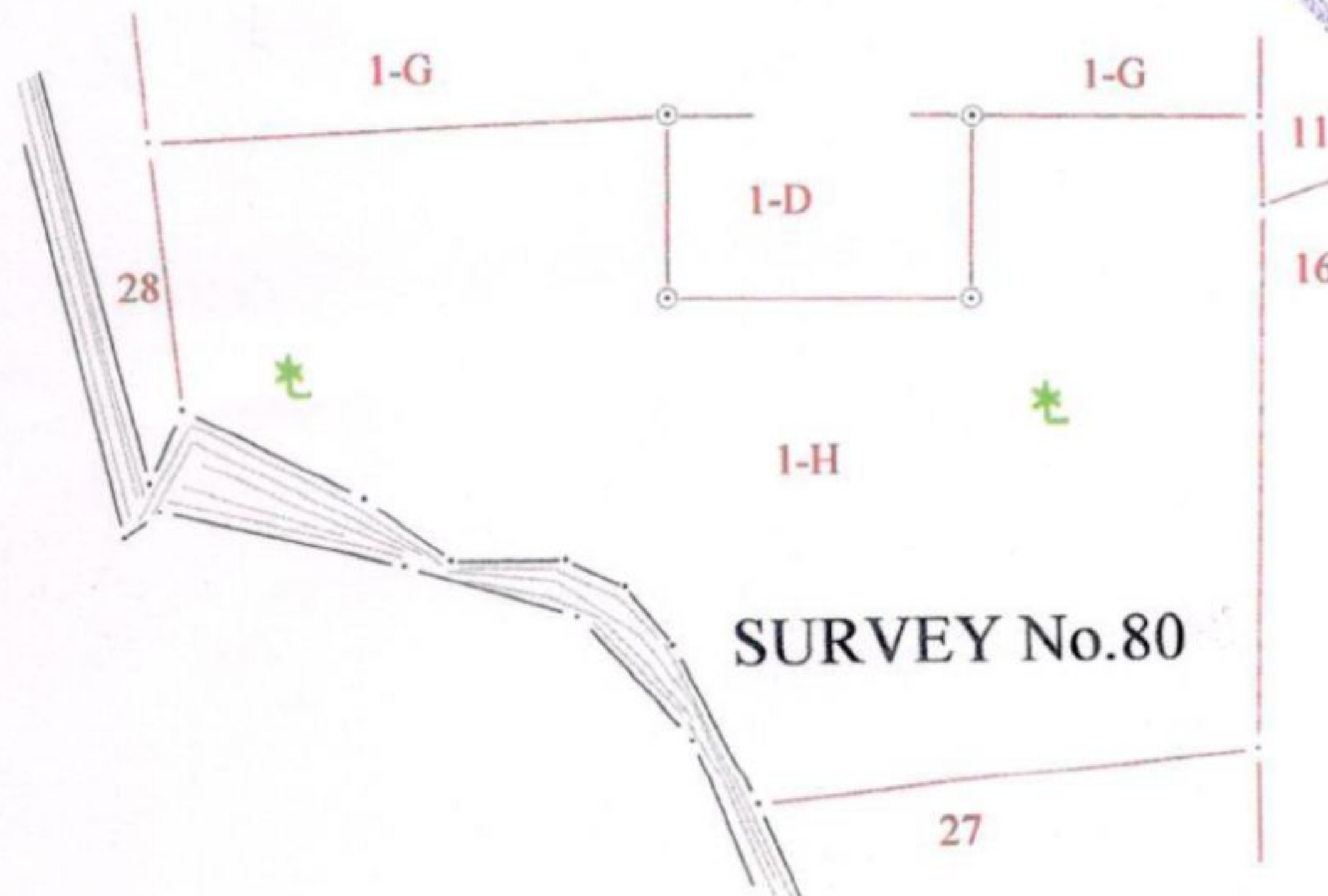
Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 80/ 1-H

Scale : 1:1000

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



16/3/22
ADDITIONAL COLLECTOR-III
North Goa District,
Mapusa-Goa

Mitali Naik

Generated By : Mitali Naik (D' Man Gr. II)

On : 28-02-2022

Abdul
Compared By:



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

No.4/138/CNV/ACIII/2023
CAD3BAR03-23-113

Dated: - 11/07/2023

Read: Application dated 21/02/2023 received from Nanu Estate Private Limited, registered office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao Goa received u/s 32 of LRC 1968.

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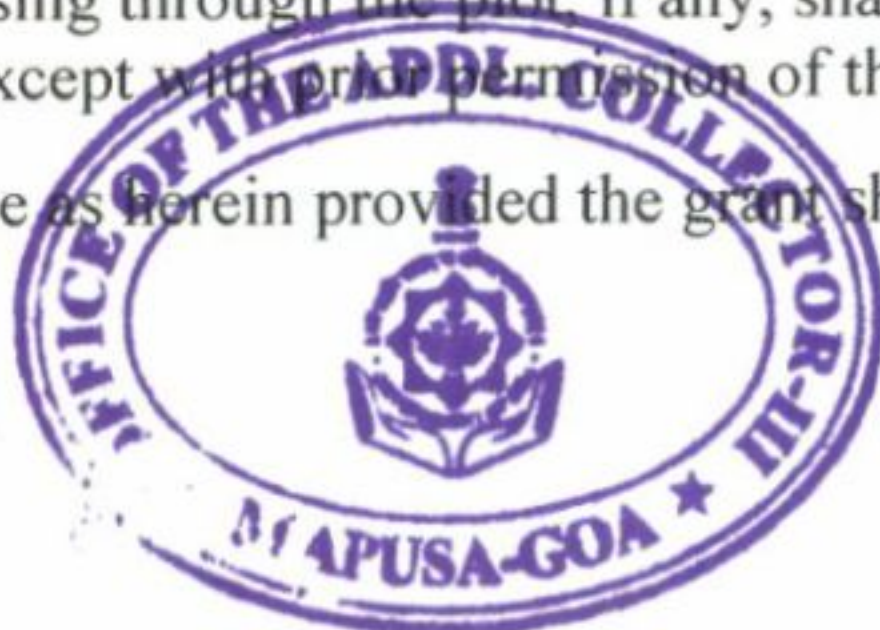
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d) Traditional access passing through the plot, if any, shall be maintained.

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

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



...2...
APPENDIX - I

APPENDIX - I

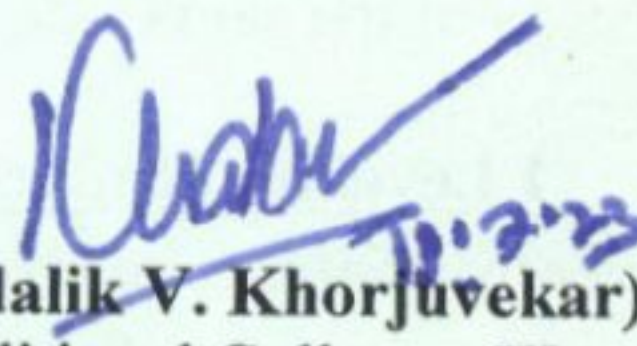
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
39.00 Mts.	82.00 Mts.	2984.00	Survey No. 80 Sub. Div. 1-G	Survey No. 80 Sub. Div. 1-F	Survey No. 80 Sub. Div. 1-H & 1-D	Survey No. 80 Sub. Div. 2 & 11	Survey No. 80 Sub. Div. 28	NIL
Village :SIOLIM Taluka : BARDEZ								
Remarks :-								

Remarks :-

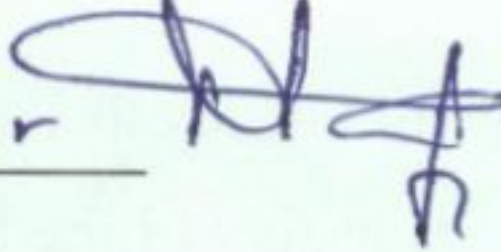
1. The applicant has paid conversion fees of Rs. 4,47,600 /- (Rupees Four Lakh Forty Seven Thousand Six Hundred Only) vide e-challan No.202300464990 dated 16/06/2023.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2023 dated 08/06/2023.
3. As per TCP Zoning certificate No. TPBZ/ZON/11192/SIO/TCP-2023/1708 Dated 16/03/2023 the plot fall in Settlement Zone (VP-2) with FAR-60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-185/DCFN/TECH/2023-24/230 dated 12/05/2023.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

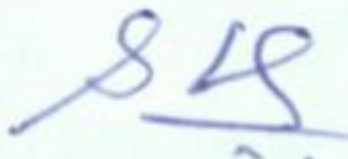
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa **Nanu Estate Private Limited**, registered office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao Goa, here also hereunto set his/ her hand on this day of 10th July 2023.


Mr. Niresh Pravas Naik
Director and Authorised Signatory for
Nanu Estate Private Limited
Applicant


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

Name and Signature of Witnesses

1. Milesh B. Powar 

2. Santosh Kumar 

Complete address of Witnesses

1. H.B.C H No 211, Pundalik Nagar Porvorim

2. H. No. - 252, Sangolda, Bardez Goa.

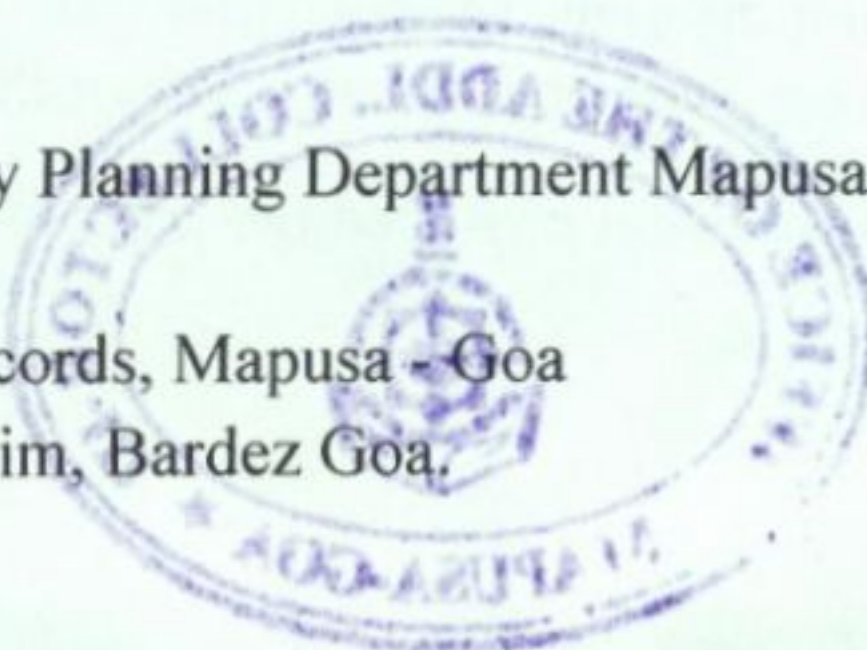
We declare that **Mr. Niresh Pravas Naik**, R/o H. No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403602, Authorised Signatory and Director for Nanu Estate Private Limited, registered office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao Goa who has signed 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. Milesh B. Powar 

2. Santosh Kumar 

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, Siolim, Bardez Goa.





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

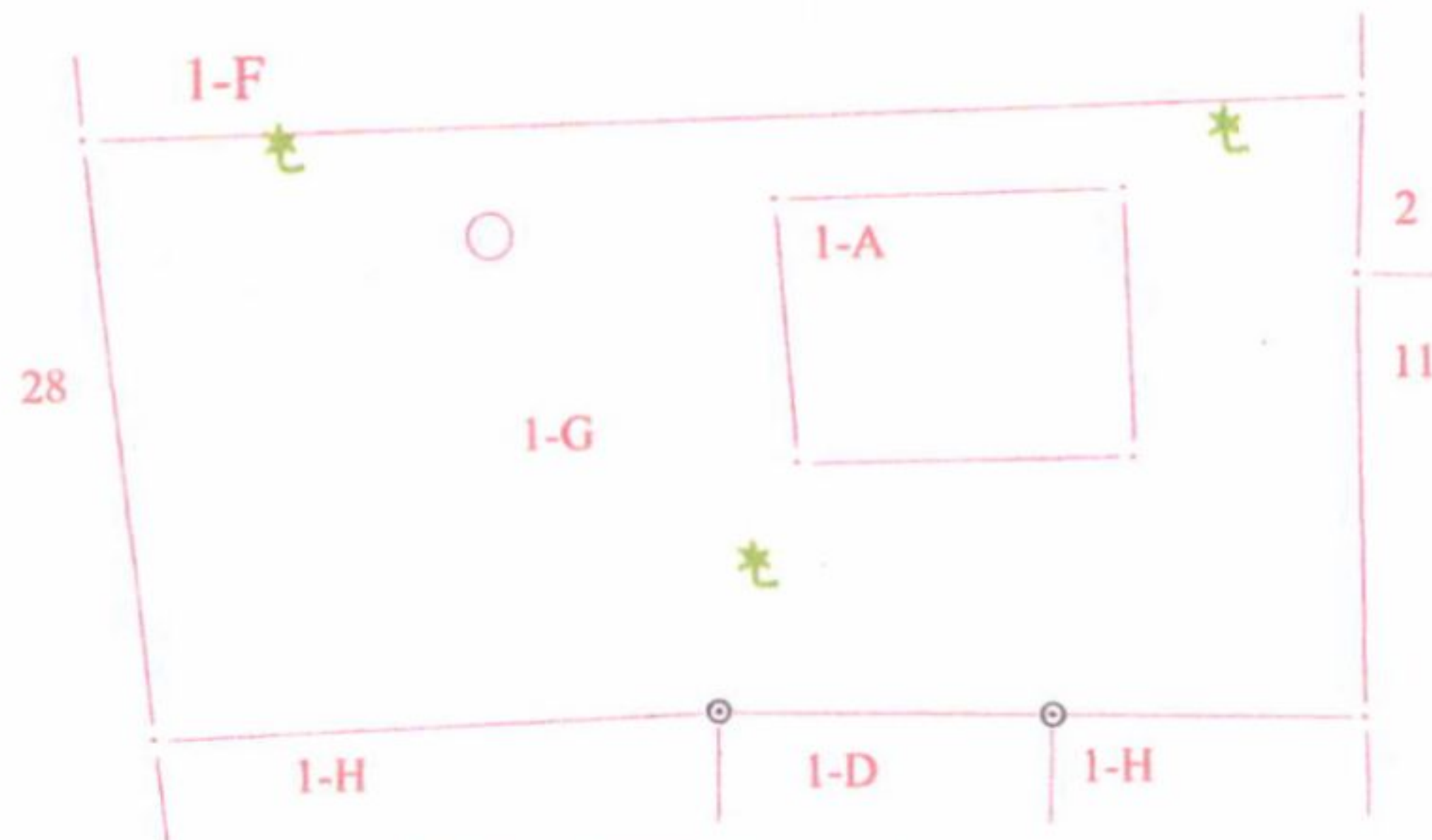
CBAR 121-865



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 80/ 1-G
Scale : 1 : 1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



SURVEY No. 80

ADDITIONAL COLLECTOR-III
North Goa District,
Mapusa-Goa

Generated By : Pratap Moulekar (D' Man Gr. II)
On : 13-01-2021

Compared By: