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

No.4/87/CNV/ACIII/2025/201 **Dated: - 25/ 02 /2026**
CAD3BAR03-25-108

Read: Application dated 01/08/2025 received from Goldiam Mercantile Realty LLP, Office at No. 7, IInd floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, 400013 received u/s 32 of LRC1968.

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 from **Goldiam Mercantile Realty LLP, Office at No. 7, IInd floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, 400013** being the occupant of the plot registered under **Survey No. 345/22-A** situated at **Calangute 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 under **Survey No. 345/22-A admeasuring 2372 Sq. Mts.** be the same a little more or less for the purpose of **Residential with 80 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 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.

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

Cont..2/_

APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remark
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
50.70 Mts.	101.85 Mts.	2372 Sq. mts.	S.No. 345/22-A	S.No. 345/20, S.No. 345/21	S.No. 345/19, S.No. 245/28, S.No. 345/28-A, S.No. 345/29, S.No. 345/22	NALLAH	S.No. 345/19	

Village : Calangute
Taluka : BARDEZ

Remarks:-

1. The applicant has paid conversion fees of Rs. 7,59,040/- (Rupees Seven Lakh Fifty Nine Thousand Forty Only) vide e-challan No. 202600058998 dated 23/01/2026.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2025/3496 dated 05/05/2025.
3. As per TCP Zoning Certificate No. TPBZ/ZON/22776/CAL/TCP-2026/1435 Dated 10/02/2026. As per Regional Plan for Goa 2021, the plot under reference falls in "Settlement Zone" (VP-1) status with permissible 80 FAR.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1388/DCFN/TECH/2025-26/1825 dated 24/02/2025.
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 hishand and the seal of this Office on behalf of the Governor of Goa, and **Goldiam Mercantile Realty LLP, Office at No. 7, IInd floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, 400013** here also hereunto set his/ her hand on this 25th day of **February, 2026.**

25/2/26.

Mr. Himmat Singh Sandhu
Authorized Signatory for
Goldiam Mercantile Realty LLP
Applicant

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

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

Name and Signature of Witnesses

1. Joseph John Cardozo 5947 4234 4008
2. Akshay Eknath Kerkar 8652 1674 7769

Complete address of Witnesses

1. Agarwado, Calangute Bardez goa
2. Mozim, Pernem Goa

We declare that **Mr. Himmat Singh Sandhu, R/o. Villa 202, Aldeia de Goa, Bambolim, Goa 403206** authorized signatory for **Goldiam Mercantile Realty LLP, Office at No. 7, IInd floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, 400013** 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. Joseph John Cardozo
2. Akshay Eknath Kerkar

To,

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

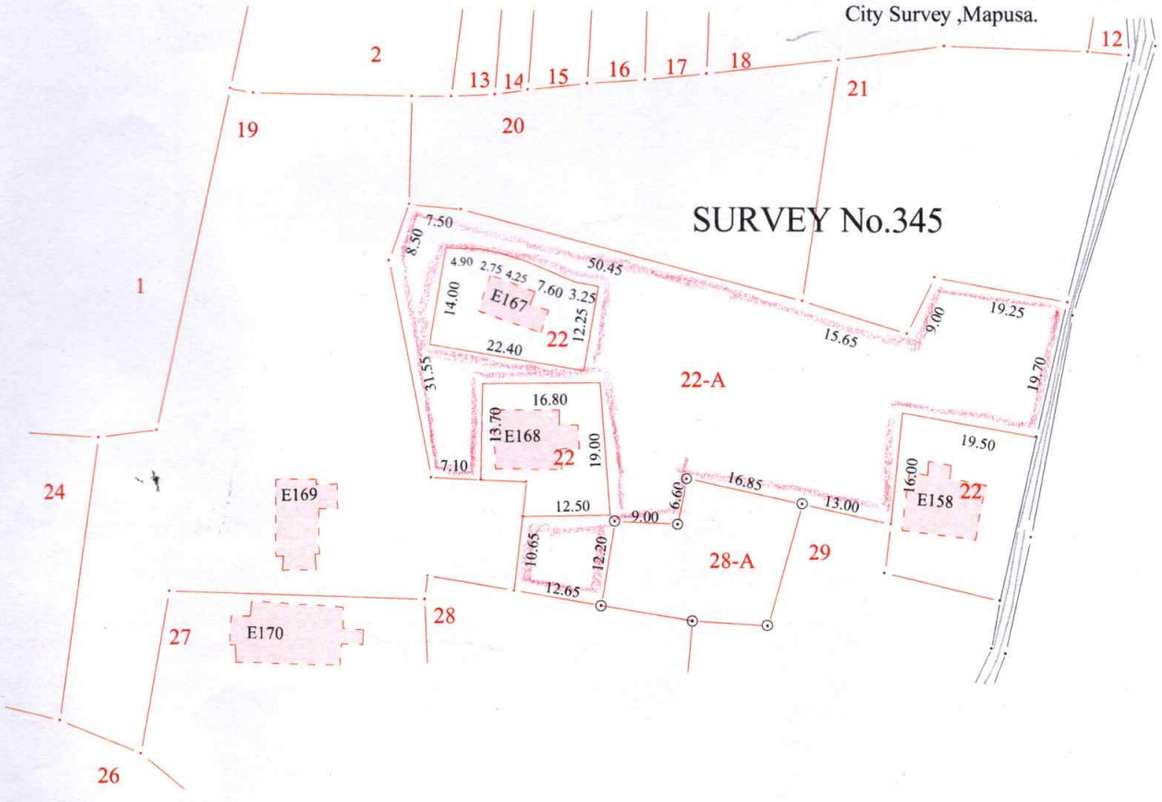
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

REVISED PLAN

Of the Land bearing Sub. Div. No.22-A of Survey No.345
Situated at Calangute village of Bardez Taluka,
Applied by GOLDIAM MERCANTILE REALTY LLP
Conversion of use of land from agricultural into non-agricultural purpose, vide Case No.CAD3BAR03-25-108/383 dated 21-03-2025 subsequent order No.4/87/CNV/AC-III/2025/152 dated 12-02-2026
From the Office of the Additional Collector III & Nort Goa District,Mapusa-Goa.
SCALE 1:1000

AREA PROPOSED TO BE CONVERTED ----------2372 Sq. Mts.

ANAND VAIGANKAR
Inspector Of Survey And Land Records,
City Survey ,Mapusa.



PREPARED BY

SURAJ S. LOTLIKAR
Field Surveyor

VERIFIED BY

YESHWANT BICHOLKAR
Head Surveyor

SURVEYED ON: 11/04/2025 & 18/02/2026

FILE No. 8/CNV/MAP/88/2025

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

No. 4/285/CNV/AC-III/2024/1222 **Dated: - 29 / 07/2024**
CAD3BAR07-24-401

Read: Application dated 04/07/2024 received from Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013 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 **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013** being the occupant of the plot registered, under **Survey No. 345 Sub.Div No. 19** Situated at **Calangute Village of 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 **Survey /Sub Div No. 345/19 admeasuring area 3075 Sq. Mtrs** be the same a little more or less for the purpose of **Residential with 80 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, 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 .

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

...2/-

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	
98.35 Mts.	61.70 Mts	3075 Sq. Mts.	Survey No. 345 Sub Div No. 19	Survey No. 345 Sub Div No. 1,2 & 22	Survey No. 345 Sub Div No. 26,27 & 28	Survey No. 345 Sub Div No. 20, 22, 28 & 27	Survey No. 345 Sub Div No. 1 & 24	
Village : Calangute Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 984000/- (Rupees Nine Lakhs Eighty Four Thousand Only) vide e-challan No. 202400557699 dated 26/07/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/14815/CAL/TCP-24/622 dated 17/01/2024 the plot falls in Residential Zone (S2) Zone Permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-438/DCFN/TECH/2024-25/619 dated 15/07/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2024 dated 15/07/2024.
6. 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.
7. Traditional access, passing through the plot, if any shall be maintained.
8. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

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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 **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013** here also hereunto set his hand on this 26th day of July, 2024.

26/07/2024

Mr. Dattatray Dicholkar
Authorized Signatory for
Goldiam Mercantile Reality LLP
Applicant

OFFICE OF THE ADDL. C... MAPUSA-GOA

(Rohit Kadam)
Additional Collector III
North Goa District
Mapusa –Goa

Signature and Designation of Witnesses

1. Sachin Naik
2. Mahendra Sawant. NBSawant.

Complete address of Witness

1. H.No. A/71/2, Ambekhandwada -Goa
2. HNO-531 Shantaram Nagar, Bardem Bicholim goa.

We declare that **Mr. Dattatray Dicholkar, R/o. H.No. 422/13 Sadguru Temple, Navelim, Pilerne-Reis-Magos, Bardez Goa** authorized signatory for **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013** 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. Sachin Naik
2. Mahendra Sawant NBSawant.

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 Calangute-Bardez, Goa.

Government of Goa

Directorate of Settlement and Land records

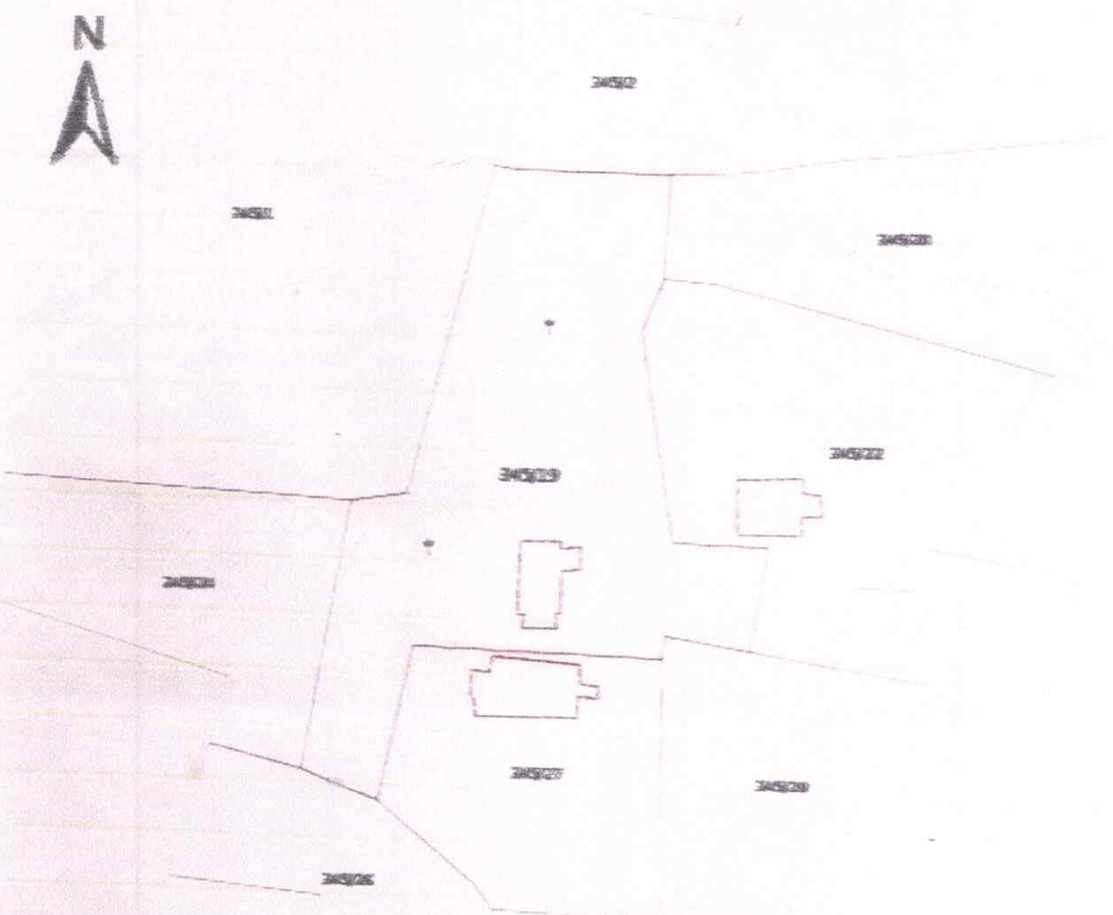
Survey Plan

Bardez Taluka, Calangute Village

Survey No.: 345 , Subdivision No.: 19

Scale 1:1000

Reference No.: REV192455076



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NOTE: PLAN TO BE PRINTED ON A4 SIZE

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

No. 4/286/CNV/AC-III/2024/1221 **Dated: - 29/ 07/2024**
CAD3BAR07-24-404

Read: Application dated 04/07/2024 received from Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013 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 **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013** being the occupant of the plot registered, under **Survey No. 345 Sub.Div No. 20** Situated at **Calangute Village of 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 **Survey /Sub Div No. 345/20 admeasuring area 1400 Sq. Mtrs** be the same a little more or less for the purpose of **Residential with 80 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, 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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d) Traditional access passing through the plot, if any, shall be maintained.

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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 .

OFFICE OF THE ADDL. COLLECTOR-III ★ MAPUSA-GOA ★

...2/-

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	
34.95 Mts.	61.20 Mts	1400 Sq. Mts.	Survey No. 345 Sub Div No. 20	Survey No. 345 Sub Div No. 2,13,14, 15,16,17 & 18	Survey No. 345 Sub Div No. 22	Survey No. 345 Sub Div No. 21	Survey No. 345 Sub Div No. 19	
Village : Calangute Taluka : Bardez								

Remarks:-

1. The applicant has paid conversion Fees of Rs. 448000/- (Rupees Four Lakhs Forty Eight Thousand Only) vide e-challan No. 202400557408 dated 26/07/2024.
2. As Per Zonning Certificate No. TPBZ/ZON/14816/CAL/TCP-24/620 dated 17/01/2024 the plot falls in Residential Zone (S2) Zone Permissible FAR 80.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-437/DCFN/TECH/2024-25/618 dated 15/07/2024.
5. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2024 dated 15/07/2024.
6. 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.
7. Traditional access, passing through the plot, if any shall be maintained.
8. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

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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 **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, GandhiNagar, Lower Parel (West), Mumbai, and 400013** here also hereunto set his hand on this 26th day of July, 2024.

26/07/2024

Mr. Dattatray Dicholkar
Authorized Signatory for
Goldiam Mercantile Reality LLP
Applicant

OFFICE OF THE ADDL. COLLECTOR-III MAPUSA-GOA

(Rohit Kadam)
Additional Collector III
North Goa District
Mapusa –Goa

Signature and Designation of Witnesses

1. Sachin Naik
2. Mahendra Sawant

Complete address of Witness

1. H.No. 4/71/2, Ambekhandwada Goa.
2. H.NO-531 (Shantaram Nagar Bardem Bicholim Goa.

We declare that **Mr. Dattatray Dicholkar, R/o. H.No. 422/13 Sadguru Temple, Navelim, Pilerne-Reis-Magos, Bardez Goa** authorized signatory for **Goldiam Mercantile Realty LLP having Office at No. 7, IInd Floor, Mahalaxmi Industrial Estate, Gandhi Nagar, Lower Parel (West), Mumbai, and 400013** 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. Sachin Naik
2. Mahendra Sawant

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.

Government of Goa

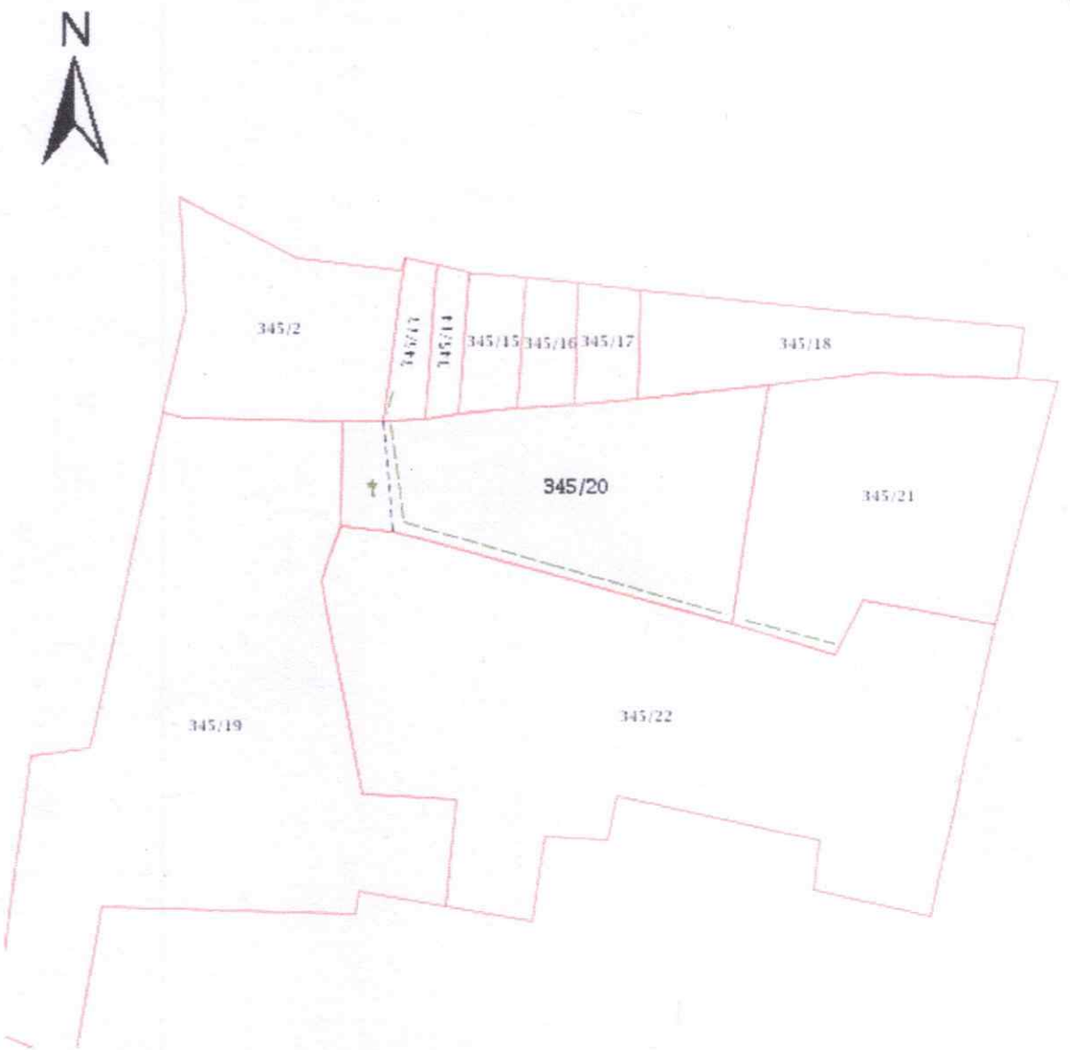
Directorate of Settlement and Land Records

Survey Plan

Bardez Taluka, Calangute Village

Survey No.: 345 , Subdivision No.: 20

Scale 1:1000 **Reference No.: CBAR123-14572-1167296**



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NOTE: PLAN TO BE PRINTED ON A4 SIZE