

No. CCBIC11-24-198/3232

Government of Goa,
Office of the Collector,
North Goa, Panaji, Goa.
Dated 13th July, 2026

IN THE COURT OF ADDITIONAL COLLECTOR -II, NORTH GOA,

AT PANAJI

- Read
1. Application dated 21st November, 2024 made by Mr Vinayak Vithal Mandrekar, son of late Mr Vithal Mandrekar and Mrs Sukanti Vinayak Mandrekar, wife of Mr Vinayak Vithal Mandrekar, Both residents of House No.469, Wadachawada, Bordem, Bicholim, Goa.
 2. Report No. MAM/BICH/CI-(I)/CNV/714/2024/15 dated 2nd January, 2025 of Mamlatdar, Bicholim.
 3. Report No. 5/CNV/SAT-1192/DCFN/TECH/2024-25/1618 dated 17th December, 2024 of Deputy Conservator of Forests, North Goa Division, Ponda, Goa
 4. Zoning Information Report No. TCP/ZON/1674/BORDEM/ BICH/24/2019 dated 14th August, 2024 of Deputy Town Planner, Bicholim.
 5. Sanad No. CCBIC11-24-198 dated 14th January, 2025

Corrigendum to Sanad No. CCBIC11-24-198 dated 14th January,

2025

SANAD

SCHEDULE-II

(See Rule 7 of Goa Land Revenue (Conversion of use of land and non-agricultural assessment) Rules, 1969)

Whereas an application (CCBIC11-24-198) has been made to the Collector, North Goa, at Panaji (Hereinafter referred to as "the Collector" which expression shall include any officer whom the

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Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of 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 (1) Mr Vinayak Vithal Mandrekar, son of late Mr Vithal Mandrekar, Major in age, Indian National and (2) Mrs Sukanti Vinayak Mandrekar, wife of Mr Vinayak Vithal Mandrekar, Major in age, Indian National, Both residents of H.No.469, Wadachawada, Bordem, Bicholim, Goa, Represented by their POA Mr Vallabh Vinayak Mandrekar, being the occupants/~~tenant~~ of land under Survey No.7/2-A, Village Bordem, Taluka and Sub District Bicholim (hereinafter referred to as "the applicants, 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, and indicated by the letters - on the site plan annexed hereto, forming part of land under Survey No.7/2-A, Village Bordem, Taluka and Sub District Bicholim admeasuring 1550 square meters, be the same a little more or less for the purpose of Residential use (Settlement Zone M-2 100 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 there under, and on the following conditions, namely:

- 1. Leveling and clearing of the land** - The applicants 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 Applicants 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 applicants 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.

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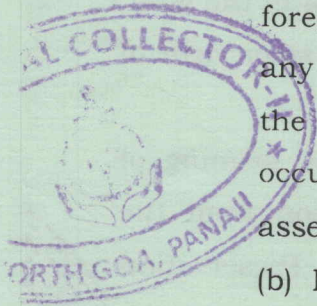
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4. **Liability for rates** – The applicants shall pay all taxes, rates and ceases leviable on the said land.

5. **Penalty clause** – (a) If the applicants 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.

7. **Code provisions applicable** –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.



APPENDIX – I

Length and Breadth		Total Superficial area	Forming (Part of) Survey No. or Hissa No.	Boundaries				Remarks
North to South	East to West			North	South	East	West	
29.51 Meters	67.15 Meters	1550.00 Square Meters.	Survey No. 7/2-A	Survey No. 7/1-A	Survey No. 7/2	Road	Survey No. 12/2	
		Total 1550.00 Square meters						

1. The applicant has paid land use conversion fees of Rs.4,96,500/- (Rupees Four Lakh Ninety Six Thousands Five Hundreds only) vide e-challan dated 9th January, 2025 (e-challan no. 202500024278).
2. It is expressly agreed and understood that in the event this court finds that this Sanad is obtained by committing some kind of offence against public justice, the Sanad will be

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withdrawn and action which may be available under the law will be taken without further reference or notice to the applicant.

3. This land use conversion Sanad shall not convey any title neither shall take away title of any person to the land. In the event any dispute arises in respect of the rights over the land under land use conversion, the land use conversion Sanad shall stand revoked.
4. The applicants shall maintain necessary road widening set-back, traditional access or right of way existing in the land. The applicants shall maintain traditional access or right of way existing in the land.
5. The applicant shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984.
6. The applicants shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984 (Act No. 6 of 1984).
7. The rights which are vested in a Mundkar under Goa Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976) and rights which are vested in a Tenant under Goa Agricultural Tenancy Act, 1964 Act 7 of 1964 read with Goa Land Use (Regulation) Act, 1991 (Goa Act No. 3 of 1991) shall have precedence over this Sanad.
8. The applicants shall not use the Sanad directly or indirectly for advancing any criminal act.

In witness whereof Mr Pravin Hire Parab, Additional Collector -II, North Goa, at Panaji has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and Mr Vallabh Vinayak Mandrekar, POA for Applicants hereunto set his hand on this 14th January, 2025

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Mr Vallabh Vinayak Mandrekar,
POA for Applicants



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ADDITIONAL COLLECTOR-II,
NORTH GOA

Name and Designation of Witnesses:

1. Ramakant Kholkar

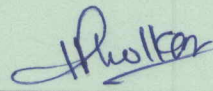
2. Naynesh Chav

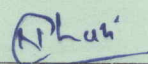
Complete address of Witnesses:

1. H.No. 15, Chimbet Gog

2. H.No. 514, Mauvda Penem

We declare that Mr Vallabh Vinayak Mandrekar who has signed this Sanad is, to our personal knowledge, the person who represent himself to be, and that he has affixed his signature hereto in our presence.

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To

1. The Chief Officer, Bicholim Municipal Officer
2. The Deputy Collector and SDO, Bicholim Sub Division
3. The Deputy Town Planner, Town and Country Planning Department, Bicholim.
4. The Mamlatdar, Bicholim
5. The Inspector of Survey and Land Records, Bicholim
6. The Deputy Conservator of Forests, North Goa Division, Ponda,Goa

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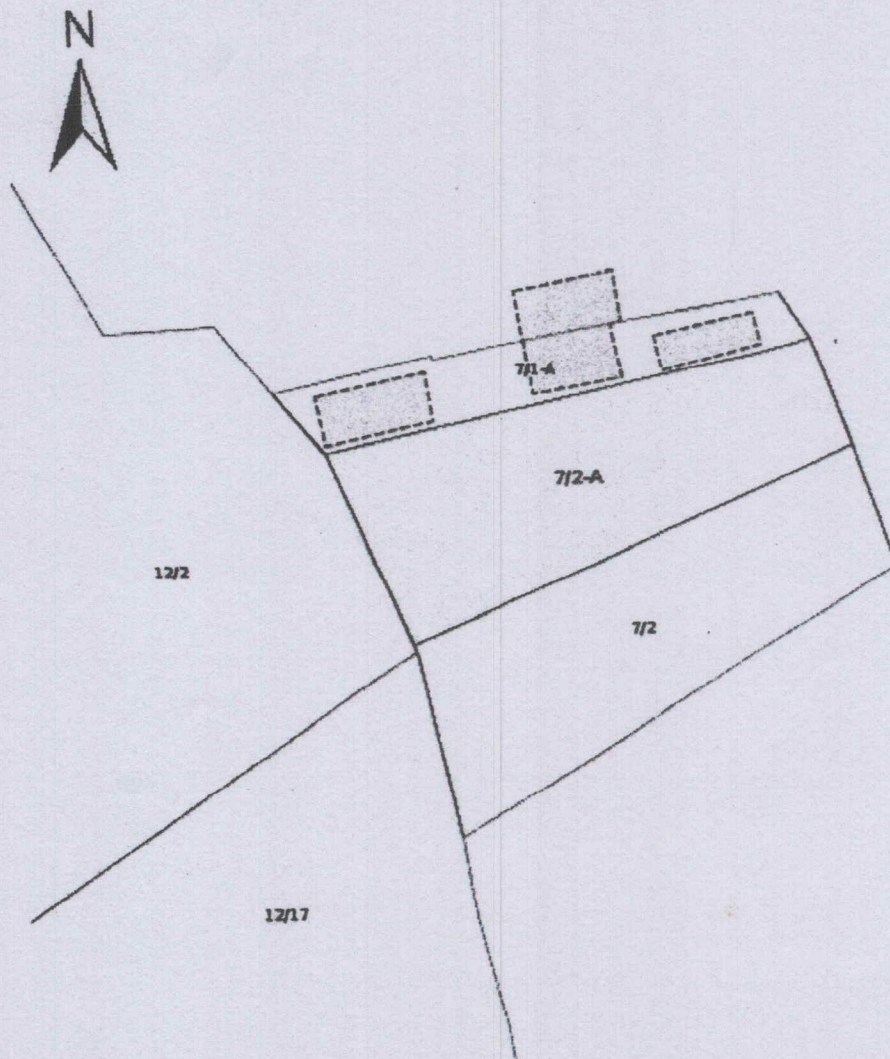
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Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bicholim Taluka, BORDEM Village
Survey No.: 7, Subdivision No.: 2-A

Scale 1:1000

Reference No.: REV192596350



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NOTE: PLAN TO BE PRINTED ON A4 SIZE