



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

No.4/191/CNV/ACIII/2025 | 1435  
CAD3BAR07-25-257

Dated: - 31/12/2025

Read: Application dated 04/08/2025 received from 1) Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 2) Siddharth Vinayak Naik, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 3) Suvarna Vinayak Naik alias Suvarna Xamba Soiroji, R/o 49, Ward No. 11, Ghateshwar Nagar, Near DMC College, Khorlim Mapusa, Mapusa North Goa, Goa 403507, 4) Prasad N. Naik alias Prasad N. Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 5) Siddhi Siddharth Naik alias Salila T. Kholker, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 6) Vaibhav Shamba Soiroji, R/o H. No. 54, Ghateshwar Nagar, Near Krishna Temple Khorlim Mapusa, Mapusa Bardez North Goa, Goa 403507, 7) Aruna Vinayak Naik alias Shweta Vijay Kolambkar and 8) Vijay H. Kolambkar, both R/o B-5, Sahyadri Apts Airport Road, Near Vidya Mandir School Adarsh Nagar, Chicalim, Goa South Goa, Goa 403711 received u/s 32 of LRC1968.

**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 there under by from 1) Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 2) Siddharth Vinayak Naik, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 3) Suvarna Vinayak Naik alias Suvarna Xamba Soiroji, R/o 49, Ward No. 11, Ghateshwar Nagar, Near DMC College, Khorlim Mapusa, Mapusa North Goa, Goa 403507, 4) Prasad N. Naik alias Prasad N. Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 5) Siddhi Siddharth Naik alias Salila T. Kholker, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 6) Vaibhav Shamba Soiroji, R/o H. No. 54, Ghateshwar Nagar, Near Krishna Temple Khorlim Mapusa, Mapusa Bardez North Goa, Goa 403507, 7) Aruna Vinayak Naik alias Shweta Vijay Kolambkar and 8) Vijay H. Kolambkar, both R/o B-5, Sahyadri Apts Airport Road, Near Vidya Mandir School Adarsh Nagar, Chicalim, Goa South Goa, Goa 403711 being the occupant of the plot registered under Survey No. 237/1 situated at Siolim 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 under Survey No. 237/1 admeasuring 1125 Sq. Mts. be the same a little more or less for the purpose of Residential with 60 F.A.R.

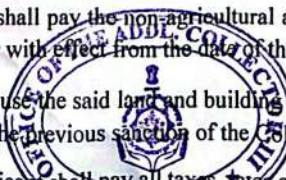
Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :-

**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 Mapusa 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                         |         |
| 84.34 Mts.         | 15.45 Mts.   | 1125 Sq. mts.          | Survey No. 237 Sub. Div. 1               | ROAD & Survey No. 237 Sub. Div. 2 | Survey No. 237 Sub. Div. 13 | Survey No. 237 Sub. Div. 2 & 3 | Survey No. 233 Sub. Div. 6-C | NIL     |

Village : SIOLIM

Taluka : BARDEZ

#### Remarks:-

1. The applicant has paid conversion fees of Rs. 2,36,250/- (Rupees Two Lakh Thirty Six Thousand Two Hundred Fifty Only) vide e-challan No. 202500822761 dated 09/12/2025.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-I/Conv/2025/6536 dated 25/08/2025.
3. As per TCP Zoning Certificate No. TPBZ/ZON/20465/SIO/TCP-2025/6463 Dated 22/07/2025 the plot under reference falls in Settlement Zone having (VP-2) status with permissible FAR 60 also proposed road 10.00mts wide is passing through the property, therefore necessary NOC may be obtain from the concerned authority prior to any development activity / construction and Improvement is carried out in said plot by the applicant.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-555/DCFN/TECH/2025-26/784 dated 14/08/2025.
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 hishand and the seal of this Office on behalf of the Governor of Goa 1) Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 2) Siddharth Vinayak Naik, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 3) Suvarna Vinayak Naik alias Suvarna Xamba Soiroji, R/o 49, Ward No. 11, Ghateshwar Nagar, Near DMC College, Khorlim Mapusa, Mapusa North Goa, Goa 403507, 4) Prasad N. Naik alias Prasad N. Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 5) Siddhi Siddharth Naik alias Salila T. Kholker, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 6) Vaibhav Shamba Soiroji, R/o H. No. 54, Ghateshwar Nagar, Near Krishna Temple Khorlim Mapusa, Mapusa Bardez North Goa, Goa 403507, 7) Aruna Vinayak Naik alias Shweta Vijay Kolambkar and

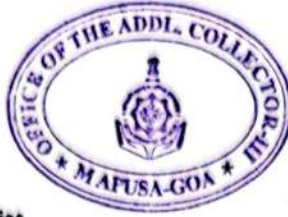


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8) Vijay H. Kolambkar, both R/o B-5, Sahyadri Appts Airport Road, Near Vidya Mandir School Adarsh Nagar, Chicalim, Goa South Goa, Goa 403711, here also hereunto set his/ her hand on this 29<sup>th</sup> day of December, 2025.

Mr. Siddharth Vinayak Naik  
For Self & POA Holder for

- 1) Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak
  - 2) Suvarna Vinayak Naik alias Suvarna Xamba Soiroji
  - 3) Prasad N. Naik alias Prasad N. Nayak
  - 4) Siddhi Siddharth Naik alias Salila T. Kholker
  - 5) Vaibhav Shamba Soiroji
  - 6) Aruna Vinayak Naik alias Shweta Vijay Kolambkar
  - 7) Vijay H. Kolambkar
- Applicants



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

Name and Signature of Witnesses

1. Sonal Kulkarni Belkari 7461 5011 8273

2. Sachit Mawku 6946 9016 3280

Complete address of Witnesses

1. H.No 134, Guirim Bardez Goa

2. V.No. 148, Colhem, Sallori - Goa

We declare that Siddharth Vinayak Naik, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, for self and POA Holder for 1) Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 2) Suvarna Vinayak Naik alias Suvarna Xamba Soiroji, R/o 49, Ward No. 11, Ghateshwar Nagar, Near DMC College, Khorlim Mapusa, Mapusa North Goa, Goa 403507, 3) Prasad N. Naik alias Prasad N. Nayak, R/o F-1, Prime Monarch Co-op Hsg. Society Ltd, Airport Road, Near Vidhya Mandir School, Vasco, Chicalim, Chicalim, South Goa, Goa 403711, 4) Siddhi Siddharth Naik alias Salila T. Kholker, R/o Flat No. B-6, Sahyadri Apts. Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao, South Goa, Goa 403711, 5) Vaibhav Shamba Soiroji, R/o H. No. 54, Ghateshwar Nagar, Near Krishna Temple Khorlim Mapusa, Mapusa Bardez North Goa, Goa 403507, 6) Aruna Vinayak Naik alias Shweta Vijay Kolambkar and 7) Vijay H. Kolambkar, both R/o B-5, Sahyadri Appts Airport Road, Near Vidya Mandir School Adarsh Nagar, Chicalim, Goa South Goa, Goa 403711, 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. Sonal Kulkarni Belkari

2. Sachit Mawku

To,

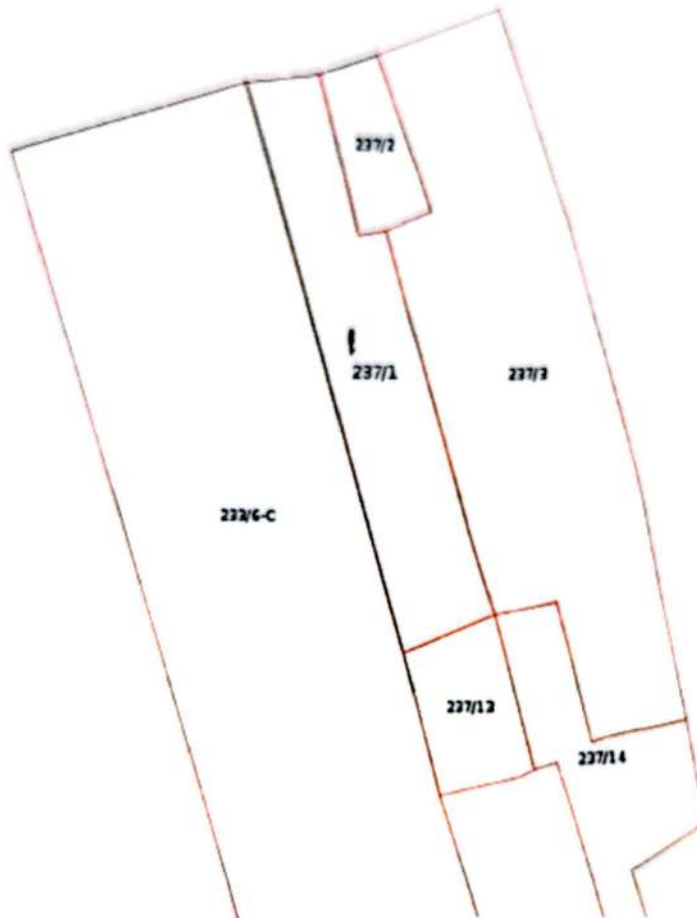
1. The Town Planner, Town and Country Planning Department Mapusa-Goa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa - Goa
4. The Sarpanch Village Panchayat, Siolim, Bardez Goa.



**Government of Goa**  
Directorate of Settlement and Land records  
Survey Plan  
Bardez Taluka, Siolim Village  
Survey No.: 237 , Subdivision No.: 1

Scale 1:1000

Reference No.: 17225101191



This record is computer generated on 15-07-2025 01:26:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

**NOTE: PLAN TO BE PRINTED ON A4 SIZE**

Read: Application dated 07.01.2005 from Shri. Vinayak Soiru Naik & Smt. Sharadabai V. Naik, H.No.3/234, Sodiem, Siolim, 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 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, 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. ~~Vinayak Soiru Naik & Smt. Sharadabai V. Naik~~, H.No.3/234, Sodiem, Siolim, Bardez-Goa, being the occupant of the plot registered under Survey No.233/6-C known as Thar Bhat situated at Siolim-Bardez registered under No. Survey No.233/6-C (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 of Survey No.233/6-C admeasuring 5659.00 square metres be the same a little more or less for the purpose of Residential

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. ~~Leveling and clearing of 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/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit* — The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates* — The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *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 or 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 and West                                                                            |                                                                                 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2            | 3                      | 4                                                      | 5                                                                                                      | 6                                                                               |
| 160.50 mts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 37.00 mts    | 5659.00 sq.mts         | Survey No. 233/6-C<br><br>Village Sioldm Taluka Bardez | North: Road<br>South: Road<br>East: survey No. 237/1, 237/13, 237/15, 237/17<br>West: survey No. 233/6 | There are following trees:-<br>05-Cashew<br>01-Tamarind<br>02-Bore<br>02-Jungle |
| <p>Remarks:-</p> <p>1. The applicant has paid the conversion fees amounting to Rs. 1,13,180/- (Rupees one lakh thirteen thousand one hundred eighty only) vide Challan No. 40/2006 dated 15/02/2006.</p> <p>2. The conversion has been approved by the Dy. Town Planner, Town And Country Planning Department, Mapusa vide his report No. DB/19167/TCP/ BAR/05/2231 dated 25/10/2005. Further any development for construction should be governed rule in force.</p> <p>3. No trees shall be cut except with prior permission of the competent Authority.</p> |              |                        |                                                        |                                                                                                        |                                                                                 |

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Shri. Vinayak Seiru Naik & Smt. Sharadabai V. Naik, H.No. 3/234, Sodiem, Siolim, Bardez-Goa.

here also hereunto set his hand this 22<sup>nd</sup> day of February 2006

( Vinayak Seiru Naik & Sharadabai V. Naik )  
(Signature of the applicant)

Signature and designation of witnesses

- Prayak Siddharth V. Naik, Vasco
- Shuch Siddhi S. Naik, Vasco

( G. P. Naik )  
Additional Collector  
North Goa

Signature and designation of Witnesses

- Prayak Siddharth V. Naik, Vasco
- Shuch Siddhi S. Naik, Vasco

We declare that Shri. Vinayak Seiru Naik & Smt. Sharadabai V. Naik, Sodiem, Siolim who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

- The Dy. Town Planner, Town And Country Planning Department, Mapusa
- The Inspector of Survey & Land Records, City Survey Mapusa
- The Mamlatdar of Bardez
- The Sarpanch, Village Panchayat Siolim, Bardez-Goa.



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



PLAN

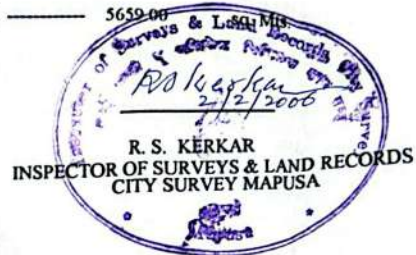
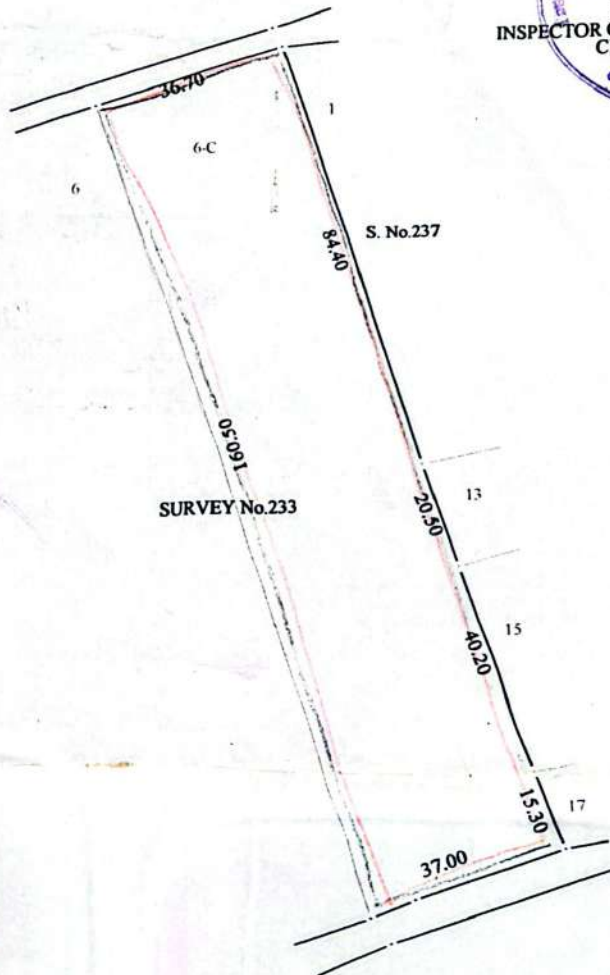
Of the Land bearing Sub. Div. No. 6-C of Survey No. 233  
situated at Siolim village of Bardez Taluka,  
applied by Shri Vinayak Soiru Naik & Another  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/5/2005 dated of 12-12-2005  
from the Office of the Additional Collector II North Goa District  
Panaji-Goa

SCALE 1:1000



AREA APPLIED TO BE CONVERTED

5659.00



SURVEYED BY

  
Smita R. Kumbharjuvankar  
Field Surveyor

SURVEYED ON: 23-1-2006

CHECKED BY

  
S.B. Naik  
Supervisor

FILE No. 8/CNV/MAP/21/2006