



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

No. 4/290/CNV/AC-III/2025 /57
CAD3BAR12-25-412

Dated: - 19 / 01/2026

Read: Application dated 15/12/2025 received from M/s. Estela Homes, Office at B17, Sushant Lok 1, Gurugram, Haryana-122002 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 M/s. Estela Homes, Office at B17, Sushant Lok 1, Gurugram, Haryana-122002 being the occupant of the plot registered, under Survey No. 416 Sub Div No.1-B Situated at Anjuna 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 Survey No.416/1-B admeasuring 1611 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 hereinafter provided, the grant shall be subject to the provisions of the said Code and rules there under.



APPENDIX - 1

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	
25.56 Mts.	91.41 Mts	1611 Sq. Mts.	Survey No. 416 Sub. Div No.1-B	Survey No. 416 Sub. Div No.1, 1-A & Survey No. 417 Sub Div 1, 3 & 7	Survey No. 416 Sub. Div No.3 & 4	Survey No.416 Sub. Div No.2	Survey No.416 Sub. Div No.1 & 2 ROAD	

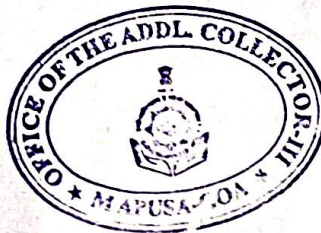
Village : Anjuna
Taluka : Bardez

Remarks:-

1. The applicant has paid conversion Fees of Rs. 515520/- (Rupees Five Lakhs Fifteen Thousand Five Hundred and Twenty Only) vide e-challan No. 202600037285 dated 15/01/2026.
2. As Per Zonning Certificate No. TPBZ/ZON/22051/ANJ/TCP-2025/TCP-2025/11507 dated 22/02/2025 the plot falls in "Settlement Zone" (VP-2) with permissible FAR 60 and as per Letter No. TPB/11009/ANJ/TCP/25/8572 Dated 07/10/2025 additional FAR of 20 is granted in addition to already permissible FAR i.e 60 as per GLDBCR, 2010.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1138/DCFN/TECH/2025-26/1506 dated 29/12/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025/9248 dated 31/12/2025. Now therefore, total permissible FAR/height for property bearing Sy. No. 416/1 is 80 FAR. Now, therefore, total permissible FAR/Height for property bearing Sy. No. 416/1 is 80 FAR.
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 M/s. Estela Homes, Office at B17, Sushant Lok 1, Gurugram, Haryana-122002 here also hereunto set his hand on this 16th day of January, 2026.

[Signature]
16/01/2026
Mr. Vikas Kataria
Authorized Signatory for
M/s. Estela Homes
Applicant



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

Name and Signature of Witnesses

1. Yeshwant S. Mandekar *[Signature]*

2465 5115 9293

2. ANAND MOHAN JHA *[Signature]*

653013715543

Complete address of Witnesses

1. H.No. 401/B Korgao Pernem Goa

2. H.No. 204/2 ZOR WADPO ANJUNA GOA

We declare that Mr. Vikas Kataria, R/o. H.No. D-743, Model Town, Opposite Model Town Post Office, Panipat Haryana-132103 authorized signatory for M/s. Estela Homes, Office at B17, Sushant Lok 1, Gurugram, Haryana-122002 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. Yeshwant S. Mandekar *[Signature]*

2. ANAND MOHAN JHA *[Signature]*

To,

1. The Town Planner, Town and Country Planning Department Mapusa.

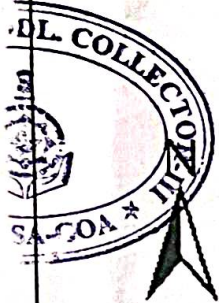
2. The Mamlatdar of Bardez Taluka.

3. The Inspector of Survey and Land Records, Mapusa - Goa.

4. The Secretary, Village Panchayat Anjuna - Bardez Taluka

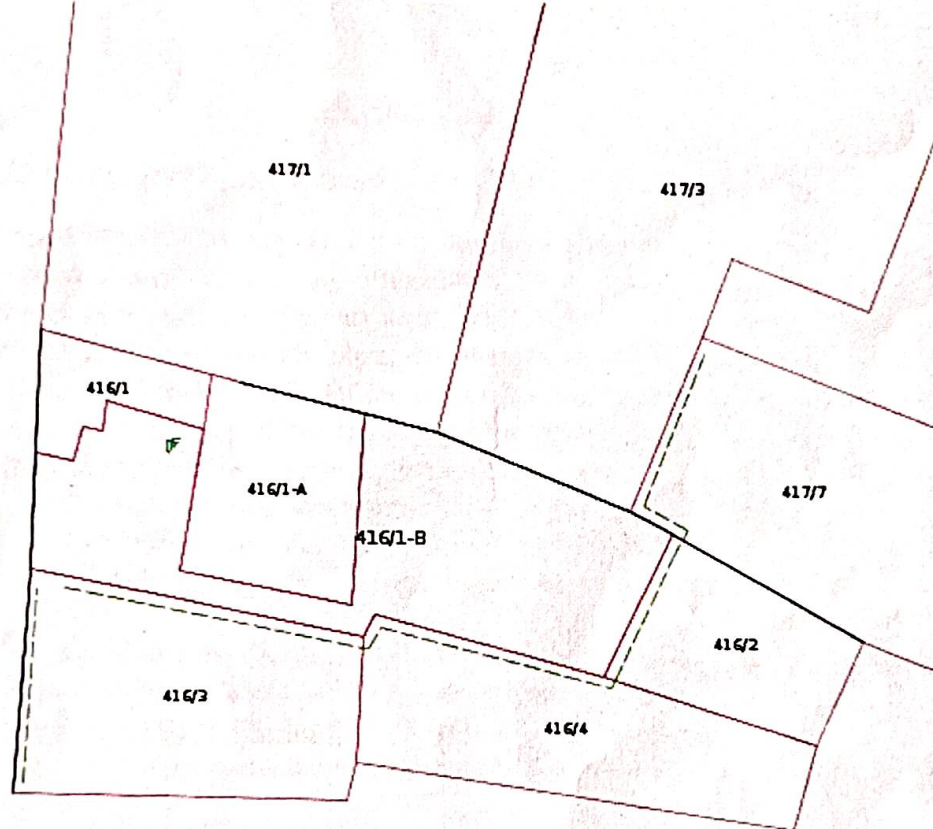


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 416 , Subdivision No.: 1-B



Scale 1:1000

Reference No.: 17225116150



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NOTE: PLAN TO BE PRINTED ON A4 SIZE