



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

No.CAD3BAR08-22-198 **1143**

Dated : - **1** /11/2022

**Read:** Application dated 07/06/2022 received from Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Canca, Bardez-Goa 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, Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-Goa**, being the occupant of the plot registered under **Survey No. 55/48** situated at **Verla Village in 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. 55/48 admeasuring 975 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 Mapusa shall not be held responsible for the same. And the applicant shall be safely 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 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.

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

*Khai*



Cont..2/\_



...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	
161.50 mts	9.70 mts	975 Sq.mts	Survey No.55 Sub Div. 48	Survey No. 58 Sub Div.18	Survey No. 55 Sub Div.71	Survey No. 55 Sub Div.49,58,59 & 70	Survey No. 55 Sub Div.44,47	NIL
Village VERLA Taluka : BARDEZ								

**Remarks :-**

1. The applicant has paid conversion fees of Rs.1,10,175/- (Rupees One Lakhs Ten Thousands One Hundred Seventy Five Only) vide e-challan No.202200828915 dated 20/10/2022
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/3561 dated 12/07/2022.
3. As per TCP Zoning certificate No.TPBZ/ZON/9914/VER/TCP-2022/3241 Dated 14/06/2022 the plot fall in Settlement Zone with FAR-60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-343/DCFN/TECH/2022-23/379 dated 11/07/2022.
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 from **Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-Goa**, here also hereunto set his/ her hand on this **day of Oct, 2022.**

  
Mrs. Shraddha Nikhil Kamat  
Authorised Signatory for  
Vianaar Infra LLP  
Applicant

  
( Kedar A. Naik )  
Additional Collector III  
North Goa District,  
Mapusa-Goa





Name and Signature of Witnesses

1. Alisha V. Pelle 
2. Prasanna Bhargava 

Complete address of Witnesses

1. H No 443 "Prerna" Conca Bardez - Goa
2. H No 178/131 Narayan Nagar, Ponda Goa

We declare that Mrs. Shraddha Nikhil Kamat Authorised Signatory for Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-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.

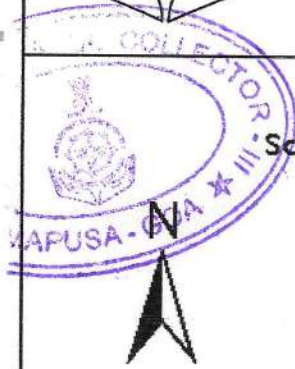
1. Alisha V. Pelle 
2. Prasanna Bhargava 

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, Verla , Bardez- Goa.



**Government of Goa**  
**Directorate of Settlement and Land records**  
**Survey Plan**  
**Bardez Taluka, Verla Village**  
**Survey No.: 55 , Subdivision No.: 48**



Scale 1:2000

Reference No.: REV192217122



*Khai*  
**ADDITIONAL COLLECTOR - III**  
**North Goa District,**  
**Mapusa - Goa**

This record is computer generated on 07-07-2022 01:46:26. 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.CAD3BAR08-22-201 /1118

Dated : - 28/10/2022

Read: Application dated 16/06/2022 received from Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Canca, Bardez-Goa 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, Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-Goa**, being the occupant of the plot registered under **Survey No. 55/49** situated at **Verla Village in 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. 55/49 admeasuring 550 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.

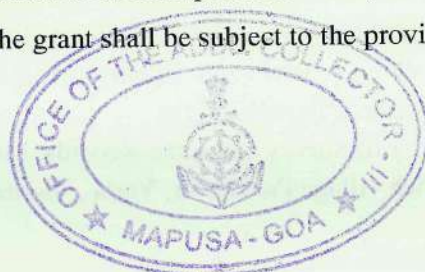
**b)** If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector -III Mapusa shall not be held responsible for the same. And the applicant shall be safely responsible for the same. Further if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

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



Cont..2/\_



...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	
106.30 mts	7.10 mts	550 Sq.mts	Survey No.55 Sub Div. 49	Survey No. 58 Sub Div.18	Survey No. 55 Sub Div.58	Survey No. 55 Sub Div.50,40,,53 & 56	Survey No. 55 Sub Div.48	NIL
Village VERLA Taluka : BARDEZ								

**Remarks :-**

1. The applicant has paid conversion fees of Rs.62,150/- (Rupees Sixty Two Thousands One Hundred Fifty Only) vide e-challan No.202200828949 dated 20/10/2022 and has paid conversion fine of Rs.22,600/- (Rupees Twenty Two Thousands Six Hundred Only) vide e-challan No.202200828976 dated 20/10/2022.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2022/3582 dated 12/07/2022.
3. As per TCP Zoning certificate No.TPBZ/ZON/9913/VER/TCP-2022/3240 Dated 14/06/2022 the plot fall in Settlement Zone with FAR-60.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-339/DCFN/TECH/2022-23/382 dated 12/07/2022.
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 from **Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-Goa**, here also hereunto set his/ her hand on this **28<sup>th</sup> day of Oct, 2022**.

  
**Mrs. Shraddha Nikhil Kamat**  
Authorised Signatory for  
**Vianaar Infra LLP**  
Applicant



  
( **Kedar A. Naik** )  
Additional Collector III  
North Goa District,  
Mapusa-Goa



Name and Signature of Witnesses

1. Alisha v. Palle 
2. Prasanna Bhanje 

Complete address of Witnesses

1. H.No.443, 'Belva' Conca Bardez-Goa
2. H.No. -128/151 Naragan Nagar Hardt

We declare that **Mrs. Shraddha Nikhil Kamat** Authorised Signatory for **Vianaar Infra LLP r/o. H No. 325, Khalpawaddo, Bardez-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. Alisha v. Palle 
2. Prasanna Bhanje 

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, Verla , Bardez- Goa.



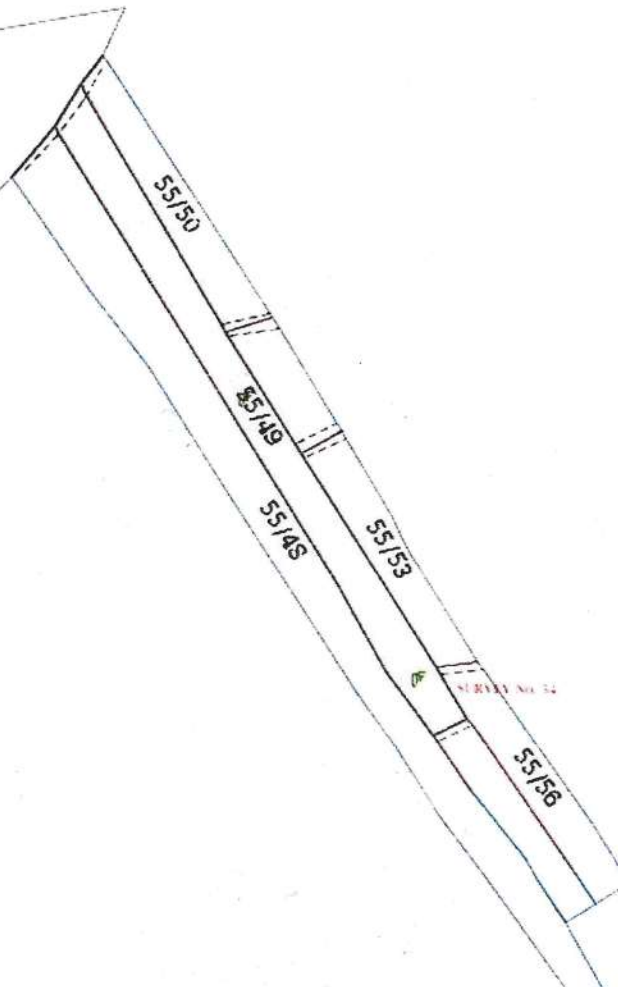
**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**  
**Bardez Taluka, Veria Village**  
**Survey No.: 55 , Subdivision No.: 49**




**Scale 1:1000**

**Reference No.: CBAR122-2195-824921**

58/18



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

This record is computer generated on 25-01-2022 03:19:23. 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**



CDBAR06-22-192 / 18363  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:- 27/07/2022

Read:- Application dated 17/06/2022 received u/s 32  
of LRC 1968.

**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 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) by **VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa** being the occupant of the plot registered under **Survey No.55/50** Situated at **Verla, Bardez Goa** registered under **Survey No.55/50** (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 of **Survey No.55/50** admeasuring **250.00 sq.mts.** be the same a little more or less for the purpose of **Residential**.

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 erected thereon for any other purpose other than **residential 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) 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 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. **Code provisions applicable-** Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-





..... 2/- .....

Length North to South	Breadth East to West	Total Superfic ial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
44.80 mts.	7.10 mts.	250.00 sq. mts	Survey No.55/50  Village: Verla	North:- Survey No.58/18 South:- Survey No.55/40 East :- Survey No.55/51 West :- Survey No.55/49	



7. This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner Vide No.TPBZ/ZON/9912/VER/TCP-2022/3239 dated 14/06/2022.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2022/3560 dated 18/07/2022.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-322/DCFN/TECH/2022-23/385 dated 12/07/2022.
10. The conversion fees charge at rate of Rs.75/- per sq. mts of area 250 sq. mts Received conversion fees of Rs.18,750-(Rupees eighteen thousand seven hundred fifty only) Vide Challan No.153/2022 dated 21/07/2022. The conversion fine charge at rate of Rs.150/- per sq. mts. of area 150 sq. mts. Received fine of Rs.21,450/-(Rupees twenty one thousand four hundred fifty only) Vide Challan No.154/2022 dated 21/07/2022. Which is deposited on online by applicant VIANAAR INFRA LLP its Partner Akshay Chaudhry through P.O.A. Shraddha Nikhil Kamat.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa here also hereunto set his hand this 27<sup>th</sup> day of July, 2022.



  
(Signature of the Applicant)  
VIANAAR INFRA LLP  
Its Partner Akshay Chaudhry  
Through P.O.A. Shraddha Nikhil Kamat

  
( Gurudas S. T. Desai )  
DY.COLLECTOR & S.D.O,-I  
MAPUSA-GOA



Signature & Designation of Witness

1.  Prasanna N. Bhangale, Sattau'
2.  Premdeep Kanolkar, Chimbel

Signature & Designation of Witness

1.  Prasanna N. Bhangale, Sattau'
2.  Premdeep Kanolkar, Chimbel

We declare that has VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  Prasanna N. Bhangale, Sattau'
2.  Premdeep Kanolkar, Chimbel





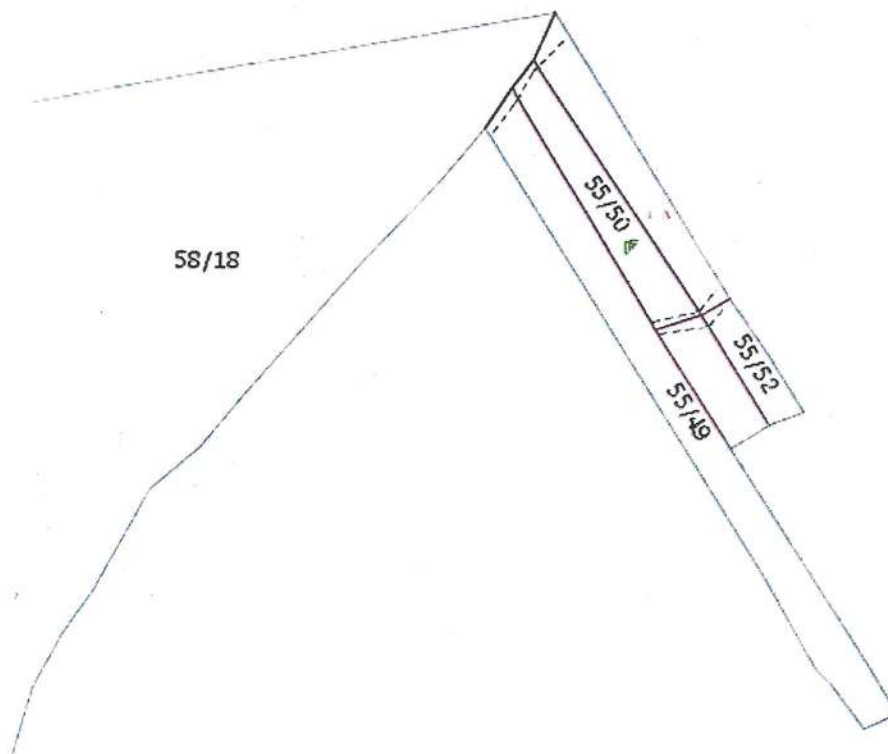


**Government of Goa**  
**Directorate of Settlement and Land Records**  
Survey Plan  
Bardez Taluka, Verla Village  
Survey No.: 55 , Subdivision No.: 50



Scale 1:1000

Reference No.: CBAR122-2195-824922



This record is computer generated on 25-01-2022 03:19:56. 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**



CDBAR06-22-193/18364  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:-27/07/2022

Read:- Application dated 17/06/2022 received u/s 32  
of LRC 1968.

**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 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) by **VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa** being the occupant of the plot registered under **Survey No.55/51** Situated at **Verla, Bardez Goa** registered under **Survey No.55/51** (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 of **Survey No.55/51** admeasuring **225.00 sq.mts.** be the same a little more or less for the purpose of **Residential**.

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 erected thereon for any other purpose other than **residential 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) 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 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. **Code provisions applicable-** Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-




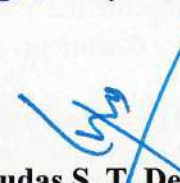
..... 2/- .....

<u>Length</u> North to South	<u>Breadth</u> East to West	Total Superfic ial Area	Forming (part of) Survey No.or Hissa No.	<u>BOUNDARIES</u> North,South,East and West	Remarks
1	2	3	4	5	6
44.80 mts.	6.90 mts.	225.00 sq. mts	Survey No.55/51  Village: Verla	North:- Survey No.58/18 South:- Survey No.55/52 East :- Nallah West :- Survey No.55/50	



7. This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner Vide No.TPBZ/ZON/9915/VER/TCP-2022/3242 dated 14/06/2022.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2022/3559 dated 18/07/2022.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-321/DCFN/TECH/2022-23/383 dated 12/07/2022.
10. The conversion fees charge at rate of Rs.75/- per sq. mts of area 225 sq. mts Received conversion fees of Rs.16,875-(Rupees sixteen thousand eight hundred seventy five only) Vide Challan No.156/2022 dated 21/07/2022. The conversion fine charge at rate of Rs.150/- per sq. mts. of area 19 sq. mts. Received fine of Rs.2,850/-(Rupees two thousand eight hundred fifty only) Vide Challan No.157/2022 dated 21/07/2022. Which is deposited on online by applicant VIANAAR INFRA LLP its Partner Akshay Chaudhry through P.O.A. Shraddha Nikhil Kamat.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa here also hereunto set his hand this 27<sup>th</sup> day of July, 2022.



  
(Signature of the Applicant)  
VIANAAR INFRA LLP  
Its Partner Akshay Chaudhry  
Through P.O.A. Shraddha Nikhil Kamat

  
( Gurudas S. T. Desai )  
DY.COLLECTOR & S.D.O,-I  
MAPUSA-GOA



Signature & Designation of Witness

1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kantconcar, Chimbai

Signature & Designation of Witness

1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kantconcar, Chimbai

We declare that has VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kantconcar, Chimbai







**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**  
**Bardez Taluka, Verla Village**  
**Survey No.: 55 , Subdivision No.: 51**



Scale 1:1000

Reference No.: CBAR122-2195-824923

63/0

58/18

55/51

/1

55/40

55/52



This record is computer generated on 25-01-2022 03:20:29. 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**



CDBAR06-22-194 | 8362  
GOVERNMENT OF GOA,  
OFFICE OF THE DEPUTY COLLECTOR &  
SUB DIVISIONAL OFFICER,  
MAPUSA-BARDEZ-GOA.

Dated:- 27/07/2022

Read:- Application dated 17/06/2022 received u/s 32  
of LRC 1968.

**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 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) by **VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa** being the occupant of the plot registered under **Survey No.55/52** Situated at **Verla, Bardez Goa** registered under **Survey No.55/52** (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 of **Survey No.55/52** admeasuring **100.00 sq.mts.** be the same a little more or less for the purpose of **Residential**.

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 erected thereon for any other purpose other than **residential 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) 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 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. **Code provisions applicable-** Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-

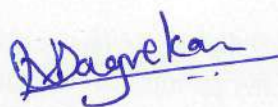



..... 2/- .....

Length North to South	Breadth East to West	Total Superfic ial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
19.50 mts.	5.30 mts.	100.00 sq. mts	Survey No.55/52  Village: Verla	North:- Survey No.55/51 South:- Survey No.55/54 East :- Nallah West :- Survey No.55/40	



7. This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner Vide No.TPBZ/ZON/9916/VER/TCP-2022/3243 dated 14/06/2022.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2022/3563 dated 18/07/2022.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-323/DCFN/TECH/2022-23/384 dated 12/07/2022.
10. The conversion fees charge at rate of Rs.75/- per sq. mts of area 100 sq. mts Received conversion fees of Rs.7,500-(Rupees seven thousand five hundred only) Vide Challan No.155/2022 dated 21/07/2022. Which is deposited on online by applicant VIANAAR INFRA LLP its Partner Akshay Chaudhry through P.O.A. Shraddha Nikhil Kamat.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa here also hereunto set his hand this 27<sup>th</sup> day of July, 2022.



  
(Signature of the Applicant)  
VIANAAR INFRA LLP  
Its Partner Akshay Chaudhry  
Through P.O.A. Shraddha Nikhil Kamat

  
( Gurudas S. T. Desai )  
DY.COLLECTOR & S.D.O,-I  
MAPUSA-GOA



Signature & Designation of Witness

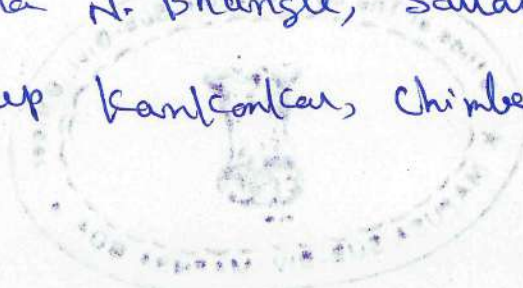
1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kamkancau, Chimbel

Signature & Designation of Witness

1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kamkancau, Chimbel

We declare that has VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  Prasanna N. Bhangle, Sattari
2.  Premdeep Kamkancau, Chimbel





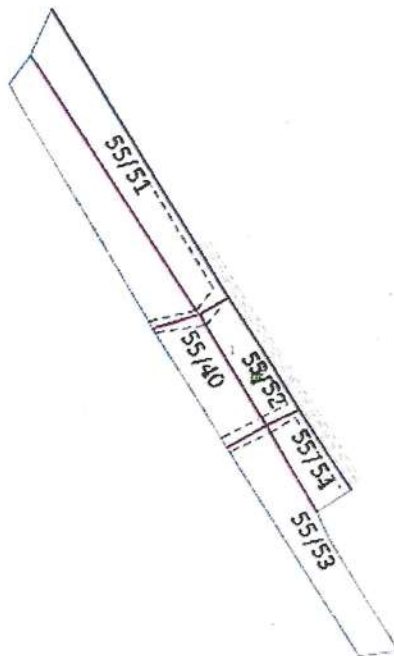


**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**  
**Bardez Taluka, Veria Village**  
**Survey No.: 55 , Subdivision No.: 52**



Scale 1:1000

Reference No.: CBAR122-2195-824924



This record is computer generated on 25-01-2022 03:20:49. 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**