

TRUE COPY

No.CCBIC11-25-250/264
Government of Goa,
Office of the Collector,
North Goa, Panaji, Goa.
Dated 12/01/2025



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

AT PANAJI



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1. Application dated 09/11/2025 made by M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1962, and made applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act, 2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C, represented by its authorised signatory Mr Pandurang G. Sawant.
2. Report No. MAM/BICH/CI-I/CNV/868/2025/4109 dated 16/12/2026 of Mamlatdar, Bicholim.
3. Report No.5/CNV/SAT-975/DCFN/TECH/25-26/284 dated 28/11/2025 of Deputy Conservator of Forests, North Goa Division, Ponda.
4. Land Zoning Information Report No. TCP/zon/2934/Amone/Bich-25/2095 dated 04/11/2025 of the Dy. Town Planner, Town and Country Planning Department, Bicholim, Goa.

SANAD

SCHEDULE-II

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

Whereas an application (CCBIC11-25-250) has been made to the Collector, North Goa, at Panaji (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 M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1962, and made applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act, 2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C, represented by its authorised

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signatory Mr Pandurang G. Sawant being the occupant/tenant of land under Survey No. 56/3-D, Village Amone, 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. 56/3-D, Village Amone, Taluka and Sub District Bicholim, admeasuring 942.00 square meters, be the same a little more or less for the purpose of Industrial use with 60 FAR.

Now, this is to certify that the permission to use for the said plot 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 **Industrial use**, without the previous sanction of the Collector.
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 there under.

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APPENDIX - I

Length and Breadth		Total Super-ficial area	Forming (Part of) Survey No. or Hissa No.	Boundaries				Remark
				North	South	East	West	
North to South	East to West							
--	--	942.00 Square Meters.	Survey No. 56/3-D, Village Amone	Survey 56/3(Part), Village Amone	Survey 56/3(Part), Village Amone	Survey 56/3-A, Village Amone	Survey 56/3-B, Village Amone	
		Total 942 Square meters						

1. The applicant has paid land use conversion fees of Rs.2,44,920/- (Rupees Two Lakh Forty Four thousands Nine Hundreds Twenty only) vide e-challan dated 12/01/2025 (e-challan no. 202600027980).
2. 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.
3. 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.
4. 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).
5. 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.
6. 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, Panaji has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant Mr Pandurang G. Sawant hereunto set his hand on this 12th day of January, 2026.

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Mr Pandurang G. Sawant

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ADDITIONAL COLLECTOR-II,
NORTH GOA.



NAME AND DESIGNATION OF WITNESSES:
Llhas Balgo Gawa
Kushita Bhikaji Naik Sot/card/leow

COMPLETE ADDRESS OF WITNESSES:
H. of 4125 Satyavah. Gawa Amenia Ambesha 403107
H. No 530 Amenia - Santa L. Goa

We declare that Mr Pandurang G. Sawant 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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M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1962, and made applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act, 2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C represented by its authorised signatory Mr Pandurang G. Sawant.

2. The Secretary, Village Panchayat Amone
3. The Deputy Collector and SDO, Bicholim
4. The Mamlatdar, Bicholim
5. The Deputy Town Planner, Town and Country Planning Department, Bicholim
6. The Inspector of Survey and Land Records, Bicholim

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Government of Goa

Directorate of Settlement and Land records

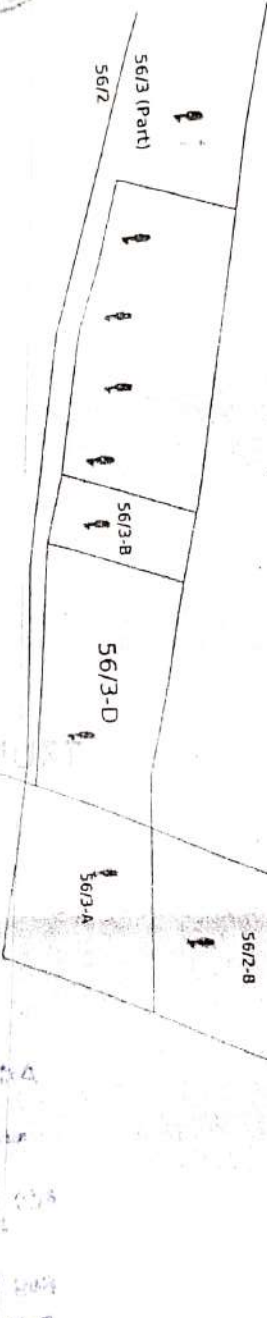
Office Of Inspector Of Survey and Land Records

Taluka / Village Name : BICHOLIM / Amore

Survey / Subdiv No. : 56/3-D



Scale 1:1000



Print Size : A1

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Adv. Anant C. Panshekar

Notary

State of Goa (India)

Reg. No 102/99

Adv. 3-4, 2nd Floor, Fatima Chamber

No. 1, 1/2 Road, Panaji - Goa.

Reg No 81/T/2026

Dated: 1/7/2026



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Adv. Anant C. Panshekar

Notary

State of Goa (India)

Reg. No 102/99

Adv. 3-4, 2nd Floor, Fatima Chamber

No. 1, 1/2 Road, Panaji - Goa.

Reg No 143/T/2026

Dated: 6/5/2026