



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

No. 4/520/CNV/AC-III/2022 /1115

Dated: 28/10/2022

Read: Application dated 02/06/2022 received from Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001 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 **Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001** being the occupant of the plot registered under **Survey No. 10 Sub Div No. 4** Situated at **Marra 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. 10/4 admeasuring 5000 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 .



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				6
156.40 Mts.	70.00 Mts	5000 Sq. mts	Survey No. 10 Sub Div. 4	Survey No. 9 Sub Div.20 & Survey No. 10 Sub Div.2, 3, 6 & 13	Survey No. 14 Sub Div.7-A, 7-B, 8 & 2 Survey No. 10 Sub Div.14 & ROAD	Survey No. 10 Sub Div. 5, 6, 11, 14 & ROAD	Survey No. 13 Sub Div.4 & Survey No. 10 Sub Div.3, 1, & 13	

Village : Marra
Taluka : Bardez


Remarks:-

1. The applicant has paid conversion Fees of Rs. 750000/- (Rupees Seven Lakhs Fifty Thousand Only) vide e-challan No.202200831101 dated 21/10/2022.
2. As per TCP Certificate No. TPBZ/ZON/9533/MARRA/TCP-2022/2099 dated 22/04/2022 the plot falls in Settlement Zone (VP-1) with 60 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-301/DCFN/TECH/2022-23/378 dated 08/07/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/2928 dated 16/06/2022.
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


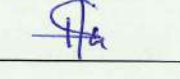
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa, **Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001** here also hereunto set his hand on this 28th day of October, 2022.


(Shraddha Nikhil Kamat)
Authorized signatory for
Vianaar Infra LLP
Applicant




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



Signature and Designation of Witnesses

1. Alida V. Pelle 
2. Prasanna Ishange 

Complete address of Witness

1. H.No 443 "Pferma", Conca Bndez - Goa
2. H.No. 178/151 Narayan Nagar Haveli Gos

We declare that **Shraddha Nikhil Kamat** R/o. A/102, Parrikar Retreat, Dattawadi-Mapusa, Goa authorized signatory for **Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001** 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. Alida V. Pelle 
2. Prasanna Ishange 

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 Marra-Pilerne Bardez -Goa.

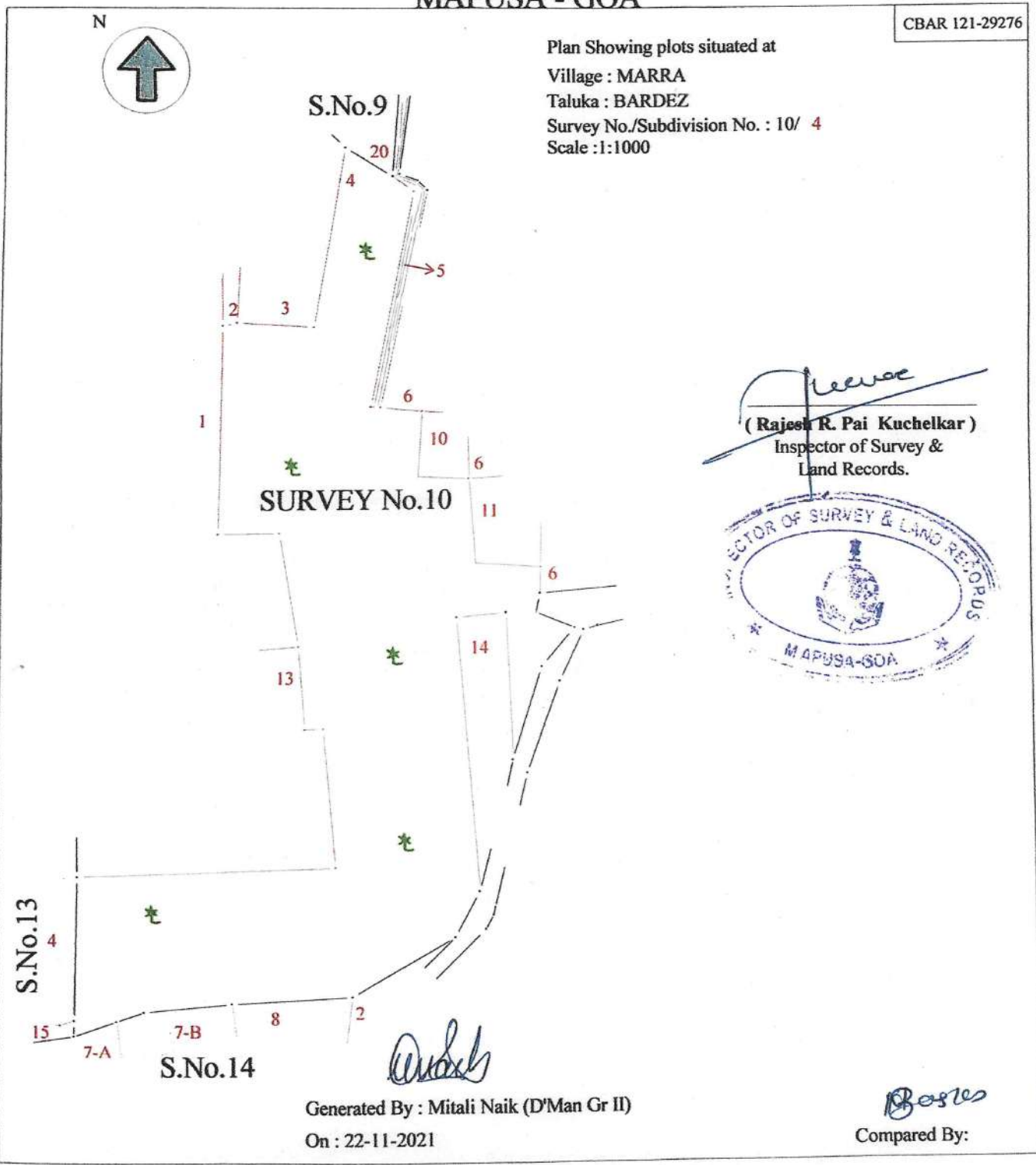


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 121-29276



Plan Showing plots situated at
 Village : MARRA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 10/ 4
 Scale : 1:1000



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

Generated By : Mitali Naik (D'Man Gr II)
 On : 22-11-2021

(Signature)
 Compared By:



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

No. 4/519/CNV/AC-III/2022/1114

Dated: 28/10/2022

Read: Application dated 02/06/2022 received from Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001 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 Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001 being the occupant of the plot registered under Survey No. 10 Sub Div No. 13 Situated at Marra 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. 10/13 admeasuring 1725 Sq. Mtrs 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, 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 .



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				6
38.90 Mts.	46.20 Mts	1725 Sq. mts	Survey No. 10 Sub Div. 13	Survey No. 10 Sub Div. 1	Survey No. 10 Sub Div. 4	Survey No. 10 Sub Div. 4	Survey No. 13 Sub Div. 4	

Village : Marra
Taluka : Bardez


Remarks:-

1. The applicant has paid conversion Fees of Rs. 232875/- (Rupees Two Lakhs Thirty Two Thousand Eight Hundred and Seventy Five Only) vide e-challan No.202200831055 dated 21/10/2022.
2. As per TCP Certificate No. TPBZ/ZON/9531/MARRA/TCP-2022/2100 dated 22/04/2022 the plot falls in Settlement Zone (VP-1) with 80 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-303/DCFN/TECH/2022-23/377 dated 08/07/2022.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2022/2931 dated 16/06/2022.
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

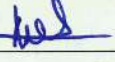

In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa, **Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001** here also hereunto set his hand on this ^{28th} day of October, 2022.


(Shradha Nikhil Kamat)
Authorized signatory for
Vianaar Infra LLP
Applicant




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


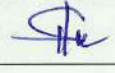
Signature and Designation of Witnesses

1. Alisha V. Polle 
2. Prasanna Bhanu 

Complete address of Witness

1. H.No-1143, "Prerna" Cauca Bardez Goa
2. H.No 108/131 Narayax Nagar Hinda Go

We declare that **Shradha Nikhil Kamat** R/o. A/102, Parrikar Retreat, Dattawadi-Mapusa, Goa authorized signatory for **Vianaar Infra LLP, Office at 378, MMM Road, Amritsar-Punjab-143001** 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. Alisha V. Polle 
2. Prasanna Bhanu 

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 Marra-Pilerne Bardez -Goa.



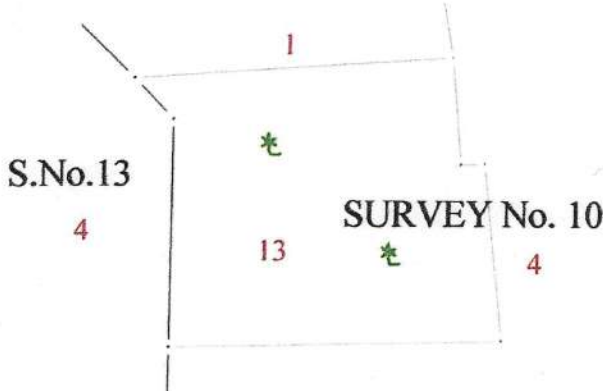
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



CBAR 121-29276

Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 10/ 13
Scale : 1 :1000

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



[Signature]
ADDITIONAL COLLECTOR - III
North Goa District,
Mapusa - Goa

[Signature]

Generated By : Mitali Naik (D'Man Gr II)
On : 22-11-2021

Compared By: *[Signature]*

CDBAR22-177/8503
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 3 / 8 / 2022

Read:- Application dated 08/06/2022 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.10/14** Situated at **Marra, Bardez Goa** registered under **Survey No.10/14** (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.10/14** admeasuring **300.00 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/-

Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6
47.90 mts	23.40 mts.	300.00 sq. mts.	Survey No.10/14 Village:- Marra	North:- Survey No.10/4 South:- Road East :- Survey No.10/4 West :- Survey No.10/4	

7. This Conversion Sanad is issued based on the Zoning Information of the Senior Town Planner Vide No.TPBZ/ZON/9532/Marra/TCP-2022/2101 dated 22/04/2022.

8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-II/Conv/2022/2930 dated 16/06/2022.

9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-302/DCFN/TECH/2022-23/381 dated 12/07/2022.

10. The conversion fees charge at rate of Rs.60/- per sq. mts of area 300 sq. mts Received conversion fees of Rs.18,000/- (Rupees eighteen thousand only) Vide Challan No.168/2022 dated 25/07/2022. 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 3rd day of August 2022.

Akshay Chaudhry

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

Dr. Sneha S. Gitte

(Dr. Sneha S. Gitte, IAS)
DY.COLLECTOR & S.D.O.,- II
MAPUSA-GOA

Signature & Designation of Witness

1. *Prasanna N Bhangle, sataru*
2. *Damodar Kankonkar, chimbhel*

Signature & Designation of Witness

1. *Prasanna N Bhangle, sataru*
2. *Damodar Kankonkar, chimbhel*

We declare that by VIANAAR INFRA LLP R/o H. No.325, Kholpawado, Canca, Bardez Goa has 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, sataru*
2. *Damodar Kankonkar, chimbhel*





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

CBAR 121-29276



Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 10/ 14
Scale : 1 :1000

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



SURVEY No. 10



Mitali Naik

Generated By : Mitali Naik (D'Man Gr II)
On : 22-11-2021

Compared By: *Basles*

