



OFFICE OF THE  
DY. COLLECTOR/SDO, MORMUGAO, VASCO  
DA GAMA, GOA.



Phone No: - 0832 - 2512688

Email: sdm-mormugao.goa@nic.in

No.: 11/DYC-MOR/CONV/39/2020

1142

Dated: 18/06/2021

- Read:**
- 1 Application dated 15/05/2020 of Mr. Shaikh Baddrudin, Mr. Shaikh Budan, Mrs. Rahmat Bi & Mrs. Shaikh Razia through Power of Attorney M/S Sunny Bay Estate Pvt. Ltd. Represented by Mr. Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa.
  - 2 Report No.5/SGF/CONV/271/2020-21/1658 dated 05/11/2020 from Asst. Conservator of Forests, South Goa Division, Margao, Goa.
  - 3 Report No.DH/6561/MTP/2020/454 dated 29/10/2020 and No.DH/6561/MTP/2021/13 dated 12/01/2021 from Town Planner, Town & Country Planning Dept., Mormugao, Vasco da Gama, Goa.
  - 4 Report No.MAM/MOR/CONV/2020/1466 dated 26/10/2020 from the Mamlatdar of Mormugao Taluka, Vasco da Gama, Goa.
  - 5 No. 2/ISLR/CTS/VAS/CONV/25/2021/133 dated 05/05/2021 of Inspector of Survey & Land Records, City Survey, Vasco.
  - 6 e-Challan Ref. No. 13/2021 dated 10/06/2021 amounting to Rs. 1,40,149/- fee towards conversion of land.

**S A N A D**

**S C H E D U L E - II**

(See Rule 7 of the Goa Daman and Diu Land Revenue (Conversion of use of land and non agricultural Assessment)

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 **Mr. Shaikh Baddrudin, Mr. Shaikh Budan, Mrs. Rahmat Bi & Mrs. Shaikh Razia through Power of Attorney M/S Sunny Bay Estate Pvt. Ltd. Represented by Mr. Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa,** being the occupant of the plot registered under **Chalta No. 29-A of P.T. Sheet No. 133 of Vasco City of Mormugao 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 of **Chalta No. 29-A of P.T. Sheet No. 133 of Vasco City of Mormugao Taluka**, admeasuring **159.26 sq.mtrs** be the same a little more or less for the purpose of "**Commercial**" use only.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provision of the said code and rules there under and on the following conditions namely:-

1. "**NOC** is to be obtained from the Flag Officer, Commanding Goa Area (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, 403 802 prior to under taking any construction in the land so converted".
2. **Leveling 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 non-sanitary conditions.
3. **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.
4. **Use:** The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Commercial** /any other non-agricultural purpose, without the previous sanction of the Collector.
5. **Liability for rates:** The applicant shall pay all taxes, rates and cases leviable on the said land.

**Code Provisions applicable:** Save as herein provided the grant shall be subject to the provision of the said Code and rules there under.

a) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of challan, the applicant hereby undertakes to pay the difference alongwith simple interest of 12% per annum calculated from the date of issuance of original challan till the date of payment thereof. The failure or refusal on part of the applicant or successor interest thereof in affecting the payment, shall give liberty to the undersigned to revoke the said sanad and recover the balance as arrears of land Revenue from applicant



7. **Penalty clause:**

(a) If the applicant contravenes any of the forgoing 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

A P P E N D E X - I								
Length & Breadth		Total Superficial Area (Sq.mts)	Forming (Part of) Chalta No./ P.T.Sheet No.	BOUNDARIES				Remarks
North to South	East to West			North Chalta No./ P.T.S. No.	South Chalta No./ P.T.S. No.	East Chalta No./ P.T.S. No.	West Chalta No./ P.T.S. No.	
1.	2.	3.	4.	5.	6.	7.	8.	9.
21.40 Mtrs.	12.30 Mtr.	159.26 Sq. Mtrs.	Chalta No.29-A (Part) of P.T.S. No.133	Chalta No.20 of P.T.S. No.133	ROAD & Chalta No.20 of P.T.S. No.133	Chalta No.29 of P.T.S. No.133	Chalta No.15 of P.T.S. No.133	The area proposed for conversion is 159.26 sq. mts.

**Remarks:**

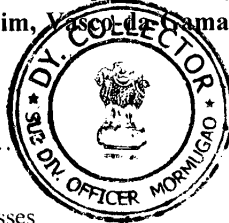
1. The Conversion is recommended for Commercial use only.
2. Applicant has paid conversion fee on 15/06/2021 in SBI Vasco of Rs.1,40,149/- vide e-Challan Ref.No. 13/2021 dated 10/06/2021.
3. The Right of Way of road/access serving the plot under reference is 12.00 mts., hence front setback of minimum 6.00 mts + 3.00 mts = 9.00 mts. shall be kept from the Centre line of the road for secondary development.
4. Traditional access, passing through the plot if any shall be maintained.
5. Any further development in the plot shall be strictly as per the Rules in Force.

In witness where of the Dy.Collector/SDO, Mormugao of Goa, has hereinto set his hand and the seal of his office on behalf of the Government of Goa and the applicant by **Mr. Shaikh Baddrudin, Mr. Shaikh Budan, Mrs. Rahmat Bi & Mrs. Shaikh Razia through Power of Attorney M/S Sunny Bay Estate Pvt. Ltd. Represented by Mr. Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa**, here also hereinto set his hand on this 18<sup>th</sup> day of June, 2021.

Signature of the Applicants

Name, Signature and Designation of Witnesses

1. Sayel Muzabber Ahmed
2. Prashant Naik



(Sachin S. Desai)  
Deputy Collector/S.D.O.,  
Mormugao, Vasco da Gama, Goa.

We declare that **Mr. Shaikh Baddrudin, Mr. Shaikh Budan, Mrs. Rahmat Bi & Mrs. Shaikh Razia through Power of Attorney M/S Sunny Bay Estate Pvt. Ltd. Represented by Mr. Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa**, who has signed this Sanad is/are, to our personal knowledge, the person he/she represent himself to be and that he/she has affixed his/her signature hereto in our presence.

Name, Signature and Designation of Witnesses

1. Sayel Muzabber Ahmed
2. Prashant Naik

To,

Mr. Shaikh Baddrudin, Mr. Shaikh Budan, Mrs. Rahmat Bi & Mrs. Shaikh Razia through Power of Attorney M/S Sunny Bay Estate Pvt. Ltd. Represented by Mr. Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa.

Copy to:

1. The Mamlatdar of Mormugao, Vasco da Gama, Goa.
2. The Town Planner, O/o.Town and Country Planning Dept, Vasco da Gama, Goa.
3. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
4. The Dy. Conservator of Forests, South Goa Division, Margao, Goa.
5. The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Inspector of Surveys and Land Records**  
**VASCO-GOA**

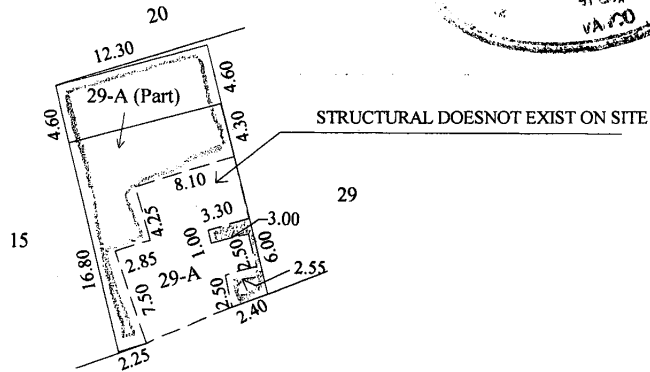
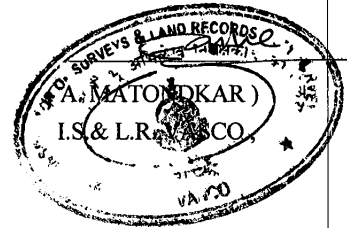


**PLAN**

SHOWING CHALTA NO. 29-A OF P.T. SHEET NO. 133 SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY MR SHAIKH BADDRUDIN, MR SHAIKH BUDAN, MRS RAHMAT BI & MRS SHAIKH RAZIA THROUGH THEIR POA M/S SUNNY BAY ESTATE PVT. LTD. REPRESENTED BY MR DINESH NAYYAR FOR CONVERSION OF AGRICULTURAL LAND INTO NON-AGRICULTURAL PURPOSE VIDE ORDER NO. 11/DYC-MOR/CONV/39/2020/642 DATED 03/03/2021 FROM THE OFFICE OF DY.COLLECTOR /SDO, MORMUGAO, VASCO DA GAMA, GOA.

SCALE : 1:500

 AREA PROPOSED FOR CONVERSION ..... 159.26.00Sq. Mts.



PREPARED BY:- *S*  
 SHRI SANFORD DIAS (F.S.)

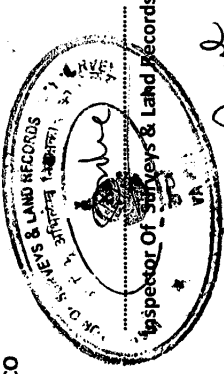
VERIFIED BY:- *Rane*  
 SMT. MRUNAL T. RANE (H.S)

SURVEYED ON :- 26/03/2021

**Dy. Collector / SDO**  
**MORMUGAO VASCO**

FILE No.2/ISLR/CTS/VAS/CONV/25/2021

**GOVERNMENT OF GOA**  
**OFFICE OF THE INSPECTOR OF SURVEYS & LAND RECORDS, VASCO**  
**SCHEDULE II**  
**APPENDIX I**



REF. NO. II/DYC-MOR/CONV/39/2020/642 DATED: 03/03/2021  
 From the O/o Additional Collector-I, South Goa District, Margao-Goa.  
 File No:- 2/ISLR/CTS/NAS/CONV/25/2021



VILLAGE :- Vasco City

TALUKA:- Mormugao

Checked By: *[Signature]*

Sr.No	Length & Breadth		Total Superficial Area In Sq. Mtr.	Forming (Part Of) Chalta No. P.T.Sheet.No	Boundaries				Remarks
	North To South	East To West			North Chalta No. P.T.Sheet.No	South Chalta No. P.T.Sheet.No	East Chalta No. P.T.Sheet.No	West Chalta No. P.T.Sheet.No	
1	2	3	4	5	6	7	8	9	10
1	21.40	12.30	159.26	Chalta No. 29-A (Part) P.T.S.No. 133	Chalta No. 20 P.T.S.No. 133	ROAD & Chalta No. 20 P.T.S.No. 133	Chalta No. 29 P.T.S.No. 133	Chalta No. 15 P.T.S.No. 133	THE AREA PROPOSED FOR CONVERSION ADMEASURES 159.26 SQ.MTS.

PLACE: VASCO-DA-GAMA, GOA

*[Signature]*  
**Dy. Collector / S D O**  
**MORMUGAO VASCO**

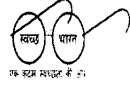
DATE:- 26/03/2021



*[Signature]*  
 FIELD SURVEYOR



OFFICE OF THE  
DY. COLLECTOR/SDO, MORMUGAO, VASCO  
DA GAMA, GOA.



Phone No: - 0832 – 2512688

Email: sdm-mormugao.goa@nic.in

No.: 11/DYC-MOR/CONV/27/2020 / 1121

Dated: 18/06/2021

- Read:**
- 1 Application dated 02/06/2020 of Shri Sudhir Kumar Marwaha through Power of Attorney Shri Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa.
  - 2 Report No.5/SGF/CONV/236/2020-21/1779 dated 16/11/2020 from Asst. Conservator of Forests, South Goa Division, Margao, Goa.
  - 3 Report No.DH/6540/MTP/2020/452 dated 29/10/2020 and No.DH/6540/MTP/2021/14 dated 12/01/2021 from Town Planner, Town & Country Planning Dept., Mormugao, Vasco da Gama, Goa.
  - 4 Report No.MAM/MOR/CONV/2020/1465 dated 26/10/2020 from the Mamlatdar of Mormugao Taluka, Vasco da Gama, Goa.
  - 5 No. 2/ISLR/CTS/VAS/CONV/26/2021/132 dated 05/05/2021 of Inspector of Survey & Land Records, City Survey, Vasco.
  - 6 e-Challan Ref. No. 14/2021 dated 10/06/2021 amounting to Rs. 2,41,560/- fee towards conversion of land and vide e-Challan Ref. No. 15/2021 dated 10/06/2021 amounting to Rs. 2,63,296/- fee towards the penalty of conversion of land.

**S A N A D**

**S C H E D U L E - II**

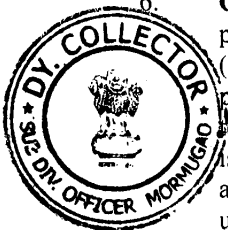
(See Rule 7 of the Goa Daman and Diu Land Revenue (Conversion of use of land and non agricultural Assessment))

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 **Shri Sudhir Kumar Marwaha through Power of Attorney Shri Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa,** being the occupant of the plot registered under **Chalta No. 20 of P.T. Sheet No. 133 of Vasco City of Mormugao 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 of **Chalta No. 20 of P.T. Sheet No. 133 of Vasco City of Mormugao Taluka**, admeasuring **274.50 sq.mtrs** be the same a little more or less for the purpose of "**Commercial**" use only.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provision of the said code and rules there under and on the following conditions namely:-

1. "NOC is to be obtained from the Flag Officer, Commanding Goa Area (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, 403 802 prior to under taking any construction in the land so converted".
2. **Leveling 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 non-sanitary conditions.
3. **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.
4. **Use:** The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Commercial** /any other non-agricultural purpose, without the previous sanction of the Collector.
5. **Liability for rates:** The applicant shall pay all taxes, rates and cases leviable on the said land.
6. **Code Provisions applicable:** Save as herein provided the grant shall be subject to the provision of the said Code and rules there under.

(a) In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of challan, the applicant hereby undertakes to pay the difference alongwith simple interest of 12% per annum calculated from the date of issuance of original challan till the date of payment thereof. The failure or refusal on part of the applicant or successor interest thereof in affecting the payment, shall give liberty to the undersigned to revoke the said sanad and recover the balance as arrears of land Revenue from applicant.



7. **Penalty clause:**

(a) If the applicant contravenes any of the forgoing 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

**A P P E N D E X - I**

Length & Breadth		Total Superficial Area (Sq.mts)	Forming (Part of) Chalta No./ P.T.Sheet No.	BOUNDARIES				Remarks
North to South	East to West			North Chalta No./ P.T.Sheet No.	South Chalta No./ P.T.Sheet No.	East Chalta No./ P.T.Sheet No.	West Chalta No./ P.T.Sheet No.	
1.	2.	3.	4.	5.	6.	7.	8.	9.
20.00 Mtrs.	31.15 Mtr.	274.50 Sq. Mtrs.	Chalta No.20 (Part) of P.T.S. No.133	Chalta No.20 of P.T.S. No.133	Chalta No.29 of P.T.S. No.133	Chalta No.25 of P.T.S. No.133	Chalta No.15 of P.T.S. No.133	The area proposed for conversion is 274.50 sq. mts. There exist G+3 under construction structure admeasuring total plinth area of 59.84 sq. mts.



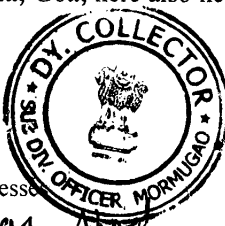
**Remarks:**

1. The Conversion is recommended for Commercial use only.
2. Applicant has paid conversion fee on 15/06/2021 in SBI Vasco of Rs.2,41,560/- vide e-Challan Ref.No. 14/2021 dated 10/06/2021 and vide e-Challan Ref. No. 15/2021 dated 10/06/2021 amounting to Rs. 2,63,296/- fee towards the penalty charge of conversion of land paid on 15/06/2021 by applicant in SBI Vasco.
3. The Right of Way of road/access serving the plot under reference is 15.00 mts., hence front setback of minimum 7.50 mts + 3.00 mts = 10.50 mts. shall be kept from the Centre line of the road for secondary development.
4. Traditional access, passing through the plot if any shall be maintained.
5. Any further development in the plot shall be strictly as per the Rules in Force.

In witness where of the Dy.Collector/SDO, Mormugao of Goa, has hereinto set his hand and the seal of his office on behalf of the Government of Goa and the applicant by **Shri Sudhir Kumar Marwaha through Power of Attorney Shri Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa**, here also hereinto set his hand on this 18<sup>th</sup> day of June. 2021.

*[Signature]*

Signature of the Applicants



*[Signature]*

(Sachin S. Desai)

Deputy Collector/S.D.O.,  
Mormugao, Vasco da Gama, Goa.

Name, Signature and Designation of Witnesses

1. *Sayed Muzabban Aheer*
2. *Prashant Naik*

- [Signature]*
- [Signature]*

We declare that **Shri Sudhir Kumar Marwaha through Power of Attorney Shri Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa**, who has signed this Sanad is/are, to our personal knowledge, the person he/she represent himself to be and that he/she has affixed his/her signature hereto in our presence.

Name, Signature and Designation of Witnesses

1. *Sayed Muzabban Aheer*
2. *Prashant Naik*

- [Signature]*
- [Signature]*

To,

**Shri Sudhir Kumar Marwaha through Power of Attorney Shri Dinesh Nayyar, R/o. Flat No.401, 3rd Floor, Airport Residency, Chicalim, Vasco-da-Gama, Goa.**

Copy to:

1. The Mamlatdar of Mormugao, Vasco da Gama, Goa.
2. The Town Planner, O/o.Town and Country Planning Dept, Vasco da Gama, Goa.
3. The Inspector of Survey and Land Records, Vasco da Gama, Goa.
4. The Dy. Conservator of Forests, South Goa Division, Margao, Goa.
5. The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Inspector of Surveys and Land Records**  
**VASCO-GOA**

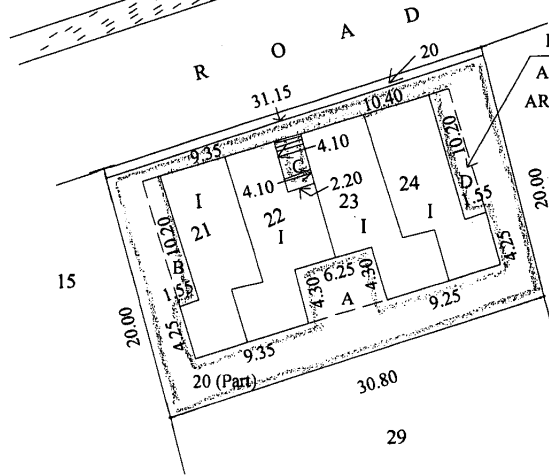


**PLAN**


SHOWING CHALTA NO. 20 OF P.T. SHEET NO. 133 SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY MR SUDHIR KUMAR MARWAHA THROUGH POA MR DINESH NAYYAR FOR CONVERSION OF AGRICULTURAL LAND INTO NON-AGRICULTURAL PURPOSE VIDE ORDER NO. 11/DYC-MOR/CONV/27/2020/641 DATED 03/03/2021 FROM THE OFFICE OF DY.COLLECTOR /SDO, MORMUGAO, VASCO DA GAMA,GOA.

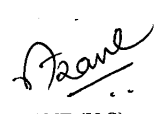
SCALE : 1:500

 AREA PROPOSED FOR CONVERSION ..... 274.50 Sq. Mts



EXISTING STRUCTURE G+3  
 ADMEASURING TOTAL PLINTH  
 AREA FOR (A+B+C+D) = 59.84 SQ.MTS.

PREPARED BY:-   
 SHRI SANFORD DIAS (F.S.)

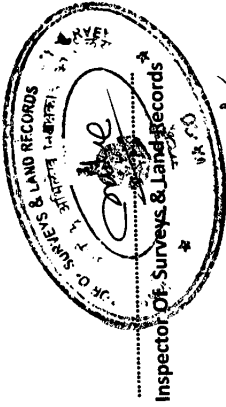
VERIFIED BY:-   
 SMT. MRUNAL T. RANE (H.S)

SURVEYED ON :- 26/03/2021

**Dy. Collector / S D O**  
**MORMUGAO VASCO**

FIJ.F.No.2/ISI.R/CTS/VAS/CONV/26/2021

**GOVERNMENT OF GOA**  
**OFFICE OF THE INSPECTOR OF SURVEYS & LAND RECORDS, VASCO**  
**SCHEDULE II**  
**APPENDIX I**



REF. NO. 11/DYC-MOR/CONV/27/2020/641 DATED: 03/03/2021  
 From the O/o Dy. Collector & SDO, Mormugao, Vasco-Goa.  
 File No:- 2/ISLR/CTS/NAS/CONV/26/2021



Checked By: *[Signature]*

TALUKA:- Mormugao

VILLAGE :- Vasco City

Sr.No	Length & Breadth		Total Superficial Area In Sq. Mtr.	Forming (Part Of) Chalta No. P.T.Sheet.No	Boundaries				Remarks
	North To South	East To West			North Chalta No. P.T.Sheet.No	South Chalta No. P.T.Sheet.No	East Chalta No. P.T.Sheet.No	West Chalta No. P.T.Sheet.No	
1	20.00	31.15	274.50	Chalta No. 20 (Part) P.T.S.No. 133	Chalta No. 20 P.T.S.No. 133	Chalta No. 29 P.T.S.No. 133	Chalta No. 25 P.T.S.No. 133	Chalta No. 15 P.T.S.No. 133	THE AREA PROPOSED FOR CONVERSION ADMEASURES 274.50 SQ.MTS. THERE EXIST G+3 UNDER CONSTRUCTION STRUCTURE ADMEASURING TOTAL PLINTH AREA OF 59.84 SQ.MTS.
					6	7	8	9	10

PLACE: VASCO-DA-GAMA, GOA

DATE:- 26/03/2021

*[Signature]*  
**Dy. Collector / S D O**  
**MORMUGAO, VASCO**

*[Signature]*  
**FIELD SURVEYOR**

