



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

No. 4/137/CNV/AC-III/2020/95

Dated : -/0 /02/2022.

Read: Application dated 18/08/2020 received from Nanu Estate Private Limited r/o Nanu House Varde Valaulikar Road, margao -Goa , received u/s 32 of LRC 1968.

SANAD
SCHEDULE-II

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

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code,1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders there under by **Mr Nanu Estate Private Limited r/o Nanu House Varde Valaulikar Road, margao -Goa**, being the occupant of the plot registered under Survey No. 193/1-A situated at Arpora Village in Bardez-Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part under Survey No. 193/1-A admeasuring 2678 Sq. mtrs be the same a little more or less for the purpose of Residential with 60 F.A. R.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment – The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use – The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

4. Liability for rates – The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause – (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

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

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

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

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

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

f) The Local bodies should verify the ownership documents at the time of granting construction licence.

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



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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 |
| 98.50 mts | 38.00 mts | 2678 Sq.mts | Survey No 193 Sub Div.No 1-A | Survey No 193 Sub Div.No 1 | Survey No 193 Sub Div.No 1 | Survey. No 193 Sub Div. 7,12 & 15 | Survey. No 193 Sub Div. 1-C, 1-D & 1 | |

Village : ARPORA
Taluka : BARDEZ


Remarks :-

- The applicant has paid conversion fees of Rs. 5,35,600/- (Rupees Five Lakh Thirty Five Thousands Six Hundred Only) vide e-challan No.202100017467 dated 06/01/2022.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2017/522 dated 12/01/2021.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPB/6614/ARP/TCP-2020/4745 dated 21/12/2020. with conditions which shall be binding on applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-513/DCFN/TECH/2021-22/594 dated 21/12/2021.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Ms Nanu Estate Private Limited** r/o Nanu House Varde Valaulikar Road, Margao -Goa, here also hereunto set his/ her hand on this 10th day of February, 2022.


Mr. Niresh Pravas Naik
Authorised Signatory for
M/s Nanu Estate Private Limited
Applicant




(Narayan M Gad)
Additional Collector III
North Goa District,
Mapusa-Goa

Name and Signature of Witnesses

- Nitin G. Babshet Babshet
- Priya. D. Shanbhag Shanbhag

Complete address of Witnesses

1. Sapana Legacy, Aquem, Margao, Goa.

2. Sapana city Aquem Margao-Goa.

We declare that and **Mr. Niresh Pravas Naik** Authorised Signatory for **M/s Nanu Estate Private Limited** r/o Nanu House Varde Valaulikar Road, Margao -Goa, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

- Nitin G. Babshet Babshet
- Priya. D. Shanbhag Shanbhag

To,

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



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

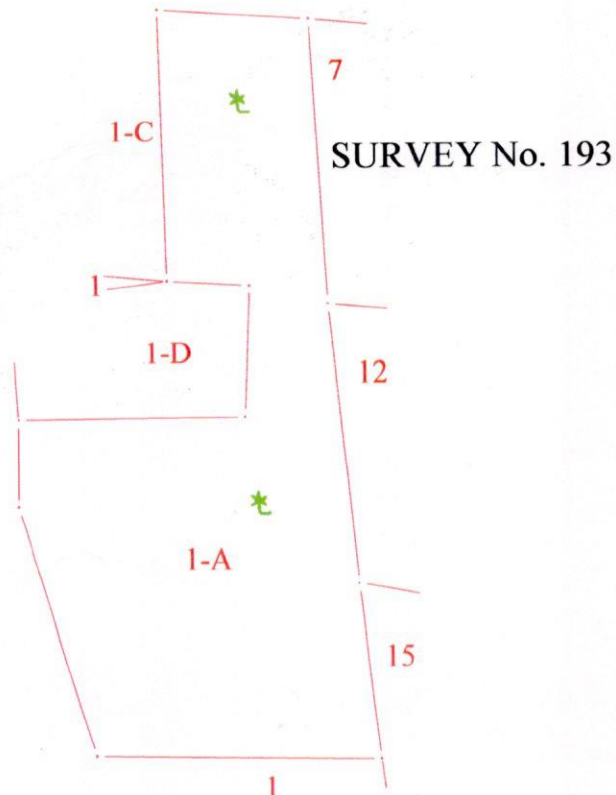
CBAR 121-18801



Plan Showing plots situated at
 Village : ARPORA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 193/ 1-A
 Scale : 1 :1000



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



Swapnil B. Bhonsle

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