

Dated:- 5 / 11 / 2018

Read:- Application dated 19/01/2018 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 **PARAISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi** being the occupant of the plot registered under Survey No.242/23 Situated at **Siolim, Bardez Goa** registered under Survey No.242/23 (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.242/23 admeasuring 275.00 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 thereupder 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:-




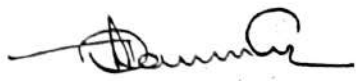
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Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6
43.50 mts.	13.90 mts.	275.00 sq. mts	Survey No. 242/23 Village: Siolim	North:- Road South:- Nalla East :- Survey No. 242/25 West :- Survey No. 242/21	

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No. TPB/4158/SIO/TCP-18/1239 dated 02/04/2018.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2017/1415 dated 02/04/2018.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No. 5/CNV/BAR-800/DCFN/TECH/2018-19/444/887 dated 01/07/2018.
10. The conversion fees charge at rate of Rs.68/- per sq. mts of area 275 sq. mts. Received conversion fees of Rs.18,700/- (Rupees eighteen thousand seven hundred only) Vide Challan No.194/2018-19 dated 01/11/2018. Which is deposited in S.B.I., Mapusa by applicant PARAIISO HOMES PVT. LTD. its Director Ravi Chopra authorized to Govind M. Raikar.
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 PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi here also hereunto set his hand this 5th day of November, 2018.




 (Signature of the Applicant)
 PARAIISO HOMES PVT. LTD.
 Its Director Ravi Chopra authorized
 To signed Govind M. Raikar


 (Gaurish J. Shankhwalkar)
 DY.COLLECTOR & S.D.O.,
 MAPUSA-GOA.

Signature & Designation of Witness
 1.  SAMEER JADHAV. TUEM-PERNEM, GOA.
 2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - COA.
 Signature & Designation of Witness
 1.  SAMEER JADHAV. TUEM-PERNEM - GOA.
 2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - COA.



We declare that by PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi 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.  SAMEER JADHAV. TUEM-PERNEM - GOA.
 2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - COA.

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

PLAN



Of the Land bearing Sub. Div. No. 23 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR/12/2018/6123 dated 21-08-2018
from the Office of the Dy. Collector & S.D.O. Mapusa -Goa.

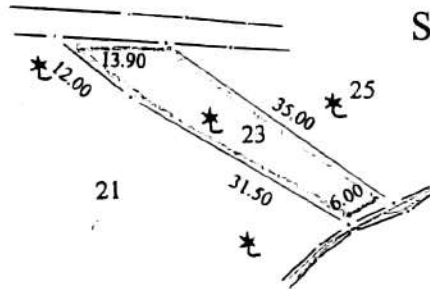
SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED ----- 275 Sq. Mts.




~~(RAJESH R. PAI KUCHELKAR)~~
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

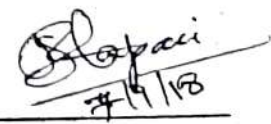
SURVEY No. 242



PREPARED BY


SAMIR A. NAIK
Field Surveyor

VERIFIED BY


RESHMA R. DHARGALKAR
Head Surveyor

MAPUSA
SURVEYED ON: 31/08/2018

FILE No. 8/CNV/MAP/264/18

Dated :- 23/12/2016

Read: Application dated 09/06/2016 from M/s. Paraiso Homes Pvt. Ltd. through its Authorized Signatory Ms. Parizad Baishya, r/o 1, Ring Road, Lajpat Nagar-IV, New Delhi 110024.

**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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/8, 15 & 21 known as Maina Situated at Village Siolim of 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. 242/8, 15 & 21 , admeasuring 2375.00 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 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 there under 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 use, 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 contravene 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) 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 to 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.

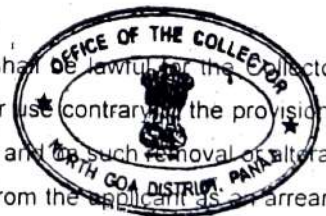
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.



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 and		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	7
1.	120.10 Mts.	10.90 Mts.	1300 sq mts.	S.No. 242/8	Existing tar Road	NALLA	S.No. 242/9	S.No. 242/7	
2.	68.25	11.30	750	S.No. 242/15	Existing tar, Road	NALLA	S.No. 242/16	S.No. 242/10	NIL
3.	3.15	4.30	325	S.No. 242/21	Existing tar Road	NALLA	Existing tar Road S.No. 242/23	S.No. 242/20	
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,27,500/- (Rupees Four Lakh Twenty Seven Thousand Five Hundred Only) vide Challan No. 129/16-17 dated 18/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/157/SIO/TCP-16/1673 dated 9/6/2016 and No TPBZ/157/SIO/TCP-16/2205 dated 27/07/2016.
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. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Ms. Parizad Baishya Authorized Signatory of Paraiso Homes Pvt. Ltd., here also hereunto set his hands this 23rd day of December, 2016.

(Signature)

(Parizad Baishya)

Authorized Signatory of Paraiso Homes Pvt. Ltd.

(Signature)

(Santaji P. Shetye)

Additional Collector-I



Signature and Designation of Witnesses

1. Rajiv K. Khaty *(Signature)*
2. Gorind Baiker *(Signature)*

Complete address of Witnesses

1. Salitane 601, Powoa
2. Naehinda, Bardez - Goa

We declare that Ms Parizad Baishya has signed this Sanad is, to our personal knowledge, the person who represents herself to be, and that she has affixed her signature hereto in our presence

1. *(Signature)*
2. *(Signature)*

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.
4. The Sarpanch, Village Panchayat Siolim, Bardez - Goa

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

PLAN

Of the Land bearing Sub. Div. No.8,15 & 21 of Survey No.242
Situating at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt Ltd,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/26/2015 dated 24-08-2016
from the Office of the Additional Collector-i, North Goa District, Panaji-Goa.

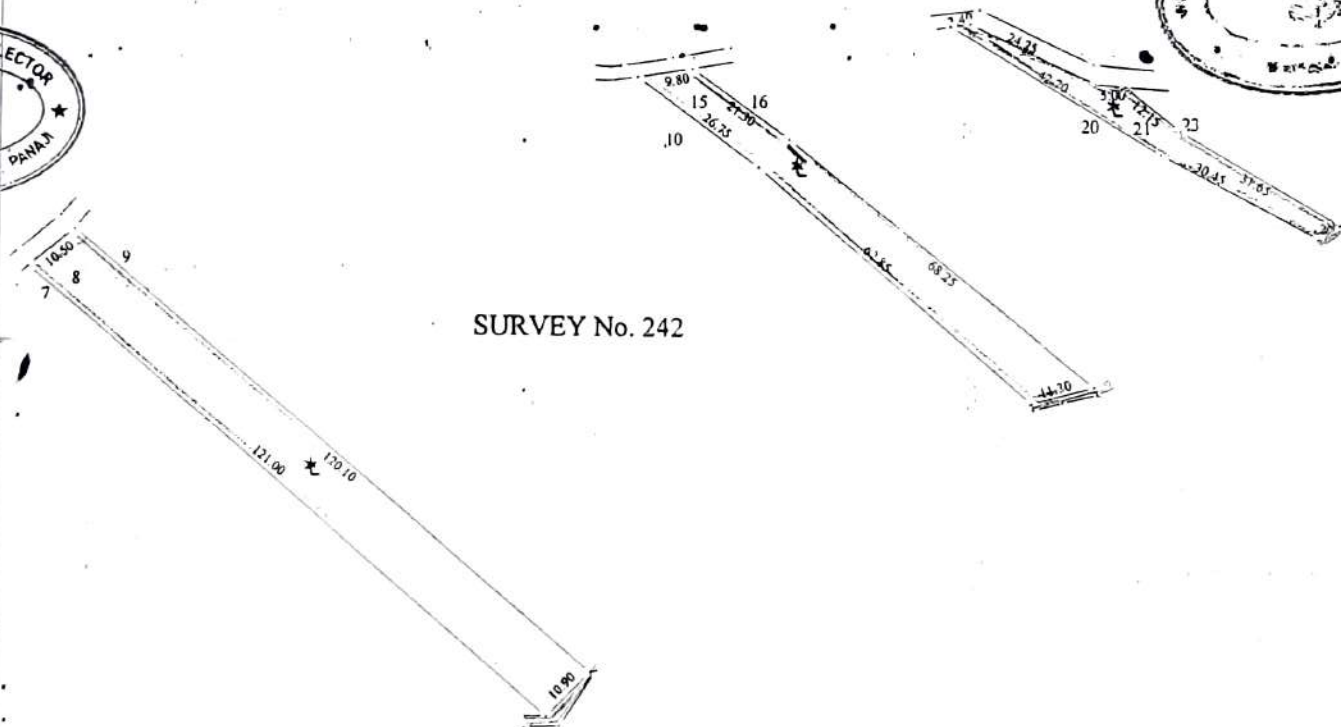


SCALE 1:1000

- AREA APPLIED TO BE CONVERTED OF SUB.DIV.8 OF S.NO242 -----1300 Sq. Mts.
- AREA APPLIED TO BE CONVERTED OF SUB.DIV.15 OF S.NO 242 -----750 Sq. Mts.
- AREA APPLIED TO BE CONVERTED OF SUB.DIV.21 OF S.NO242 -----325 Sq. Mts.

TOTAL AREA APPLIED TO BE CONVERTED -----2375 Sq. Mts.


(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



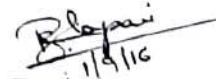
SURVEY No. 242

PREPARED BY



RAJESH M. BHANDARI
Field Surveyor

VERIFIED BY



RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 30/08/2016

FILE No. 8/CNV/MAP/196/16

Dated : 06/10/2016

Read: Application dated 21/3/2016 & 04/10/2010 from Paraiso Homes Pvt. Ltd. through its authorised Signatory Smt. Parizad Baishya, r/o Ravissance House, 1- Ring Road, Lajpat Naagar-IV, New Delhi-110024.

**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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/16 known as Maina Situated at Village Siolim of 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. 242/16, admeasuring 600.00 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 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 there under 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 use, 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 contravene 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 and may impose 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 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.

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 and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			North	South	East	West	
1	89.00 mts	9.75 mts	600	Survey No 242 Sub Div No 16	Road	NALLA	S No 242 Sub Div No 17	S No 242 Sub Div No 15	7 Nil
Village Siolim Taluka: Bardez									

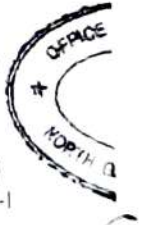
Remarks:-

- The applicant has paid conversion fees of Rs 81,000/- (Rupees Eighty One Thousand Only) vide Challan No. 103/16-17 dated 6/10/2016.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department Mapusa vide his report No. TPBZ/157/ SIO/TCP-16/1674 dated 9/6/2016 and TPBZ/157/SIO/TCP-16/2204 dated 27/7/2016.
- The development/construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Smt. Parizad Baishya** **Authorised Signatory for Paraiso Homes Pvt. Ltd.** here also hereunto set his hands this 06th day of October, 2016.

(Parizad Baishya)
Authorised Signatory

(Naveen S.L., IAS)
Additional Collector-I



Signature and Designation of Witnesses

- KESHOR PARAS
- GOWIND RAJKAR

Complete address of Witnesses

- H.No 353, Nachindola, Aldona - Goa
- H.No. 238, Nachindola, Bardez - Goa.

We declare that **Parizad Baishya** has signed this Sanad in to our personal knowledge, person who represents himself to be, and that he has affixed his signature hereto in our presence

1. Paras

2. Rajkar

To,

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

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



PLAN

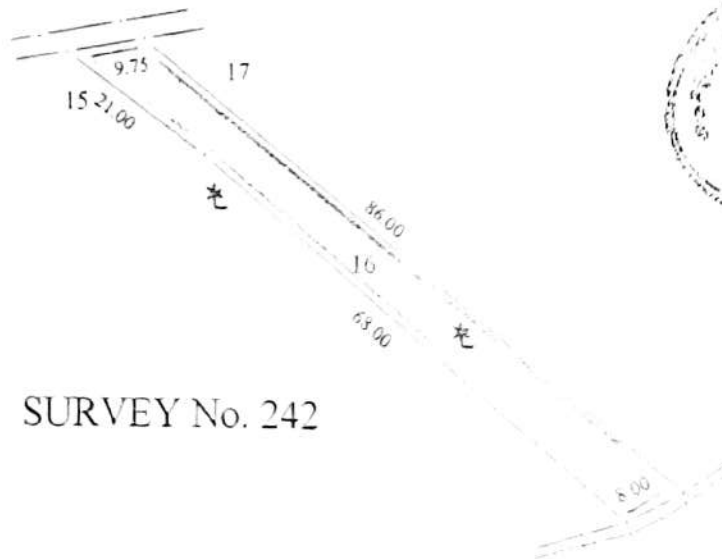
Of the Land bearing Sub. Div. No.16 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Parizad Engineer through its authorised signatory Parizad Baishya,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/34/2016 dated 12-08-2016
from the Office of the Additional Collector-I, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----600 Sq. Mts.


01/9/16

(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No. 242



PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


21/8/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 26-08-2016

FILE No. S/CNV/MAP/193/16

No.RB/CNV/BAR/AC-II/33/2011

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 22/12/2016

Read: Application dated 11/4/2016 received in this office dated 15/4/2016 from M/s. Paraiso Homes Pvt. Ltd. through its Authorized Signatory Ms. Parizad Baisnya, r/o 1, Ring Road, Lajpat Nagar-IV, New Delhi 110024.

**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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/10 known as Maireo Situated at Village Siolim of 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. 242/10, admeasuring 4850.00 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 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 there under 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 use, 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 contravene 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.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.

Contd.....

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

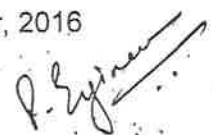
APPENDIX - I

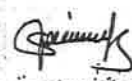
Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.)	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	
1	104 Mts.	63.50 Mts.	4850 sq. mts.	Survey No. 242 Sub Div No. 10	ROAD	NALLA	Survey No. 242 Sub Div No. 15	Survey No. 242 Sub Div No. 9	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees and fine of Rs. 873000/- (Rupees Three Lakh Twenty One Thousand Six Hundred Forty Only) vide Challan No. 124/16-17 dated 15/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department Mapusa vide his report No. TPBZ/157/SIO/TCP-16/2800 dated 28/9/2016.
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.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Ms. Parizad Baishya** **Authorized Signatory of Paraiso Homes Pvt. Ltd.**, here also hereunto set his hands this 22nd of December, 2016


(Parizad Baishya)
Authorized Signatory


(Surendra F. Naik)
Additional Collector-II



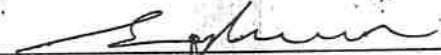

Signature and Designation of Witnesses

1. Regiv. Kuty
2. Corind Paikar

Complete address of Witnesses

1. Salitane Gol, Pova
2. Nachnola, Bardez - Goa

We declare that Parizad Baishya has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

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.
4. The Sarpanch, Village Panchayat Siolim, Bardez - Goa

is of

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



PLAN

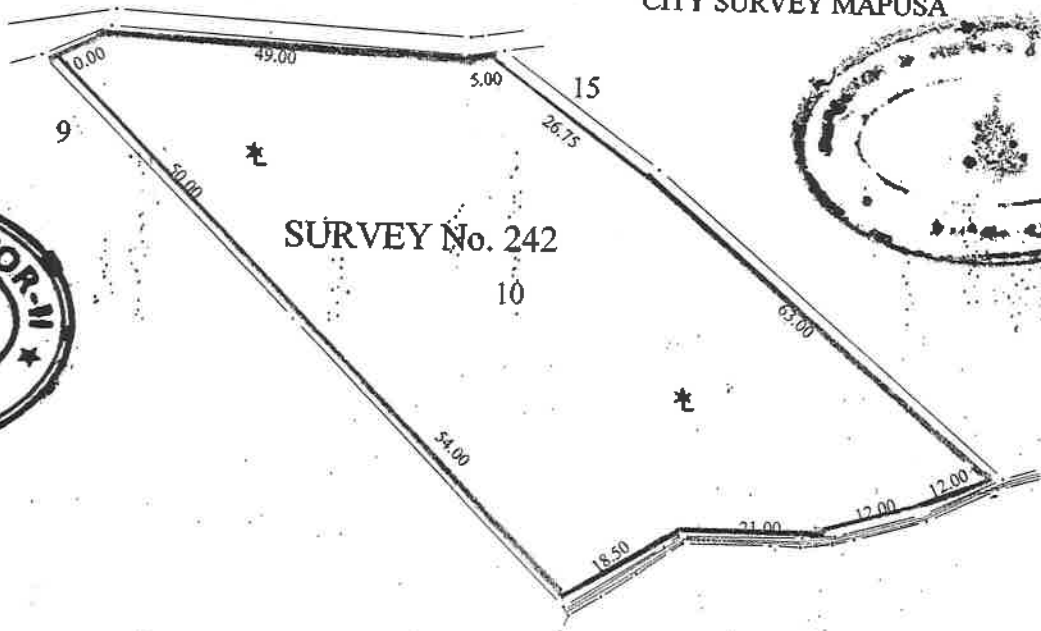
Of the Land bearing Sub. Div. No.10 of Survey No.242
 Situated at Siolim village of Bardez Taluka,
 Applied by Paraiso Homes Pvt.Ltd.,
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. RB/CNV/BAR/AC-II/33/2011 dated 05-10-2016
 from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED -----4850 Sq. Mts.

3/11/16

(ANAND V. VAIGANKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



PREPARED BY

SAMIR A. NAIK
 Field Surveyor

VERIFIED BY

21/11/16

RESHMA DHARGALKAR
 Head Surveyor

SURVEYED ON: 20/10/2016

FILE No. 8/CNV/MAP/250/16

No.RB/CNV/BAR/AC-I/38/2016

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated : 22/12/2016

Read: Application dated 20/3/2016 and 28/8/2016 from Paraiso Homes Pvt. Ltd. through its authorised Signatory Smt. Parizad Baishya, r/o Ravissance House, 1- Ring Road, Laipat Nagar-IV, New Delhi-110024.

**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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 244/1 known as Maira Situated at Village Siolim of 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. 244/1, admeasuring 3475.00 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 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 there under 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 use, without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said

5. Penalty clause - (a) if the applicant contravene 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) 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. 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.

Contd...

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 and		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				7
1.	136.50 mts.	41.35 mts.	3475.	Survey No. 244 Sub. Div. No. 1(part)	S.No. 244 Sub. Div. No. 1	ROAD	S.No. 244 Sub. Div. No. 2	S.No. 243 Sub. Div. No. 13	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 6,25,500/- (Rupees Six Lakh Twenty Five Thousand Five Hundred Only) vide Challan No. 136/16-17 dated 28/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2477/TCP-16/2479 dated 23/8/2016.
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. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Smt. Parizad Baishya Authorised Signatory for Paraiso Homes Pvt. Ltd. here also hereunto set her hands this 2nd day of December, 2016.

(Signature)

(Parizad Baishya)

Authorised Signatory of Paraiso Homes Pvt. Ltd.

(*(Signature)*)
Additional Collector-I



Signature and Designation of Witnesses

1. *(Signature)* Kuty
2. *(Signature)* Raikar

Complete address of Witnesses

1. Solitan Gol, Pousa
2. Nachinda, Bardez-Goa.

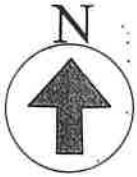
We declare that Parizad Baishya has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that she has affixed her signature hereto in our presence.

1. *(Signature)*
2. *(Signature)*

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.
4. The Sarpanch, Village Panchayat Siolim, Bardez - Goa.

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

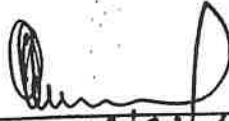


PLAN

Of the Land bearing Sub. Div. No.1(part) of Survey No.244
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-I/38/2016 dated 01-09-2016
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----3475 Sq. Mts.


23/9/16

(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No. 244

2

1(part)

S.No.243

13

PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


23/9/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 15/09/2016

FILE No. 8/CNV/MAP/206/16



No.CNV/BAR/66/2016 | 9081
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 24/04/2017

Read:- Application dated 18/10/2016 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 Shri. Manohar Padamanabha Nagvekar R/o Rodrigues Waddo, Sodiem, Siolim, Bardez Goa being the occupant of the plot registered under Survey No.244/10 (Part) Situated at Siolim, Bardez Goa registered under Survey No.244/10 (Part) (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.244/10 (Part) admeasuring 270.00 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 Superficia l Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North,South,East and West	Remarks
1	2	3	4	5	6
9.30 mts.	41.20 mts.	270.00 sq. mts	Survey No.244/10 (Part) Village: Siolim	North:- Survey No.244/11 South:- Survey No.244/9 East :- Road West :- Survey No.244/10	


7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No.TPBZ/81/SIO/TCP-16/2883 dated 05/10/2016.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I & II/Conversion/2013/3284 dated 06/08/2013.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR/DCFN/TECH/2011-12/759 dated 26/12/2011.
10. The conversion fees charge at rate of R.68/- per sq. mts of area 270 sq. mts. Received conversion fees of Rs.18,360/-(Rupees eighteen thousand three hundred sixty only) Vide Challan No.02/2017-18 dated 05/04/2017. Which is deposited in S.B.I., Mapusa by applicaant Manohar P. Nagwekar P.O.A. Dattaprakash P. Nagwekar.
11. Proposed construction is in plot shall be 5.00 + 3.00 =8.00 mtrs from the center line of the existing road towards the southern side of the property & proposed 10.00 mtrs wide road is passing through the property as shown on the site plan shall be maintained.
12. 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.
13. Traditional access, passing through the plot, if any, shall be maintained.

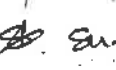
In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by Shri. Manohar Padamanabha Nagvekar R/o Rodrigues Waddo, Sodiem, Siolim, Bardez Goa here also hereunto set his hand this 24th day of April, 2017.

(Signature of the Applicant)
Manohar P. Nagwekar
Through P.O.A. Dattaprakash P. Nagwekar


(Chandrakant B. Shetkar)
DY.COLLECTOR & S.D.O.,
MAPUSA-GOA.


Signature & Designation of Witness

1.  GOVIND PARKAR - NACHINOLA, BARDEZ

2.  SURYAKANT F. SHETGAONKAR - MORTIM - PERNEM - GOA

Signature & Designation of Witness

1.  GOVIND PARKAR - NACHINOLA, BARDEZ

2.  SURYAKANT F. SHETGAONKAR - MORTIM - PERNEM - GOA

We declare that by Shri. Manohar Padamanabha Nagvekar R/o Rodrigues Waddo, Sodiem, Siolim, 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.  GOVIND PARKAR - NACHINOLA, BARDEZ - GOA.

2.  SURYAKANT F. SHETGAONKAR - MORTIM - PERNEM - GOA



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




PLAN

Of the Land bearing Sub. Div. No.10 (part) of Survey No.244,
Situated at Siolim village of Bardez Taluka,
Applied by Shri Manohar P.Nagwekar,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR/66/2016/5280 dated 26-10-2016
from the Office of the Deputy Collector & S.D.O.,Mapusa-Goa.

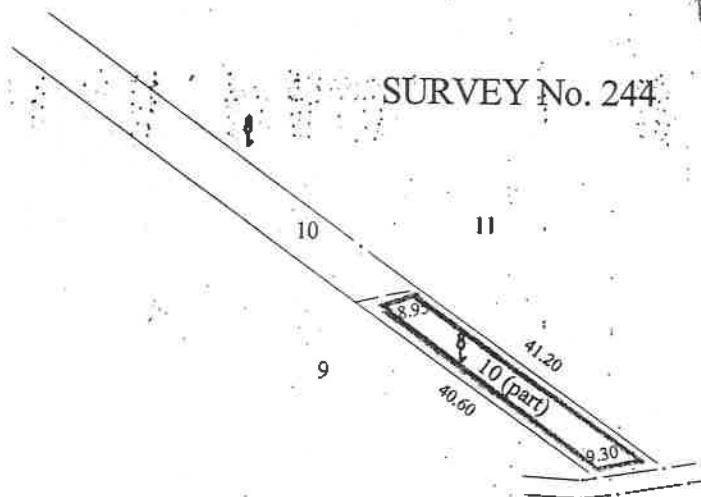
SCALE 1:1000


 AREA APPLIED TO BE CONVERTED ----- 270 Sq. Mts.


14/11/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No. 244



PREPARED BY

SAMIR A. NAIK
Field Surveyor
MAPUSA GOA

VERIFIED BY

YOGESH B MASHELKAR
Head Surveyor

SURVEYED ON: 07/11/2016

FILE No. 8/CNV/MAP/261/16

No.CNV/BAR/12/2018 / 7656
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 5 / 11 / 2018

Read:- Application dated 19/01/2018 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 **PARAISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi** being the occupant of the plot registered under Survey No.242/23 Situated at **Siolim, Bardez Goa** registered under Survey No.242/23 (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.242/23 admeasuring 275.00 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
43.50 mts.	13.90 mts.	275.00 sq. mts	Survey No. 242/23 Village: Siolim	North:- Road South:- Nalla East :- Survey No. 242/25 West :- Survey No. 242/21	

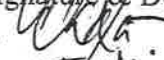

7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No. TPB/4158/SIO/TCP-18/1239 dated 02/04/2018.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2017/1415 dated 02/04/2018.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No. 5/CNV/BAR-800/DCFN/TECH/2018-19/444/887 dated 01/07/2018.
10. The conversion fees charge at rate of Rs.68/- per sq. mts of area 275 sq. mts. Received conversion fees of Rs.18,700/- (Rupees eighteen thousand seven hundred only) Vide Challan No. 194/2018-19 dated 01/11/2018. Which is deposited in S.B.I., Mapusa by applicant PARAIISO HOMES PVT. LTD. its Director Ravi Chopra authorized to Govind M. Raikar.
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 PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi here also hereunto set his hand this 5th day of November, 2018.



(Signature of the Applicant)
PARAIISO HOMES PVT. LTD.
Its Director Ravi Chopra authorized
To signed Govind M. Raikar

(Gaurish J. Shankhwalkar)
DY. COLLECTOR & S.D.O.,
MAPUSA-GOA.

Signature & Designation of Witness


1.  SAMEER JADHAV. TUEM-PERNEM, GOA
2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - GOA

Signature & Designation of Witness

1.  SAMEER JADHAV. TUEM-PERNEM - GOA
2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - GOA

We declare that by PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi 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.  SAMEER JADHAV. TUEM-PERNEM - GOA.

2.  MR. Bliku y. Prabhu Dharwadkar - Pombuypa Bardez - GOA.

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



PLAN

Of the Land bearing Sub. Div. No. 23 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR/12/2018/6123 dated 21-08-2018
from the Office of the Dy. Collector & S.D.O.Mapusa -Goa.

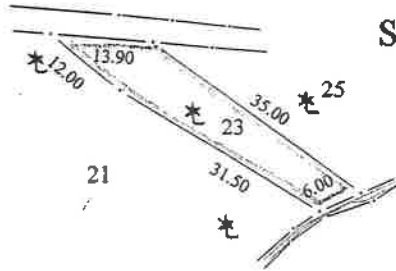
SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED ----- 275 Sq. Mts.






(RAJESH R. PAI KUCHELKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

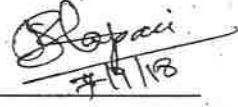
SURVEY No. 242



PREPARED BY


or, Sub-Div. 
SAMIR A. NAIK
Field Surveyor

VERIFIED BY


#19/18
RESHMA R. DHARGALKAR
Head Surveyor

SURVEYED ON: 31/08/2018
MAPUSA

FILE No. 8/CNV/MAP/264/18

Dated :- 23/12/2016

Read: Application dated 09/06/2016 from M/s. Paraiso Homes Pvt. Ltd. through its Authorized Signatory Ms. Parizad Baishya, r/o 1, Ring Road, Lajpat Nagar-IV, New Delhi 110024.

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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/8, 15 & 21 known as Maina Situated at Village Siolim of 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. 242/8, 15 & 21 , admeasuring 2375.00 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 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 there under 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 use, 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 contravene 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) 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 for 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.

Contd

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 and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	7
1.	120.10 Mts.	10.90 Mts.	1300 sq. mts.	S.No. 242/8	Existing tar Road	NALLA	S.No. 242/9	S.No. 242/7	
2.	68.25	11.30	750	S.No. 242/15	Existing tar Road	NALLA	S.No. 242/16	S.No. 242/10	NIL
3.	3.15	4.30	325	S.No. 242/21	Existing tar Road	NALLA	Existing tar Road S.No. 242/23	S.No. 242/20	
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,27,500/- (Rupees Four Lakh Twenty Seven Thousand Five Hundred Only) vide Challan No. 129/16-17 dated 18/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/157/SIO/TCP-16/1673 dated 9/6/2016 and No. TPBZ/157/SIO/TCP-16/2205 dated 27/07/2016.
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. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Ms. Parizad Baishya Authorized Signatory of Paraiso Homes Pvt. Ltd., here also hereunto set his hands this 23rd day of December, 2016.

(Parizad Baishya)

Authorized Signatory of Paraiso Homes Pvt. Ltd.

(Sabaji P. Shetye)
Additional Collector-I



Signature and Designation of Witnesses

1. Regina Kelly
2. Gonnd Raiker

Complete address of Witnesses

1. Saltane 601, Powar
2. Nachinola, Bardez - Goa

We declare that Ms Parizad Baishya has signed this Sanad is, to our personal knowledge, the person who represents herself to be, and that she has affixed her signature hereto in our presence.

1. [Signature]
2. [Signature]

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.
4. The Sarpanch, Village Panchayat Siolim, Bardez - Goa

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


PLAN

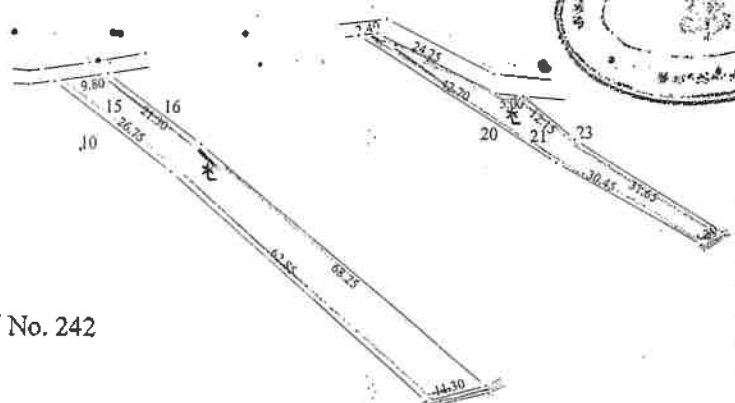



Of the Land bearing Sub. Div. No.8,15 & 21 of Survey No.242
Situating at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt Ltd,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/26/2015 dated 24-08-2016
from the Office of the Additional Collector-1, North Goa District, Panaji-Goa.

SCALE 1:1000

- AREA APPLIED TO BE CONVERTED OF SUB.DIV.8 OF S.NO242 -----1300 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED OF SUB.DIV.15 OF S.NO 242 -----750 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED OF SUB.DIV.21 OF S.NO242. -----325 Sq. Mts.
- TOTAL AREA APPLIED TO BE CONVERTED -----2375 Sq. Mts.


01/9/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



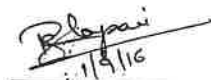
SURVEY No. 242

PREPARED BY



RAJESH M. BHANDARI
Field Surveyor

VERIFIED BY


1/9/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 30/08/2016

FILE No. 8/CNV/MAP/196/16

No.RB/CNV/BAR/AC-I/34/2016

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 06/10/2016

Read: Application dated 21/3/2016 & 04/10/2010 from Paraiso Homes Pvt. Ltd. through its authorised Signatory Smt. Parizad Baishya, r/o Ravissance House, 1- Ring Road, Lajpat Nagar-IV, New Delhi-110024.

**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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/16 known as Maina Situated at Village Siolim of 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. 242/16, admeasuring 600.00 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 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 there under 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 use, 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 contravene 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 by 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.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.



Contd...

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 and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	7
1.	89.00 mts.	9.75 mts.	600	Survey No. 242 Sub. Div. No. 16	Road	NALLA	S.No. 242 Sub. Div. No. 17	S.No. 242 Sub. Div. No. 15	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 81,000/- (Rupees Eighty One Thousand Only) vide Challan No. 103/16-17 dated 6/10/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/157/ SIO/TCP-16/1674 dated 9/6/2016 and No. TPBZ/157/SIO/TCP-16/2204 dated 27/7/2016.
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.



In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Smt. Parizad Baishya** **Authorised Signatory for Paraiso Homes Pvt. Ltd.** here also hereunto set his hands this 06th day of October, 2016.


(Parizad Baishya)
 Authorised Signatory


(Naveen S.L., IAS)
 Additional Collector-I





Signature and Designation of Witnesses

1. KISHOR PARAS 
2. GONIM RAIKAR 

Complete address of Witnesses

1. H.No 353, Nachindola, Aldona, Goa
2. H.No. 235, Nachindola, Bardez - Goa.

We declare that **Parizad Baishya** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

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.
4. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

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

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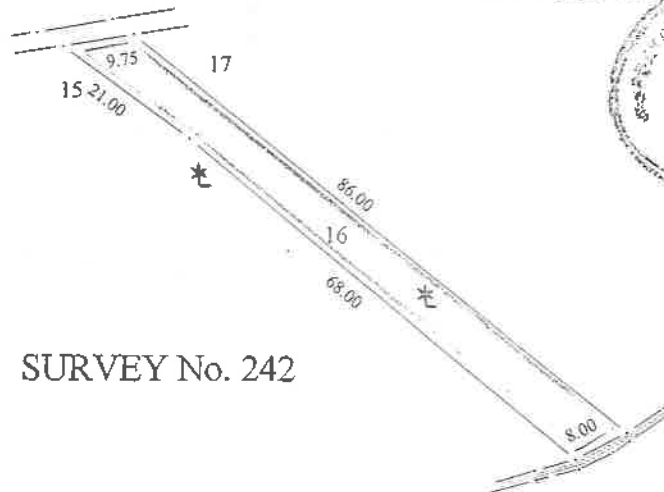
Of the Land bearing Sub. Div. No.16 of Survey No.242
 Situated at Siolim village of Bardez Taluka,
 Applied by Parizad Engineer through its authorised signatory Parizad Baishya,
 Conversion of use of land from agricultural into non-agricultural
 purpose, vide Case No. RB/CNV/BAR/AC-1/34/2016 dated 12-08-2016
 from the Office of the Additional Collector-I, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----600 Sq. Mts.


 01/9/16

(ANAND V. VAIGANKAR)
 INSPECTOR OF SURVEYS & LAND RECORDS
 CITY SURVEY MAPUSA



SURVEY No. 242

PREPARED BY



SAMIR A. NAIK
 Field Surveyor

VERIFIED BY


 21/8/16

RESHMA DHARGALKAR
 Head Surveyor

SURVEYED ON: 26/08/2016

FILE No. 8/CNV/MAP/194/16

Dated :- 23 / 11 / 2021

- Read: 1) Application dated 23/05/2011 Smt. Pramila V. Chodankar, Rep. by POA Shri Dattaprakash P. Nagwekar, r/o. Rodrigues Waddo, Sodiem, Siolim, Bardez, Goa.
2) Application dated 11/04/2016 from Paraiso Homes Pvt. Ltd., Authorized Signatory Shri Parizad Baishya, r/o. Ring Road, Lajpat Nagar, New Delhi.
3) Report No. MAM/BAR/CI-II/Conv/2016/4576 dated 22/09/2016 from Mamlatdar of Bardez, Mapusa Goa.
4) Report No. TPBZ/157/SIO/TCP-16/3075 dated 19/10/2016 from Town Planner, Town & Country Planning Department, Mapusa Goa.
5) Report No. 5/CNV/BAR-275/DCFN/TECH/2019-20/567 dated 30/10/2020 from Asst. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.
6) Letter No. 8/CNV/MAP/264/2016/1380 dated 09/10/2020 from I.S.L.R, Mapusa - 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) Paraiso Homes Pvt. Ltd., being the occupant of the plot registered under Survey No. 242/7, 17, 20, 25 and 29 Situated at Siolim village of Bardez 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 of Survey No. 242/7, 17, 20, 25 and 29 admeasuring 3225.00 square metres 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 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 there under 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 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 applicant 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) 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.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.

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 and Breadth		Total Superficial	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	121 mts.	6.50 mts.	475	Survey No. 242 Sub. Div. No. 7	ROAD	NALLA	S. No. 242 Sub. Div. No. 8	S. No. 242 Sub. Div. No. 6, 22, 24	NIL
2.	86 mts.	29.00 mts	1975	Survey No. 242 Sub. Div. No. 17	ROAD	NALLA	S. No. 242 Sub. Div. No. 20	S. No. 242 Sub. Div. No. 16	
3.	75.50 mts.	10.00 mts.	500	Survey No. 242 Sub. Div. No. 20	ROAD	NALLA	S. No. 242 Sub. Div. No. 21	S. No. 242 Sub. Div. No. 17	
4.	35 mts.	8.00 mts.	150	Survey No. 242 Sub. Div. No. 25	ROAD	NALLA	S. No. 242 Sub. Div. No. 29	S. No. 242 Sub. Div. No. 23	
5.	30.50 mts.	7.30 mts.	125	Survey No. 242 Sub. Div. No. 29	ROAD	NALLA	S. No. 242 Sub. Div. No. 26	S. No. 242 Sub. Div. No. 25	
Village: SIOLIM Taluka: BARDEZ									

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,83,750/- (Rupees Four Lakh Eighty Three Thousand Seven Hundred Fifty only) vide Challan No. 202100391094 dated 16/04/2021.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/157/SIO/TCP-16/3075 dated 19/10/2016.
4. The Conversion has been recommended by the Asst. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda vide his report No. 5/CNV/BAR-275/DCFN/TECH/2019-20/567 dated 30/10/2020.
5. The Conversion has been recommended by the Mamlatdar of Bardez vide his report No. MAM/BAR/CI-I/Conv/2016/4576 dated 22/09/2016.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for charge of use of land and shall not be use for any other purpose like proof of ownership of land etc. 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.
8. Traditional access passing through the property if any shall be maintained.

In witness whereof the ADDITIONAL COLLECTOR - II North Goa District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and Paraiso Homes Pvt. Ltd., Through POA Holder Shri Gaurish Gurudas Salgaonkar, also hereunto set his hand on this 23rd day of November, 2021.

G. Salgaonkar
(Shri Gaurish Gurudas Salgaonkar)
POA holder for Paraiso Homes Pvt. Ltd.
Applicant

Mamu Hage
(Mamu Hage, IAS)
Additional Collector-II



Signature and Designation of Witnesses

1. Mangaldal M. Vangaonkar @ Mapusa
2. ABDUL KADAR HUSSAIN @ Abdul Kadar

Complete address of Witnesses

1. Socorro Zoswadda Bardez Cross
2. DULLER Bardez MAPUSA G.O.

Contd... 3/-

We declare that Paraiso Homes Pvt. Salgaonkar, has signed this Sanad is, to our be, and that he has affixed his signature heret

- To,
1. The Town Planner, Town and Country Plan
 2. The Mamlatdar of Bardez Taluka.
 3. The Inspector of Survey and Land Records
 4. The Sarpanch, Village Panchayat Siolim, E

We declare that Paraiso Homes Pvt. Ltd., Through POA Holder Shri Gaurish Gurudas Salgaonkar, has signed this Sanad is, to our personal knowledge, the person he represents his-self to be, and that he has affixed his signature hereto in my presence.

1. Salgaonkar

2. Abdul Cadar

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, City Survey, Mapusa.
4. The Sarpanch, Village Panchayat Siolim, Bardez Goa.




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


PLAN

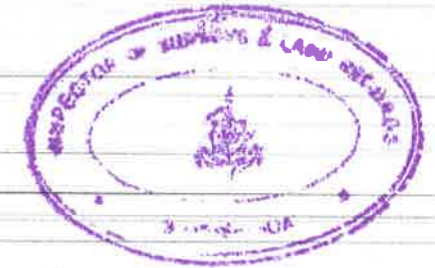
Of the Land bearing Sub. Div. No. 7, 17, 20, 25 & 29 of Survey No. 242,
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-II/25/2011/87 dated 05-10-2016
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

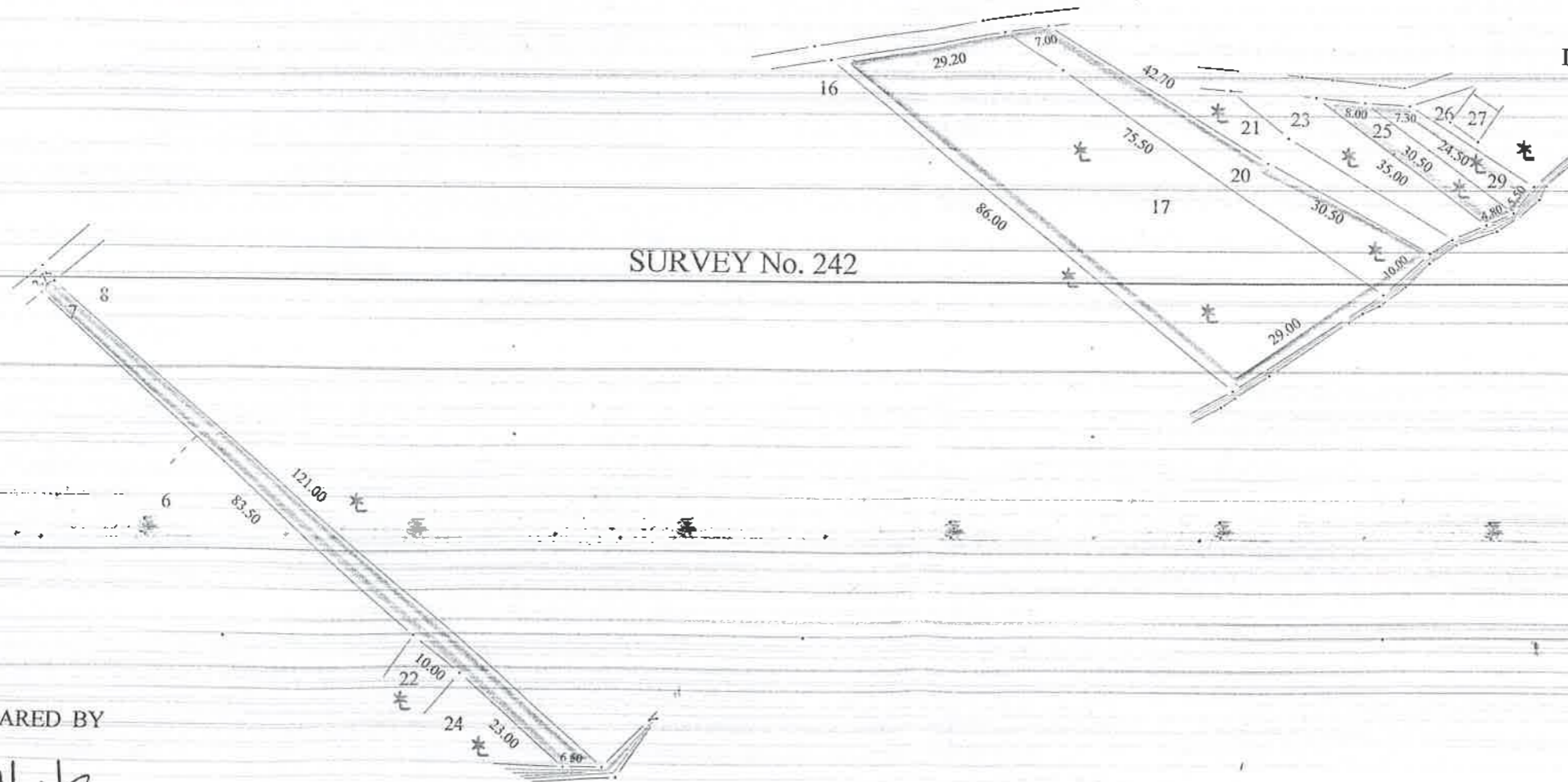
 AREA APPLIED TO BE CONVERTED ----- 3225 Sq. Mts.




14/11/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY No. 242



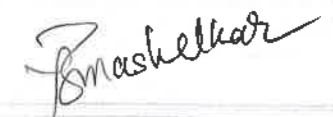
PREPARED BY



SAMIR A. NAIK
Field Surveyor

SURVEYED ON: 07/11/2016

VERIFIED BY



YOGESH B. MIASHELKAR
Head Surveyor

FILE No. 8/CNV/MAP/264/16