



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

No. 4/268/CNV/AC-III/2025/63
CAD3BAR11-25-369

Dated: - 20 / 12/2025

Read: Application dated 11/11/2025 received from M/s. TK Horizon Infra having regd. office at F-14/6, Model Town -2, Delhi-110009 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. TK Horizon Infra having regd. office at F-14/6, Model Town -2, Delhi-110009 being the occupant of the plot registered, under Survey No. 35 Sub Div No.4-C (Part) Situated at Marra 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.35/4-C (Part) admeasuring 800 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 .



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	
28.00 Mts.	45.00 Mts	800 Sq. Mts.	Survey No. 35 Sub. Div No.4-C (Part)	Survey No. 35 Sub. Div No.4-C,2	Survey No. 35 Sub. Div No.4-C	Survey No.35 Sub. Div No.4-C	Survey No.35 Sub. Div No.4-C	

Village : Marra
Taluka : Bardez

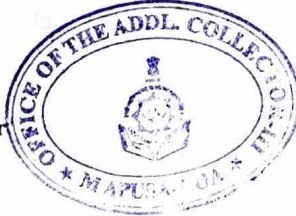
Remarks:-

1. The applicant has paid conversion Fees of Rs. 192000/- (Rupees One Lakh Ninety Two Thousand Only) vide e-challan No. 202500855907 dated 23/12/2025.
2. As Per Zonning Certificate No. TPBZ/ZON/20769/MARRA/TCP-2025/7280 dated 14/08/2025 the plot falls in "Settlement" (VP-1) Zone with Permissible 80 FAR.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-959/DCFN/TECH/2024-25/233 dated 20/11/2025.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-II/Conv/2025/8774 dated 02/12/2025.
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 **M/s. TK Horizon Infra** having regd. office at F-14/6, Model Town -2, Delhi-110009 here also hereunto set his hand on this 20th day of January 2026.

[Signature]
20/01/2026

Mrs. Supriya Madhukar Samjiskar
Authorized signatory for
M/s. TK Horizon Infra
Applicant



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

Name and Signature of Witnesses

1. JOHN D SOUZA *[Signature]* 6953 6031 5286
2. JOAO D SOUZA *[Signature]* 7617 2296 4020

Complete address of Witnesses

1. H.No: 180, PILEANE, BARDEZ GOA
2. H. No: 183/B, PILEANE, BARDEZ GOA

We declare that **Mrs. Supriya Madhukar Samjiskar, R/o. H.No. 415, Calizor Vaddo, Moira-Bardez, Goa** authorized signatory for M/s. TK Horizon Infra having regd. office at F-14/6, Model Town -2, Delhi-110009 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. JOHN D SOUZA *[Signature]*
2. JOAO D SOUZA *[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 Sarpanch, Village Panchayat Marra - Bardez -Goa.



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



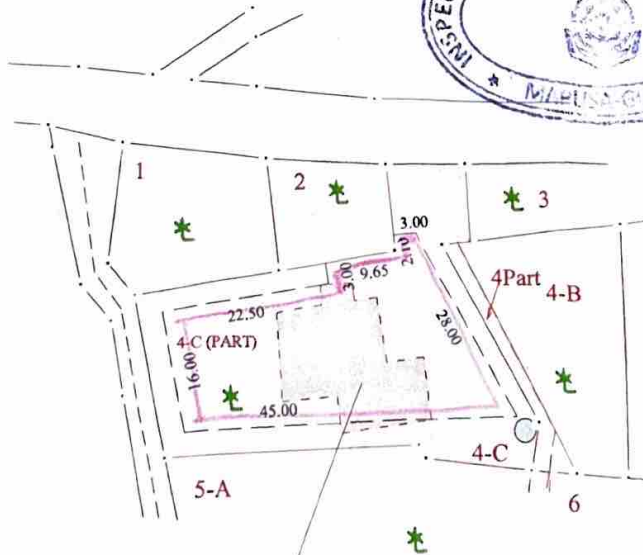
PLAN

Of the Land bearing Sub. Div. No. 4-C-Part of Survey No. 35,
Situated at Marra village of Bardez Taluka,
Applied by M/S TK Horizon Infra,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CAD3BAR11/25/369/1313 dated 14-11-2025,
from the Office of the Additional Collector III, Mapusa -Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 800 Sq. Mts.

ANAND V. VAIGANKAR
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



SURVEY NO. 35

Structure as per existing Survey records on loco included
in the area proposed for Conversion

PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 25/11/2025

FILE No. 8/CNV/MAP/251/2025



**OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER-II,
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.CDBAR11-25-496

1233

Dated:- 12-Feb-2026

Read: Application dated 12-Nov-2025 from M/S TK HORIZON INFRA , F-14/6, MODEL TOWN-2,

DEL HI-110009, Marra, Bardez - Goa

SANAD

SCHEDULE - 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. **M/S TK HORIZON INFRA** inhabitant of being the occupant/tenant of **Survey No.35/2** in the village of **Marra**, 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. 35/2** and **measuring 80.00 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.

Appendix - i

Length and Breadth		Total superficial area	Forming (Part of) Survey No. / Hissa No	Boundaries				Remarks
North to south	East to west			North	South	East	West	
1	2	3	4	5				6
5.30 mts.	16.00 mts.	80.00 sq.mts	Survey No. 35 Hissa No. 2	sy.no. 35/2	sy.no. 35/4-C	sy.no. 35/4-C	sy.no. 35/1	The land in question is Garden as per Form I & XIV.
Village:Marra Taluka:Bardez								

Remarks :-

- The applicant has paid conversion fees of Rs.6,400.00 /-(RUPEES SIX THOUSAND FOUR HUNDRED ONLY) vide challan No.539/25 dated 18-Dec-2025.
- 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/20768/MARRA/TCP-2025/7279 dated 14-Aug-2025.
- 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-956/DCFN/TECH/2025-26/1234 dated 20-Nov-2025.
- The Mamlatdar,Office of Mamlatdar,Bardez, Mapusa - Goa has submitted his report for conversion vide report No.MAM/BAR/CI-II/CONV/2025/8778 dated 02-Dec-2025
- The Inspector of Survey and Land Records,Mapusa, Bardez - Goa has submitted his report for conversion vide report No. 8/CNV/MAP/252/2025/1744 dated 10/12/2025.
- 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 MR MUKESH KUMAR, AUTHORISED SIGNATORY FOR M/S TK HORIZON INFRA has also hereunto set his/her hand this day 12th of February 2026.

(MUKESH KUMAR)

(VASANT DABHOLKAR, IAS)
DEPUTY COLLECTOR & SDO-II
NORTH GOA

POWER OF ATTORNEY HOLDER

Signature and Designature of witnessess :

Complete address of Witness

1. Mr. John Caridade D'souza

1. 180, Volvaddo, Pilerne, Bardez Goa.

2. Mr. Joao B. D'souza

2. 14, Volvaddo, Pilerne, Bardez Goa.

We declare that MR MUKESH KUMAR, AUTHORISED SIGNATORY FOR M/S TK HORIZON INFRA 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. John Caridade D'souza

2. Mr. Joao B. D'souza

To,

- The Dy Town Planner, The Town & Country Planning Department, Mapusa Goa
- The Mamlatdar, Office of Mamlatdar, Bardez, Mapusa - Goa
- The Inspector of Survey and Land Records, Mapusa, Bardez - Goa
- The Sarpanch, Village Panchayat / Municipal Council Marra, Bardez-Goa
- The Talathi of Marra
- M/S TK HORIZON INFRA, F-14/6, MODEL TOWN-2, DELHI. 110009, Marra, Bardez - Goa



**OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER-II,
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Village:Marra								
Taluka:Bardez								

Remarks :-

- The applicant has paid conversion fees of Rs.6,400.00 /-(RUPEES SIX THOUSAND FOUR HUNDRED ONLY) vide challan No.539/25 dated 18-Dec-2025.
- 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/20768/MARRA/TCP-2025/7279 dated 14-Aug-2025.
- 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-956/DCFN/TECH/2025-26/1234 dated 20-Nov-2025.
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- The Inspector of Survey and Land Records, Mapusa, Bardez - Goa has submitted his report for conversion vide report No. 8/CNV/MAP/252/2025/1744 dated 10/12/2025.
- 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 MR MUKESH KUMAR, AUTHORISED SIGNATORY FOR M/S TK HORIZON INFRA has also hereunto set his/her hand this day 12th of February 2026.

(MUKESH KUMAR)



(VASANT DABHOLKAR, IAS)
DEPUTY COLLECTOR & SDO-II
NORTH GOA

POWER OF ATTORNEY HOLDER

Signature and Designature of witnessess :

Complete address of Witness

1. Mr. John Caridade D'souza

1. 180, Volvaddo, Pilerne, Bardez Goa.

2. Mr. Joao B. D'souza

2. 14, Volvaddo, Pilerne, Bardez Goa.

We declare that MR MUKESH KUMAR, AUTHORISED SIGNATORY FOR M/S TK HORIZON INFRA 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. John Caridade D'souza

2. Mr. Joao B. D'souza

To,

- The Dy Town Planner, The Town & Country Planning Department, Mapusa Goa
- The Mamlatdar, Office of Mamlatdar, Bardez, Mapusa - Goa
- The Inspector of Survey and Land Records, Mapusa, Bardez - Goa
- The Sarpanch, Village Panchayat / Municipal Council Marra, Bardez-Goa
- The Talathi of Marra
- M/S TK HORIZON INFRA, F-14/6, MODEL TOWN-2, DELHI. 110009, Marra, Bardez - Goa



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

PLAN



Of the Land bearing Sub. Div. No. 2-Part of Survey No. 35,
Situated at Marra village of Bardez Taluka,
Applied by M/S TK Horizon Infra,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CD BAR11/25/496/11237 dated 14-11-2025,
from the Office of the DeputyCollector & S.D.O. ,Mapusa -Goa.

SCALE 1:1000

☐ AREA APPLIED TO BE CONVERTED ----- 80 Sq. Mts.


ANAND V. VAIGANKAR
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA




PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY



PARESH RIVANKAR
Head Surveyor

SURVEYED ON: 25/11/2025

FILE No. 8/CNV/MAP/252/2025