



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

No. 4/289/CNV/AC-III/2025 | 40
CAD3BAR12-25-406

Dated: - 13 / 01/2026

Read: Application dated 15/12/2025 received from Aashi Realtech LLP, Regd. Office at H.No. 146, Shop No. 2, Ground Floor, PKT5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, Delhi, North West Delhi-110085 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 thereunder by Aashi Realtech LLP, Regd. Office at H.No. 146, Shop No. 2, Ground Floor, PKT5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, Delhi, North West Delhi-110085 being the occupant of the plot registered, under P.T. Sheet No. 10 Chalta No.11-L Situated at Cuchelim Village, 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 P.T. Sheet No. 10 Chalta No.11-L admeasuring 655 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 FAR.

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, Bardez shall not be held responsible for the same and the applicant shall be solely held 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 removed at the cost and risk of the applicant.

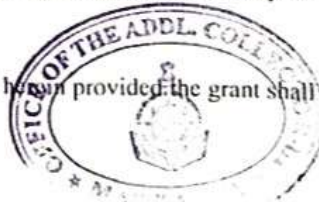
c) The necessary road widening set-back is to be maintained before any development in the land

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 Competent Authorities /Local Bodies shall verify the ownership documents before issuing the construction license.

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



Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			5			
1	2	3	4	North	South	East	West
15.67 Mts.	39.99 Mts.	655 Sq. Mts.	P.T. Sheet No. 10 Chalta No.11-L	P.T. Sheet No. 10 Chalta No.11	P.T. Sheet No. 84 Chalta No.12 & 13	P.T. Sheet No. 84 Chalta No.11-C	P.T. Sheet No. 84 Chalta No.10

Village : Cuchelim
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 209600/- (Rupees Two Lakhs Nine Thousand Six Hundred Only) vide e-challan No. 202600019975 dated 08/01/2026 and Fine of Rs. 337600/- (Rupees Three Lakhs Thirty Seven Thousand Six Hundred Only) vide e-Challan No. 202600020008 dated 08/01/2026.
2. As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.1/2916/2025 dated 12/12/2025 property bearing Chalta No. 11-L of P.T. Sheet No. 10 situated at Cuchelim Mapusa, Taluka Bardez Goa admeasuring an area 655 is enmarked as Settlement "S-2" Zone as per Outline Development Plan of Mapusa 2021 Bardez Taluka. Permissible FAR 80.00.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1130/DCFN/TECH/2025-2026/1469 dated 26/12/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025 dated 02/01/2026.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 Aashi Realtech LLP, Regd. Office at H.No. 146, Shop No. 2, Ground Floor, PKT5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, Delhi, North West Delhi-110085 here also hereunto set his hand on this 13th day of January, 2026.

Atar Singh 13/01/26
Mr. Atar Singh
Authorized Signatory for
Aashi Realtech LLP
Applicant



(Pundarik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa

Name and Signature of Witnesses

1. Sanjash A Chodankar 7152 1597 8963
2. Sanjana S. Chodankar 6832 3034 5192

Complete address of Witnesses

1. H.No. 1385/3, Panarim 4/dona - Goa
2. 258/B, Lagan, Quitata, Aldona, Bardez, Goa.

We declare that Mr. Atar Singh authorized signatory for Aashi Realtech LLP, Regd. Office at H.No. 146, Shop No. 2, Ground Floor, PKT5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, Delhi, North West Delhi-110085 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. Sanjash A Chodankar
2. Sanjana S. Chodankar

To,

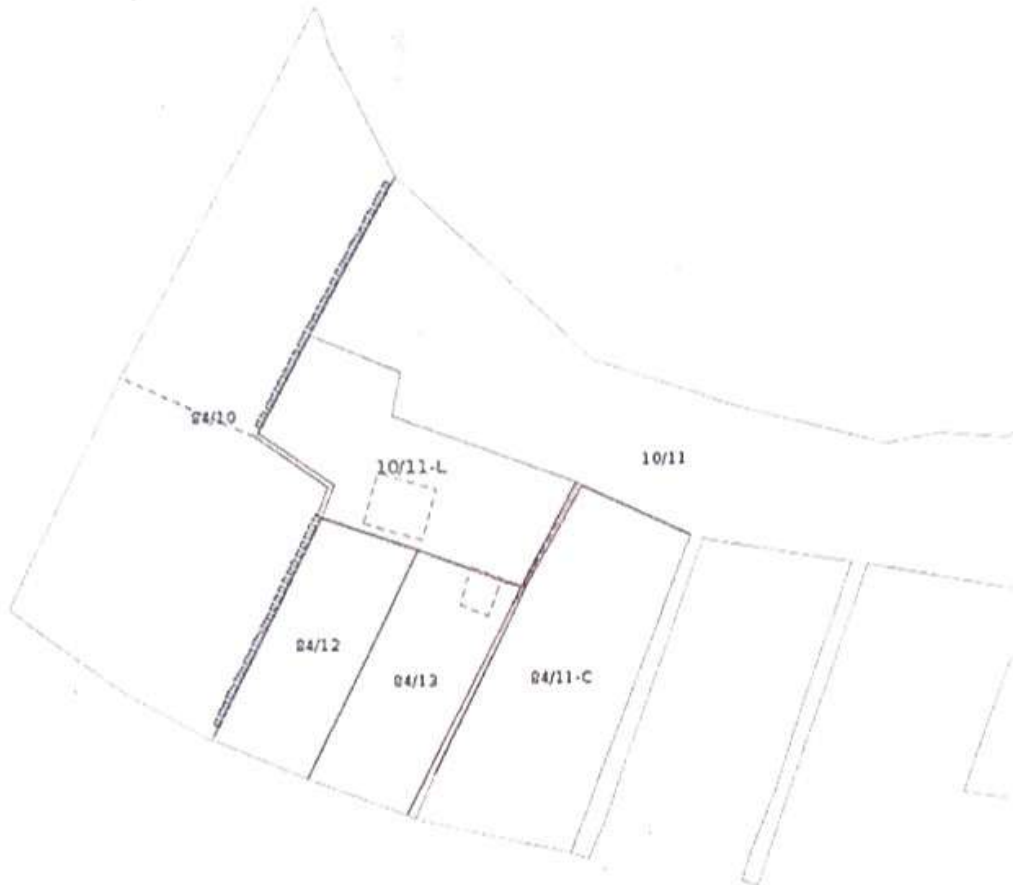
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Sarpanch, Village Panchayat Cuchelim - Bardez -Goa.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Cunchelim City
PT Sheet No.: 10 , Chalta No.: 11-L

Scale 1:1000

Reference No.: 17225115598



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NOTE: PLAN TO BE PRINTED ON A4 SIZE



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

No. 4/69/CNV/AC-III/2025 / 835
CAD3BAR02-25-85

Dated: - 08 / 07/2025

Read: Application dated 25/02/2025 received from Aashi Realtech LLP, Office at H.No. 146, Shop No. 2, Ground Floor, PKT 5, Sec-22, Rohini, Rohini Sec-II, Rohini Police Station, Delhi, North West Delhi-110085 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 thereunder by Aashi Realtech LLP, Office at H.No. 146, Shop No. 2, Ground Floor, PKT 5, Sec-22, Rohini, Rohini Sec-II, Rohini Police Station, Delhi, North West Delhi-110085 being the occupant of the plot registered, under P.T. Sheet No. 10 Chalta No. 12 Situated at Cuchelim (Mapusa) City, 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 P.T. Sheet No. 10 Chalta No. 12 admeasuring 503 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 FAR.

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, Bardez shall not be held responsible for the same and the applicant shall be solely held 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 removed at the cost and risk of the applicant.

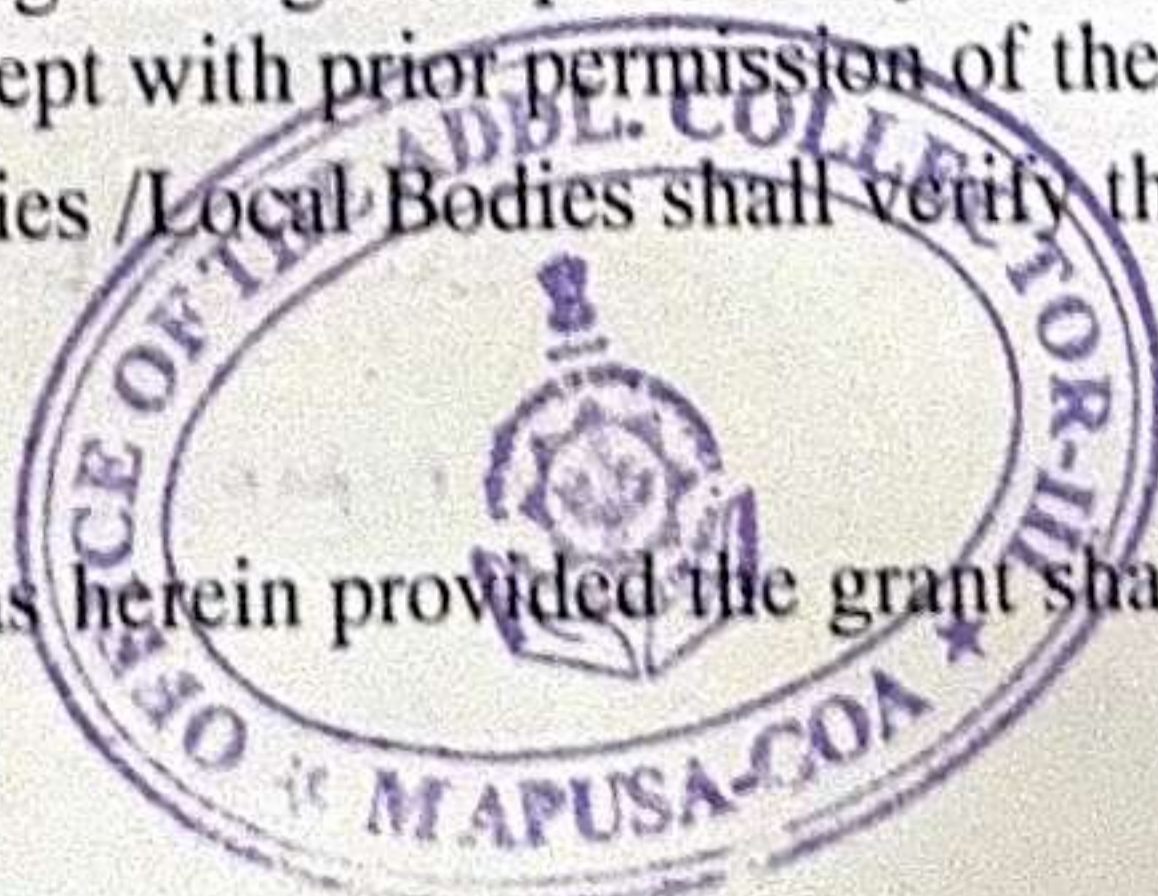
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APPENDIX - I

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
34.25 Mts.	14.50 Mts	503 Sq. Mts.	P.T. Sheet No. 10 Chalta No. 12	P.T. Sheet No. 10 Chalta No. 11	ROAD	P.T. Sheet No. 10 Chalta No. 13	P.T. Sheet No. 10 Chalta No. 10	

Village : Cunchelim (Mapusa City)

Taluka : Bardez

Village : Cunchelim (Mapusa City)
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs.160960/- (Rupees One Lakh Sixty Thousand Nine Hundred and Sixty Only) vide e-challan No.202500444230 dated 30/06/2025.
2. As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/686/2024 the property bearing Chalta No. 12 P.T. Sheet No. 10 at Chuchelim, Mapusa, Taluka Bardez Goa is enmarked as Settlement Zone and permissible FAR is 80.00. The Property is affected by road widening of proposed 25.00 mts wide road as per Outline Development Plan-2021 of Mapusa Bardez Taluka. Since the abovesaid property is affected by road widening of proposed 25.00 mts wide road therefore necessary NOC may be obtain from the concerned authority prior to any developmental activity/ construction and improvement is carried out in said Plot by the applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1556/DCFN/TECH/2025-26/553 dated 04/07/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025 dated 30/06/2025.
5. 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.
6. Traditional access, passing through the plot, if any shall be maintained.
7. 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 Aashi Realtech LLP, Office at H.No. 146, Shop No. 2, Ground Floor, PKT 5, Sec-22, Rohini , Rohini Sec-II, Rohini Police Station, Delhi, North West Delhi-110085 here also hereunto set his hand on this 08th day of July, 2025.

Atar Singh
8/7/2025
Mr. Atar Singh
Authorized Signatory for
Aashi Realtech LLP,
Applicant



Pundalik V. Khorjuvekar
(Pundalik V. Khorjuvekar)
Additional Collector III
North Goa District
Mapusa -Goa

Name and Signature of Witnesses

1. *Sarvesh A. Chagi*
2. *Animesh A. Kaymakur*

AADHAR NO. 690714758435

AADHAR No. 9332 1230 5601

Complete address of Witnesses

1. *H.No. 113 Madhalawade virnoda Pernem-Goa.*

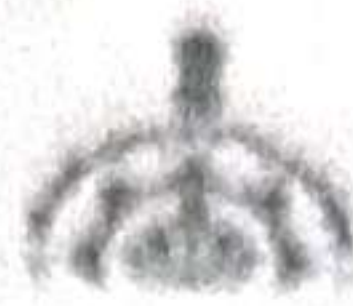
2. *H.No. 71 Mayathurda Mandrem Pernem - Goa.*

We declare that **Mr. Atar Singh R/o. 392, Bilona Roop, Bilona Chhap Bangar, Bulandshahr, Karanbash, Uttar Pradesh, Pin-202393** authorized signatory for Aashi Realtech LLP, Office at H.No. 146, Shop No. 2, Ground Floor, PKT 5, Sec-22, Rohini , Rohini Sec-II, Rohini Police Station, Delhi, North West Delhi-110085 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. *Sarvesh A. Chagi*
2. *Animesh A. Kaymakur*

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 - Goa.
4. The Chief Officer, Mapusa Municipal Council, Mapusa-Goa.



Government of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka / City Name : BARDEZ / Cunchelim

PTS / Chalta No. : 10/12

Appln date: 24-02-2025

Ref. No. :125-3737



Scale 1:1000



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