



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

No. 4/32/CNV/AC-III/2023 /555

Dated: -10/04/2023

Read: Application dated 10/01/2022 received from Mr. Omprakash Nihchaldas Pariani, R/o. 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri ( West), Mumbai-400053 and M/s. Keshava Kiyaan Reality LLP, Office at Highland Tower, Forest Trails Tower No. 4, Flat No. T4, 204, Bhugaw Taluka Mulshi, Pune, Maharastra 412115 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 Mr. Omprakash Nihchaldas Pariani, R/o. 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri ( West), Mumbai-400053 and M/s. Keshava Kiyaan Reality LLP, Office at Highland Tower, Forest Trails Tower No. 4, Flat No. T4, 204, Bhugaw Taluka Mulshi, Pune, Maharastra 412115 being the occupant of the plot registered, under Survey No. 238 Sub Div No.12-A ( Part) Situated at Calangute 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. 238/12-A (Part) admeasuring 1343 Sq. Mtrs be the same a little more or less for the purpose of Commercial with 150 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 Commercial 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.





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	
41.40 Mts	60.00 Mts	1343 Sq. Mts	Survey No. 238 Sub Div No. 12-A ( Part)	Survey No. 238 Sub Div No.12 & 12-A	Survey No. 238 Sub Div No.19 & 12-A	ROAD Survey No. 238 Sub Div No.12-A	Survey No.238 Sub Div No. 12-A	

Village : Calangute  
Taluka : Bardez

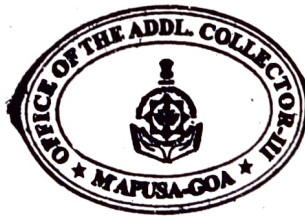
**Remarks:-**

1. The applicant has paid conversion Fees of Rs. 1571310 /- (Rupees Fifteen Lakhs Seventy One Thousand Three Hundred and Ten Only) vide e-challan No. 202300244738 dated 27/03/2023 and fine of Rs. 239850 ( Rupees Two Lakhs Thirty Nine Thousand Eight Hundred and Fifty Only) vide e-Challan No. 202300244784 dated 27/03/2023.
2. As per Zoning Certificate No. TPB/8135/CAL/TCP-2023/131 dated 07/02/2023 the plot falls in Settlement Zone (C2) with permissible FAR 150.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1086/DCFN/TECH/2022-23/1479 dated 13/02/2023.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2023 dated 25/01/2023.
5. This Sanad is issued for conversion of an area for Commercial 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 and Mr. Omprakash Nihchaldas Pariani, R/o. 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri ( West), Mumbai-400053 and M/s. Keshava Kiyaan Reality LLP , Office at Highland Tower, Forest Trails Tower No. 4, Flat No. T4, 204, Bhugaw Taluka Mulshi, Pune, Maharastra 412115 here also hereunto set his hand on this 10<sup>th</sup> day of April , 2023.

(Bharat Nihchaldas Pariani)  
POA holder for  
Omprakash Nihchaldas Pariani  
Applicant

(Dinesh Suresh Dhanwani)  
Designated Partner for  
Keshava Kiyaan Reality LLP  
Applicant



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

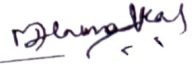

Signature and Designation of Witnesses

1. Manda Kini Harnelkar
2. Binimon Vishwambharan

Complete address of Witness

1. H: NO. 730, Teen-maad, Sodiery, Siolim, Bardez-Goa
2. H: NO 1267/KS/Pude Apartment

We declare that Mr. **Bharat Nihchaldas Pariani**, R/o. Flat No. BFF-3, Casa de Chandra, Calangute Bardez, Goa POA holder for Mr. Omprakash Nihchaldas Pariani, R/o. 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri ( West), Mumbai-400053 and Mr. Dinesh Suresh Dhanwani Designated Partner for M/s. Keshava Kiyaan Reality LLP, Office at Highland Tower, Forest Trails Tower No. 4, Flat No. T4, 204, Bhugaw Taluka Mulshi, Pune, Maharashtra 412115 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. Mandakini Harma Kar 
2. Dhiviner Viswanathra 

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 Calangute- Bardez -Goa.







GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

### PLAN



OF THE LAND BEARING SUB-DIV. No. 12-A(PART) OF SURVEY No. 238 SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY OMPRAKASH NIHCHALDAS PARIANI FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE, VIDE CASE NO.4/32/CNV/AC-III/2023/404 DATED 10-03-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000



AREA PROPOSED FOR CONVERSION. .... 1343 Sq. Mts.

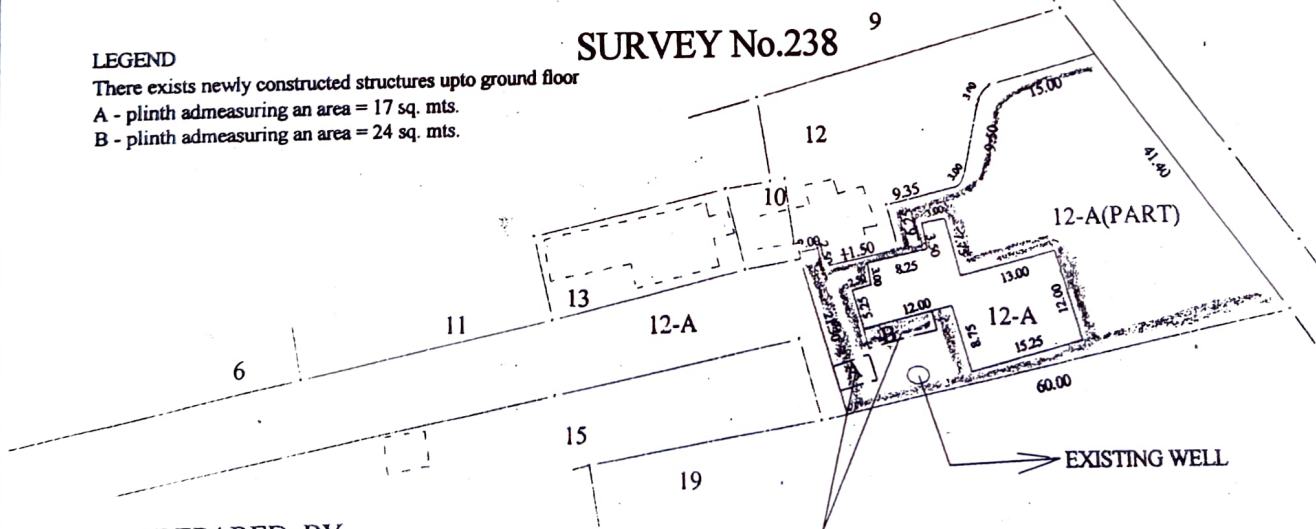


(RAJESH R. PAI KUCHELKAR)  
Inspector of Surveys And Land Records  
City Survey, Mapusa

#### LEGEND

There exists newly constructed structures upto ground floor  
A - plinth admeasuring an area = 17 sq. mts.  
B - plinth admeasuring an area = 24 sq. mts.

#### SURVEY No.238



PREPARED BY

RAJU A. SHETYE  
Field Surveyor

NEWLY CONSTRUCTED STRUCTURE

ADDITIONAL COLLECTOR-III  
North Goa District,  
Mapusa-Goa

VERIFIED BY:

PARESH RIVANKAR  
Head Surveyor

SURVEYED ON: 17/03/2023

FILE NO: 8/CNV/MAP/22/2023