



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

No.4/395/CNV/ACIII/2023/14/4  
CAD3BAR11-23-612

Dated: - 15 / 11 / 2023

Read: Application dated 06/11/2023 received from M/s KTR Promoters LLP, H. No. 6, Atur Park, Koregaon Park, Puner Cantt East, Pune City Pune - 411001 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 M/s KTR Promoters LLP, H. No. 6, Atur Park, Koregaon Park, Puner Cantt East, Pune City Pune - 411001 being the occupant of the plot registered under Survey No. 122/7 (Part) situated at Calangute 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. 122/7 (Part) admeasuring 700 Sq. Mts. be the same a little more or less for the purpose of Residential with 80 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.

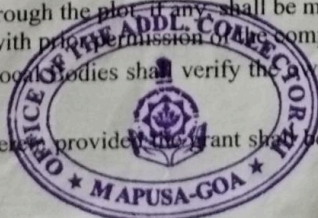
c) The necessary road widening set-back is to be maintained before any development in the land

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		
18.00 Mts.	48.30 Mts.	700.00	Survey No. 122 Sub. Div. 7 (Part)	Survey No. 122 Sub. Div. 4	Survey No. 123 Sub. Div. 1	NALLAH	Survey No. 122 Sub. Div. 4	NIL	

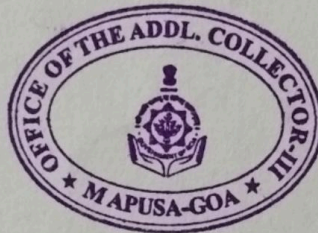
Village : CALNAGUTE  
Taluka : BARDEZ

## Remarks :-

1. The applicant has paid conversion fees of Rs. 1,26,600/- (Rupees One Lakh Twenty Six Thousand Six Hundred Only) vide e-challan No.202300828556 dated 14/11/2023.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2023 dated 09/11/2023.
3. As per TCP Zoning certificate No. TPBZ/ZON/14067/CAL/TCP-23/9386 Dated 06/11/2023 the plot fall in "Residential Zone (S2) status with permissible FAR 80.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1235/DCFN/TECH/2022-23/1435 dated 13/11/2023.
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 **M/s KTR Promoters LLP, H. No. 6, Atur Park, Koregaon Park, Puner Cantt East, Pune City Pune - 411001**, here also hereunto set his/ her hand on this 14 day of Novm, 2023.

*Mithun Sarkar*  
14/11/2023  
**Mr. Mithun Sarkar**  
Authorized Signatory for  
**M/s KTR Promoters LLP**  
Applicant



*Pundalik V. Khorjvekar*  
**(Pundalik V. Khorjvekar)**  
Additional Collector III  
North Goa District,  
Mapusa-Goa

Name and Signature of Witnesses

1. *Sanskrit Anant Chodankar*  
2. *Titendra PURI*

Complete address of Witnesses

1. Flat-1385/3 Panarim Aldona Goa
2. Near m.e.s college South  
h.no. 403726

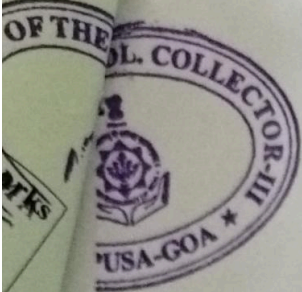
We declare that **Mr. Mithun Sarkar R/o Jairam Nagar, Debolim, Nr. NSD, A. P. Dabolim, South Goa Authorized Signatory for M/s KTR Promoters LLP, H. No. 6, Atur Park, Koregaon Park, Puner Cantt East, Pune City Pune - 411001**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. *Sanskrit Anant Chodankar*  
2. *Titendra PURI*

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, Calangute, Bardez Goa.






GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of surveys & land records.  
 MAPUSA - GOA

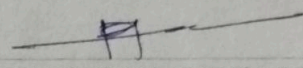
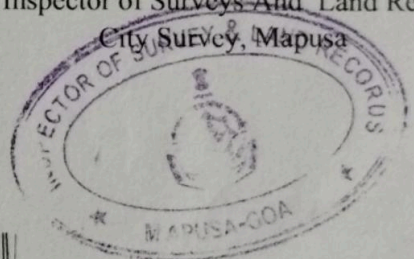
PLAN



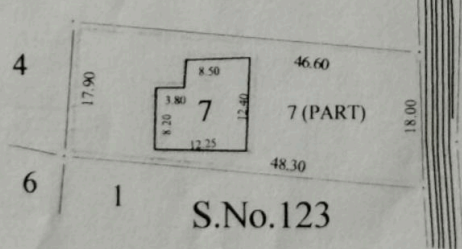
OF THE LAND BEARING SUB-DIV. No. 7 (PART) OF SURVEY No. 122 SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA APPLIED BY M/S KTR PROMOTERS LLP CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON- AGRICULTURE PURPOSE VIDE CASE NO. CAD3BAR11-23-612/1680 DATED 08-11-2023 FROM THE OFFICE OF THE ADDITIONAL COLLECTOR - III, NORTH GOA DISTRICT , MAPUSA - GOA.

SCALE : 1:1000

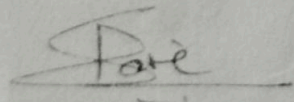
 AREA PROPOSED FOR CONVERSION. .... 700 Sq. Mts.

  
 ( PATRICK H. GONSALVES )  
 Inspector of Surveys And Land Records  
 City Survey, Mapusa  


SURVEY No. 122

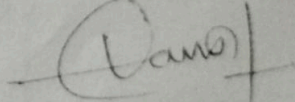


PREPARED BY



SHRIKANT P. PATIL  
 Field Surveyor

VERIFIED BY:



PARESH RIVANKAR  
 Head Surveyor

SURVEYED ON: 08/11/2023

FILE NO: 8/CNV/MAP/369/2023





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

No.4/433/CNV/ACIII/2023 | 70  
CAD3BAR12-23-670

Dated: - 11 / 01 / 2024

Read: Application dated 12/12/2023 received from M/s K T R Promoters LLP, registered office at Row House No. 6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune 411001 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 M/s K T R Promoters LLP, registered office at Row House No. 6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune 411001 being the occupant of the plot registered under Survey No. 123/1-B situated at Calangute 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. 123/1-B admeasuring 1743 Sq. Mts. be the same a little more or less for the purpose of Residential with 80 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.

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7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



...2...  
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	
31.13 Mts.	81.10 Mts.	1743.00	Survey No. 123 Sub. Div. 1-B	Survey No. 122 Sub. Div. 6 & 7	Survey No. 123 Sub. Div. 1 & 5	NALLAH	Survey No. 122 Sub. Div. 6 & Survey No. 123 Sub. Div. 1	NIL

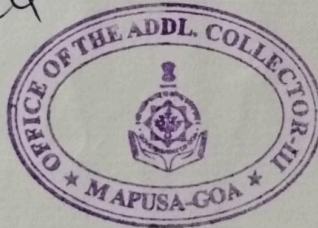
Village : CALANGUTE  
Taluka : BARDEZ

**Remarks :-**

1. The applicant has paid conversion fees of Rs. 3,13,740/- (Rupees Three Lakh Thirteen Thousand Seven Hundred Forty Only) vide e-challan No. 202400001897 dated 01/01/2024.
2. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No. MAM/BAR/CI-II/Conv/2023/7285 dated 21/12/2023.
3. As per TCP Zoning certificate No. TPBZ/ZON/14614/CAL/TCP-23/10785 Dated 22/12/2023 the plot fall in "Residential Zone" having Status as S-2 with permissible FAR 80.
4. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1421/DCFN/TECH/2023-24/1690 dated 29/12/2023.
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 **M/s K T R Promoters LLP, registered office at Row House No. 6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune 411001**, here also hereunto set his/ her hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

*Mithun Sarkar*  
10/01/2024  
**Mr. Mithun Sarkar**  
Authorized Signatory for  
**M/s K T R Promoters LLP**  
Applicant



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

Name and Signature of Witnesses

1. *Sitaram Guonkar* *(Signature)*

2. *Sunja Hunkar* *(Signature)*

Complete address of Witnesses

1. *H. NO 33 Guonkarwada Bicholim Goa*

2. *Mayem Bicholim Goa*

We declare that **Mr. Mithun Sarkar, Authorized Signatory for M/s K T R Promoters LLP, registered office at Row House No. 6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune 411001**, 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. *Sitaram Guonkar* *(Signature)*

2. *Sunja Hunkar* *(Signature)*

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, Calangute, Bardez Goa.



F THE AD  
Remarks



**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**

BARDEZ Taluka

CALANGUTE Village



Scale 1:1000

Reference No.: 1000000510406

