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

No. 4/230/CNV/AC-III/2025 | 12.04
CAD3BAR09-25-315

Dated: - 07 / 10/2025

Read: Application dated 19/09/2025 received from Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhatl Mines, Maldan Garhi Police Station, South-West Delhi-110074 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 Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhatl Mines, Maldan Garhi Police Station, South-West Delhi-110074 being the occupant of the plot registered, under P.T Sheet No. 9 Chalta No. 76/1 Situated at Cunchelim (Mapusa City), 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 P.T Sheet No. 9 Chalta No. 76/1 admeasuring 1200 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, then 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.

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	
1	2	3	4	5				6
119.04 Mts.	9.56 Mts.	1200 Sq. Mts.	P.T. Sheet No. 9 Chalta No. 76/1	ROAD	P.T. Sheet No. 9 Chalta No. 77/0 & 78/0	P.T. Sheet No. 9 Chalta No. 76/2	P.T. Sheet No. 9 Chalta No. 82/7 & 82/21-A & Nallah	

Village : Cunchelim (Mapusa City)
Taluka : Bardez

Remarks:-

- The applicant has paid conversion Fees of Rs. 384000/- (Rupees Three Lakhs Eighty Four Thousand Only) vide e-challan No.202500657730 dated 01/10/2025.
- As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.I/1578/2025 dated 11/08/2025 the property bearing Chalta No. 76/1 of P.T Sheet No. 9 of Mapusa, Taluka Bardez Goa admeasuring an area 1200 Sq. mts is enmarked as Natural Reserve/Orchard Zone as per Outline Development Plan of Mapusa 2021 Bardez Taluka. The Properties are affected by road widening of 25.00 mts ODP road. However as per letter No. 36/18/30/39-A/Cunchelim/P.T. Sheet No. 9 Ch. No. 76/1 & 2/TCP/2025 dt. 26/05/2025 issued by Chief Town Planner (Planning) the Zone of the said properties is changed to Settlement S-2 Zone with Permissible FAR 80 under section 39A of Goa Town & Country Planning Act, 1974. For abovesaid 25.00, mts ODP road widening necessary NOC may be obtain from the concerned authority prior to any developmental activity/ construction and improvement is carried out in said Plot by the applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-752/DCFN/TECH/2025-26/995 dated 30/09/2025.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025/7221 dated 26/09/2025.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any
- Applicant to Note that as per NGPDA Certificate bearing No. NGPDA/Tech-Gen/Mapusa/Vol.I/1578/2025 dated 11/08/2025 "It may be noted that the change of Zone in the Outline Development Plan shall be subject to the outcome of PIL Writ Petition No. 53 of 2024 and 54 of 2024 which are pending for final disposal before the Hon'ble High Court of Bombay at Goa". As such if any developmental activity/ construction and improvement is carried out in the property in contravention to aforesaid note then applicant will be solely responsible for it.

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 Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 here also hereunto set his hand on this 01st day of October, 2025.

Mr. Arjun Julka
Authorized Signatory for
Estate One O Eight Infra LLP
Applicant



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

Name and Signature of Witnesses

- Ramkant Y. Ganekar Adhar Card 9007 3971 2009
- Rajesh R. Mondrekar Adhar Card 6054 1587 4714

We declare that Mr. Arjun Julka, R/o. 41A Club Drive Road, M.G. Road, Ghitorni, Mehrauli, South Delhi-110030 authorized signatory for Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 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. Ramakant Y. Gaonkar 
2. Rajat R. Mandrekar 

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 Chief Officer, Mapusa Municipal Council, Mapusa, Bardez -Goa.

Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / City Name : BARDEZ / Cunchelim

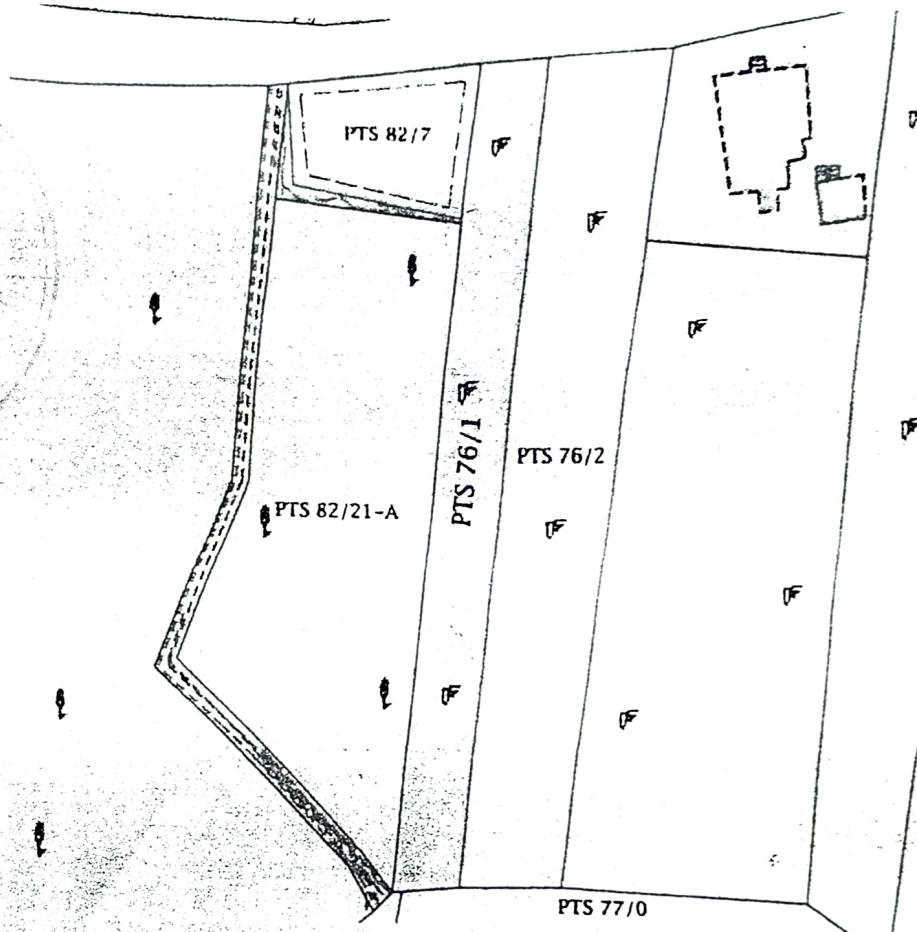
PT. Sheet No.: 9 Survey No.: 76/ Sub Div No.: 1

Appln date: 12-12-2023

Ref. No. :123-28505

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SR No 348/25

NOTARIAL

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348/26 DATED 16/2/26

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SAURASH VANKAR
NOTARY OF BARDOL TALUK
GOA INDIA



TRUE COPY

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

Dated: - 07/10/2025

No. 4/220/CNY/AC-III/2025 | 12-03
CAD3EAR09-25-293

Read: Application dated 01/09/2025 received from Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 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 Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 being the occupant of the plot registered, under P.T Sheet No. 9 Chalta No. 76/2 Situated at Cunchelim (Mapusa City), 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 P.T Sheet No. 9 Chalta No. 76/2 admeasuring 1850 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.

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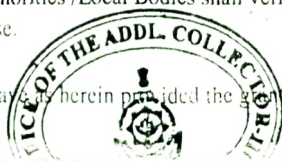
c) The necessary road widening set-back is to be maintained before any development in the land

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.



Length and Breadth		Total Superficial Area	Forming (part) of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West						
1	2	3	4	5			
				North	South	East	West
119.92 Mts.	17.25 Mts	1850 Sq. Mts.	P.T. Sheet No. 9 Chalta No. 76/2	ROAD	P.T. Sheet No. 9 Chalta No. 77/0	P.T. Sheet No. 9 Chalta No. 76/3 & 76/25	P.T. Sheet No. 9 Chalta No. 76/1

Village : Cunchelim (Mapusa City)
Taluka : Bardez

Remarks:-

- The applicant has paid conversion Fees of Rs. 592000/- (Rupees Five Lakhs Ninety Two Thousand Only) vide e-challan No.202500606693 dated 12/09/2025.
- As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.I/1578/2025 dated 11/08/2025 the property bearing Chalta No. 76/2 of P.T Sheet No. 9 of Mapusa, Taluka Bardez Goa admeasuring an area 1850 Sq. mts is enmarked as Natural Reserve/Orchard Zone as per Outline Development Plan of Mapusa 2021 Bardez Taluka. The Properties are affected by road widening of 25.00 mts ODP road. However as per letter No. 36/18/30/39-A/Cunchelim/P.T. Sheet No. 9 Ch. No. 76/1 & 2/TCP/2025 dt. 26/05/2025 issued by Chief Town Planner (Planning) the Zone of the said properties is changed to Settlement S-2 Zone with Permissible FAR 80 under section 39A of Goa Town & Country Planning Act, 1974. For abovesaid 25.00, mts ODP road widening necessary NOC may be obtain from the concerned authority prior to any developmental activity/ construction and improvement is carried out in said Plot by the applicant.
- The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-668/DCFN/TECH/2025-26/889 dated 10/09/2025.
- The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2025/6844 dated 10/09/2025.
- 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.
- Traditional access, passing through the plot, if any shall be maintained.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any
- Applicant to Note that as per NGPDA Certificate bearing No. NGPDA/Tech-Gen/Mapusa/Vol.I/1578/2025 dated 11/08/2025 "It may be noted that the change of Zone in the Outline Development Plan shall be subject to the outcome of PIL Writ Petition No. 53 of 2024 and 54 of 2024 which are pending for final disposal before the Hon'ble High Court of Bombay at Goa". As such if any developmental activity/ construction and improvement is carried out in the property in contravention to aforesaid note then applicant will be solely responsible for it.

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 Estate One O Eight Infra LLP, Office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 here also hereunto set his hand on this

01st day of October, 2025.

Mr. Arjun Julka
Authorized Signatory for
Estate One O Eight Infra LLP
Applicant



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

Name and Signature of Witnesses

- Ramakant Y. Gaunkar Adhar card 9007 3971 2009
- Rajal R. Mandrekar Adhar card 6054 1587 4714

Complete address of Witnesses

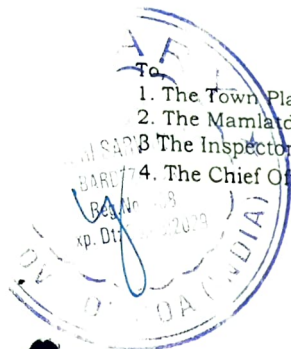
- H.No.203, Madala wada, Shingao Goa
- H.No. 6/2, Simolda wado, Revora Goa.

We declare that **Mr. Arjun Julka, R/o. 41A Club Drive Road, M.G. Road, Ghitorni, Mehrauli, South Delhi-110030** authorized signatory for Estate One O Eight Infra LLP, Office No. 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police Station, South-West Delhi-110074 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. Ramakant G. Gawnkar 

2. Rajat R. Mandrekar 

- 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.
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Government of Goa

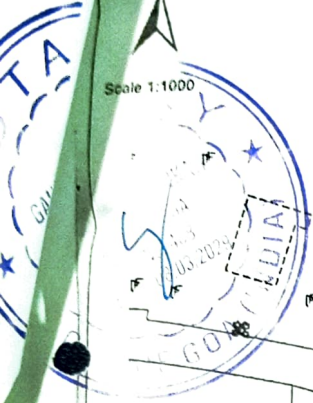
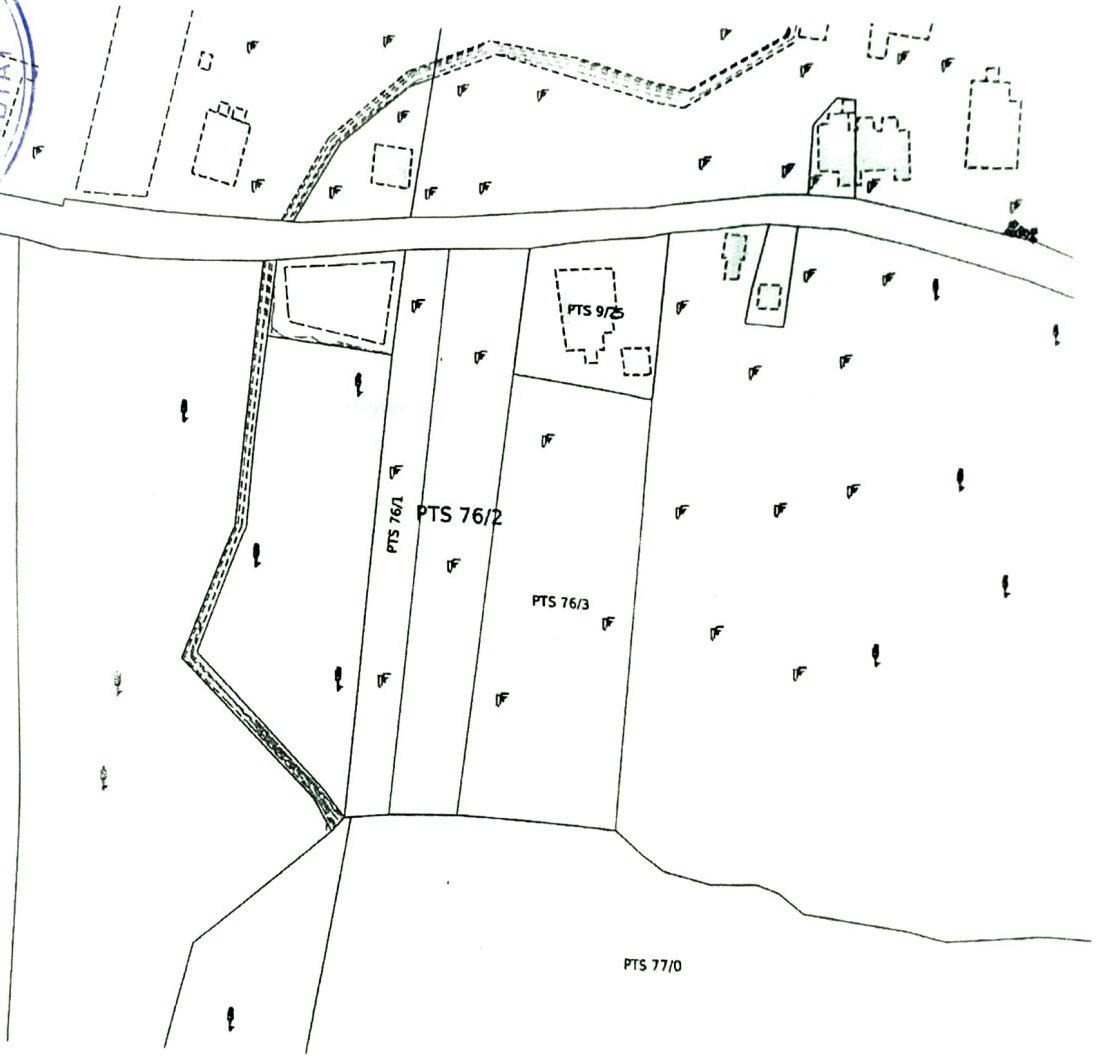
Directorate of Settlement and Land records
Plan

Taluka / City Name : BARDEZ / Cunchelim
PT. Sheet No.:9/Survey No.:76/ Sub Div No.:2

Appln Date :04-09-2025

Ref. No.: 14458

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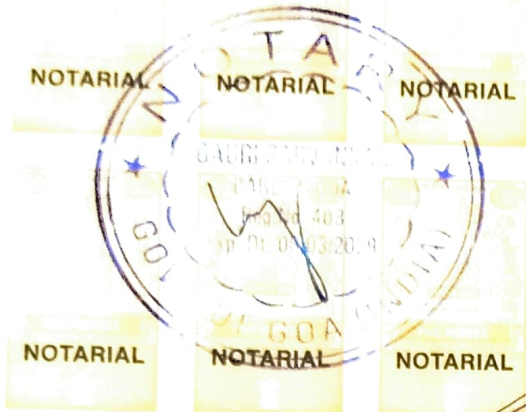


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SR No 365/26



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REG. No. 365/26 DATED 17/2/26

GAURI SARVANKAR
NOTARY FOR BARDEZ TALUKA
STATE OF GOA (INDIA)