



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

No. 4/05/CNV/AC-III/2026 | 77
CAD3BAR12-25-423

Dated: - 21 / 01/2026

Read: Application dated 22/12/2025 received from Mysore Mercantile Company Ltd, having Registered Office at H.No. 46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore, 560041 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 Mysore Mercantile Company Ltd, having Registered Office at H.No. 46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore, 560041 being the occupant of the plot registered, under P.T. Sheet No. 77 Chalta No. 28 Situated at 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. 77 Chalta No. 28 admeasuring 2166 Sq. Mtrs be the same a little more or less for the purpose of Commercial with 200 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 Commercial 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 .




Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES			
North to South	East to West			North	South	East	West
1	2	3	4	5			
44.85 Mts.	77.77 Mts	2166 Sq. Mts.	P.T. Sheet No. 77 Chalta No. 28	P.T. Sheet No. 76 Chalta No. 13 & P.T. Sheet No. 77 Chalta No. 9	P.T. Sheet No. 83 Chalta No. 6	ROAD	P.T. Sheet No. 76 Chalta No. 13 & 17/16 & P.T. Sheet No. 83 Chalta No. 1/1, 1/2 & 6
Village : Mapusa-City Taluka : Bardez							


Remarks:-

1. The applicant has paid conversion Fees of Rs. 3985440/- (Rupees Thirty Nine Lakhs Eighty Five Thousand Four Hundred and Fourty Only) vide e-challan No. 202600033993 dated 14/01/2026.
2. As Per NGPDA Certificate No. NGPDA/Tech-Gen/Mapusa/Vol.XXV/2413/2023 dated 14/11/2023 the property bearing Chalta No. 28 of P.T. Sheet No. 77 situated at Mapusa Taluka Bardez Goa is enmarked as Commercial C-1 Zone Permissible FAR is 200 as per the Outline Development Plan-2021 of Mapusa-Bardez, Taluka.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-1210/DCFN/TECH/2025-26/1604 dated 12/01/2026.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2026/174 dated 09/01/2026.
5. This Sanad is issued for conversion of an area for Commercial 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

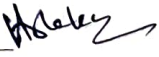
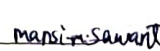
In witness whereof the **ADDITIONAL COLLECTOR III OF NORTH GOA** District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and **Mysore Mercantile Company Ltd, having Registered Office at H.No. 46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Banglore, 560041** here also hereunto set his hand on this 20th day of January, 2026.


Mr. Suresh P.
Authorized signatory
Mysore Mercantile Company Ltd
Applicant




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

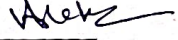
Name and Signature of Witnesses

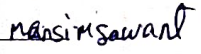
1. Virendra U. Adkar  Adkar No.
2. Mansi Sawant  Adkar No.

Complete address of Witnesses

1. H.No. 94, Gausa-Waddo, Mapusa
2. H.No. 361/19, Gaingaras, Khodim, Mapusa

We declare that **Mr. Suresh P, R/o.779 Mullastop Kajubag Main Road Karwar, District Uttara Kannada, Karnataka** authorized signatory for Mysore Mercantile Company Ltd, having Registered Office at H.No. 46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Banglore, 560041 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. Virendra U. Ardekar 

2. Mangsi Sawant 

To,

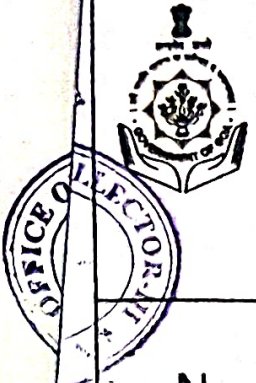
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
- 3 The Inspector of Survey and Land Records, Mapusa - Goa.
4. The Chief Office, Mapusa Municipal Council, Mapusa, Bardez-Goa.

Government of Goa

Directorate of Settlement and Land records Plan

Taluka / City Name : BARDEZ / Mapusa

PTS / Chalta No. : 77/28.

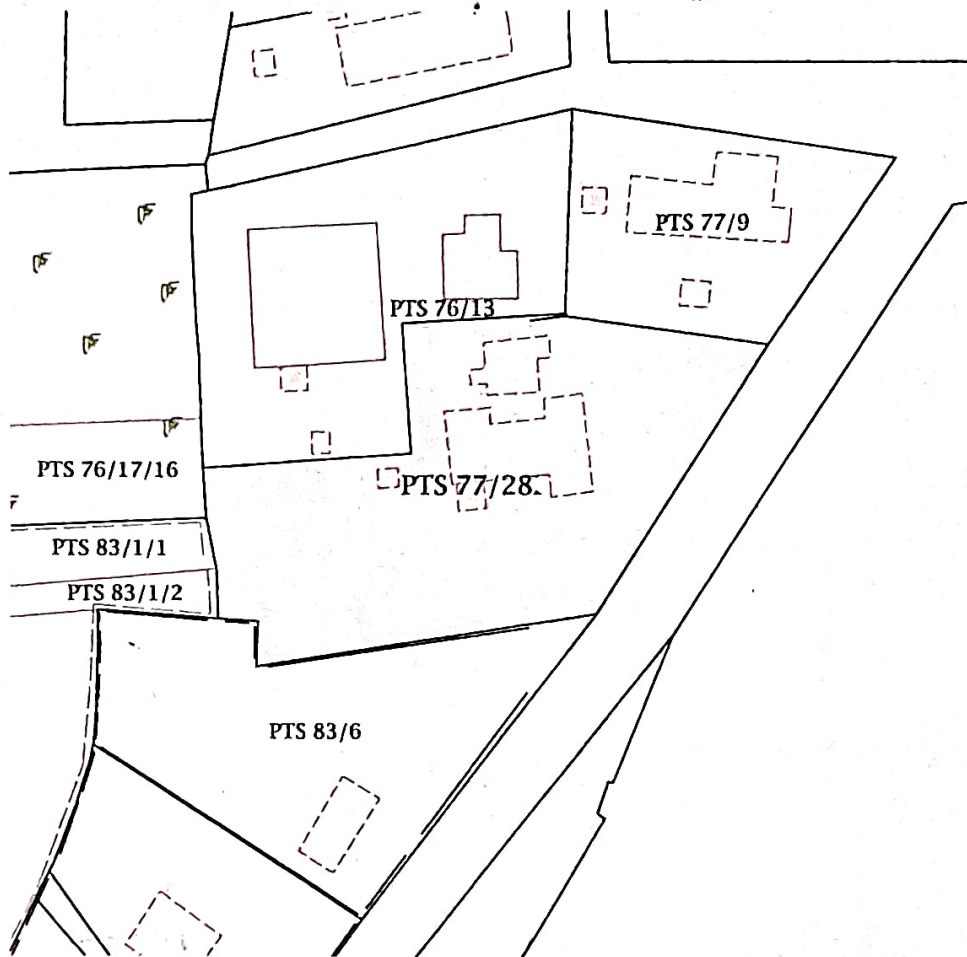


Appln date: 10-11-2023

Ref. No. :123-26132



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**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-222548/21/31



Echallan No. 202600033993

e-Receipt

Department : 15 - COLLECTORATE, NORTH **Echallan Date :** 14/01/2026 11:49:56
GOA

Name and Address of Party : Mysore Mercantile Company Ltd
H.No. 46, III IV, Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore,
560041

Service:

	Amount
Receipts towards conversion a land	₹ 3985440.00

Total Amount : ₹ 3,985,440.00

**(Rs. Thirty Nine Lakh Eighty Five Thousand Four Hundred
Forty Only)**

Department Data:

Bank ref No: CK00NGJVI3
Status: Success
Payment Date: 16/01/2026 17:18:45
Payment Gateway: SBI_MOPS

Print Date: 17/01/2026 08:37:51