No. RB/CNV/SAT/AC-II/01/2022/5133
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 17/08/2022

Read: 1) Application dated 22/03/2022 from M/S. HAYAT INFRASTRUCTURE, Shop No. 20, Karma Point Building, Vasco Da Gama, Goa.
2) Report No. MAM/SAT/CI-II/CONV/2022/922 dated 13/04/2022 from Mamlatdar of Sattari, Sattari – Goa.
3) Report No. TCP/Nanus/157/22/530 dated 25/03/2022 from Dy. Town Planner, Town &Country Planning Department, Bicholim - Goa.
4) Report No. 5/CNV/SAT-19/DCFN/TECH/2022-23/250 dated 06/07/2022 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda 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 there under) **M/s. Hayat Infrastructure** being the occupant of the plot registered under **Survey No. 24/1-AB** situated at **Nanus Village, Sattari Taluka** (hereinafter referred to as "the where applicants, which expression shall, 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. 24/1-AB admeasuring 2000.00 square meters** 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 levied 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.

ADDITIONAL COLLECTOR-II
NORTH GOA, PANAJI

APPENDIX – I

Sr. No.	Length and Breadth		Total Superficial Area M2	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
	53.40 mtrs.	56.00 mtrs.	2000 sq. mtrs.	Survey No. 24/1-AB	Sy. No. 24/1	Sy. No. 31/1	Existing Nalla	Road	NIL
		Village: NANUS Taluka: SATTARI							

Remarks -

1. The applicant has paid conversion fees of Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only) vide Challan No. 202200654213 dated 09/08/2022.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim– Goa vide his report No.**TCP/Nanus/157/22/530 dated 25/03/2022.**
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. **5/CNV/SAT-19/DCFN/TECH/2022- 23/250 dated 06/0207/2022.**
5. The Conversion has been recommended by the Mamlatdar of Sattari vide his report No. **MAM/SAT/CI-II/CONV/2022** dated **13/04/2022.**
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change 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 pursuring any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

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 **M/s. Hayat Infrastructure**alsohereunto sethis hand on this 17th day of **August,2022.**

(M/s. Hayat Infrastructure)
1) Mr. Mohamed Riswan
2) Mr. Shaikh Abdulla

(Kedar Naik)
Additional Collector-II

Signature and Designation of Witnesses

1. Vivekanand Asgaonkar
2. Babush Lamani

Complete address of Witnesses

1. H. no 168, Morjim pernem Goa
2. H.no 310, Last bus stop, Baina Vasco Goa

We declare that **M/s. Hayat Infrastructure** 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 our presence.

1. Vivekanand Asgaonkar
2. Babush Lamani

To,

1. The Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
2. The Mamlatdar of Sattari Taluka.
3. The Inspector of Survey and Land Records, Sattari - Goa.
4. The Sarpanch, Village Panchayat Nanus, Sattari – Goa.