OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION BARDEZ, MAPUSA - GOA
Government Complex Building,Morod,Mapusa Goa-403507 Phone Nos :- 0832-2262038
Fax Nos :- Email :- sdm-mapusa.goa@nic.in

No.CDBAR10-25-458 / 11933 Dated:- 12-Dec-2025

Read: **1. Application dated 21-Oct-2025 from Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde , Office No.15, Third Floor, Buildmore Business Park, Khorlim Sim, Mapusa Bardez-Goa , Tivim , Bardez - Goa**
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021 with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

Office of Dy Collector, Sub-Divl. Officer MAPUSA-GOA

SANAD

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) Rules,1969)

Whereas an application has been made to the DEPUTY COLLECTOR & SDO, Bardez, Mapusa - Goa (hereinafter referred to as "the Deputy 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/Smt. **Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde** inhabitant of being the occupant/tenant of **Survey No.457/3** in the village of **Tivim,** in the **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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 457/3** and **measuring 500.00 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an 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 application.

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 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 tree 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.

Remarks :-

1. The applicant has paid conversion fees of Rs.60,000.00 /-(RUPEES SIXTY THOUSAND ONLY) vide challan No.524/25 dated 12-Dec-2025.
2. The Conversion has been approved as per Zoning Certificate issued by the Dy Town Planner, The Town & Country Planning Department, Mapusa Goa vide his report No.TPBZ/ZON/20143/TIV/TCP-2025/5312 dated 09-Jun-2025.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Divison Ponda Goa has given NOC for conversion vide report No. 5/CNV/BAR-9213/DCFN/TECH/2025-26/1202 dated 13-Nov-2025.
4. The Mamlatdar,Office of Mamlatdar,Bardez, Mapusa - Goa has submitted his report for conversion vide report No.MAM/BAR/CI-I/CONV/2025/8896 dated 08-Dec-2025
5. The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the DEPUTY COLLECTOR & SDO OF Bardez, Mapusa - Goa, NORTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde has also hereunto set their hand this day 12th of December ,2025.

Office of The Dy. Collector, Sub-Divi. Officer MAPUSA SUB-DIV MAPUSA GOA

Office of The Dy. Collector & SDO MAPUSA SUB-DIV.

(Bipin Y Chandelkar and Yeshwant C. Barde)

APPLICANT

(VARSHA S. PARAB)
DEPUTY COLLECTOR & SDO
NORTH GOA

Signature and Designature of witnessess :	Complete address of Witness
1. Mr Rajesh Prabhakar Naik	1. #82/2, Pistewada, Nanoda, Latambarcem, Assonora Goa
2. Mr. Pravin Chandrahas Gadekar	2. 93, Khorlim, Mapusa Goa

We declare that Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde who have signed this Sanad is, to our personal knowledge, the person he /she represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.

1. Mr Rajesh Prabhakar Naik
2. Mr. Pravin Chandrahas Gadekar

To,

1. The Dy Town Planner, The Town & Country Planning Department,Mapusa Goa
2. The Mamlatdar, Office of Mamlatdar,Bardez, Mapusa - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Tivim,Bardez-Goa
4. The Talathi of Tivim
5. Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde,Office No.15, Third Floor, Bildmore Business Park, Khorlim Sim, Mapusa Bardez-Goa , Tivim , Bardez - Goa

Government of Goa

Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Tivim Village

Survey No.: 457 , Subdivision No.: 3

Scale 1:1000 Reference No.: REV192597305

Sub-Divl Officer
MAPUSA GOA

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OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION BARDEZ, MAPUSA - GOA
Government Complex Building,Morod,Mapusa Goa-403507 Phone Nos :- 0832-2262038
Fax Nos :- Email :- sdm-mapusa.goa@nic.in

No.CDBAR10-25-459/11934 Dated:- 12-Dec-2025

Read: 1. Application dated 21-Oct-2025 from Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde , Office No.15, Third Floor, Buildmore Business Park, Khorlim Sim, Mapusa, Bardez-Goa , Tivim , Bardez - Goa
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021,with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

Office of the Sub-Divi. Officer MAPUSA GOA

SANAD

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) Rules,1969)

Whereas an application has been made to the DEPUTY COLLECTOR & SDO, Bardez, Mapusa - Goa (hereinafter referred to as "the Deputy 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/Smt. **Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde** inhabitant of being the occupant/tenant of **Survey No.457/3-A** in the village of **Tivim,** in the **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 for the plot of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters on the site plan annexed hereto, forming a part of **Survey No. 457/3-A** and **measuring 500.00 Square Metres** be the same a little more or less.

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 - agriculture purpose for which the permission is granted and 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 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 used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration not being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant as an 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 application.

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 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 tree 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.

Remarks :-

1. The applicant has paid conversion fees of Rs.60,000.00 /-(RUPEES SIXTY THOUSAND ONLY) vide challan No.525/25 dated 12-Dec-2025.
2. The Conversion has been approved as per Zoning Certificate issued by the Dy Town Planner, The Town & Country Planning Department, Mapusa Goa vide his report No.TPBZ/ZON/20142/TIV/TCP-2025/5313 dated 09-Jun-2025.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Division Ponda Goa has given NOC for conversion vide report No. 5/CNV/BAR-920/DCFN/TECH/2025-26/1201 dated 13-Nov-2025.
4. The Mamlatdar,Office of Mamlatdar,Bardez, Mapusa - Goa has submitted his report for conversion vide report No.MAM/BAR/CI-I/CONV/2025/8897 dated 08-Dec-2025
5. The development / construction in the plot shall be governed as per laws / rules in force.

In witness whereof the DEPUTY COLLECTOR & SDO OF Bardez, Mapusa - Goa, NORTH GOA district, has hereunto set his/her hand and the seal of his/her office on behalf of the Governor of Goa, Daman and Diu; and Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde has also hereunto set their hand this day 12th of December, 2025.

Office of The Dy. Collector, Sub-Div. Office MAPUSA SUB-DIV MAPUSA GOA

(Bipin Y Chandelkar and Yeshwant C. Barde)

(VARSHA S. PARAB)
DEPUTY COLLECTOR & SDO
NORTH GOA

Office of The Dy. MAPUSA SU

APPLICANT

Signature and Designation of witnessess :	Complete address of Witness
1. Mr Rajesh Prabhakar Naik	1. #82/2, Pistewada, Nanoda, Latambarcem, Assonora Goa
2. Mr. Pravin Chandrahas Gadekar	2. 93, Khorlim, Mapusa Goa

We declare that Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde 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.

1. Mr Rajesh Prabhakar Naik
2. Mr. Pravin Chandrahas Gadekar

To,

1. The Dy Town Planner, The Town & Country Planning Department,Mapusa Goa
2. The Mamlatdar, Office of Mamlatdar,Bardez, Mapusa - Goa
3. The Sarpanch,Village Panchayat / Municipal Council Tivim,Bardez-Goa
4. The Talathi of Tivim
5. Anjaney Builders through its partners Bipin Y Chandelkar and Yeshwant C. Barde,Office No.15, Third Floor, Buildmore Business Park, Khorlim Sim, Mapusa, Bardez-Goa , Tivim , Bardez - Goa

Government of Goa

Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Tivim Village

Survey No.: 457 , Subdivision No.: 3-A

Scale 1:1000 Reference No.: REV192597307

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