



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA

Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.

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No.CCBIC09-25-213 / 5012

Date:-29 /12/2025

Read:1)Application dated 15/09/2025 received on 15/09/2025 of **Shri Ramakant Subrao Shetye, resident of Shriram Smruti, Sastiwada-Bordem, Bicholim Goa.**

2)Zoning Information No. TCP/ZON/2781/Bordem/Bich-25/2025 dated 25/09/2025 of the Dy. Town Planner, Town and Country Planning Department, Bicholim Sattari-Goa.

3)Report vide no. MAM/BICH/CI-(II)/CNV/848/2025 dated 01/12/2025 of the Mamlatdar of Bicholim Taluka.

4) Report No.5/CNV/SAT-794/DCFN/TECH/25-26/1106 dated 27/10/2025 of Dy. Conservator of Forest, Ponda Goa.

5) Report No.8/CNV/33/ISLR/BICH/2025/559 dated 29/10/2025 of the Inspector of Survey and Land Records, Bicholim-Goa.



SANAD SCHEDULE-II

(Sec 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 **Shri Ramakant Subrao Shetye, resident of Shriram Smruti, Sastiwada-Bordem, Bicholim Goa** (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 plot of land (hereinafter referred to as the “said plot” described in the Appendix I hereto, forming a part of **SURVEY NO.12/14 OF VILLAGE BORDEM IN BICHOLIM TALUKA admeasuring 2540.00 Square Meters** be the same a little more or less for the purpose of **Residential use with 100 F.A.R.**

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 applicant 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, the Sanad granted shall stand revoked and the construction/development carried out shall be 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.

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			5				6
1	2	3	4	North	South	East	West	
27.37 Mts	127.27 Mts	2540.00 mts	S.No/Sub. Div. No. 12/14	S.No/Sub. 12/13, 12/13-A, 12/13-B & 12/13/C	S.No/Sub. Div. 12/15	S.No/Sub. Div. 12/2	S.No/Sub. Div. 12/14	-
VILLAGE/CITY : BORDEM TALUKA :BICHOLIM								

Remarks:-

1. The applicant had paid conversion fees of Rs.7,73,100/- (Rupees Seven Lakh Seventy Three thousands One Hundred Only) vide challan No.143/25-26, E-challan No. 202500867497.
2. The Development /construction in the plot shall be governed as per rules in force.
3. The rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.
6. This office is not responsible for ownership documents.
7. Traditional Access passing through the plot, if any shall be maintained.

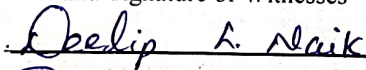
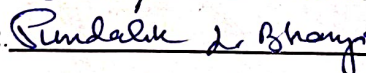
In witness where of the **ADDITIONAL COLLECTOR-I OF NORTH GOA DISTRICT** has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa, **Shri Ramakant Subrao Shetye, resident of Shriram Smruti, Sastiwada-Bordem, Bicholim Goa** being the occupants of the plot registered under **SURVEY NO.12/14 OF VILLAGE BORDEM IN BICHOLIM TALUKA** here also hereunto set their hands on this **29th** day of December, 2025.


Shri Ramakant Subrao Shetye
Applicant




(GURUDAS S. T. DESAI)
ADDITIONAL COLLECTOR-I
NORTH GOA DISTRICT

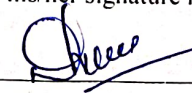
Name and Signature of Witnesses

1. 
2. 

Complete address of Witness

1. Chaliya Bhat Goa Velha
2. Palya Buidly Tanea - Canaconha

We declare **Shri Ramakant Subrao Shetye** 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. 
2. 

To,

1. The Dy. Town Planner, TCP Department, Bicholim- Goa.
2. The Mamlatdar of Bicholim Taluka.
3. Inspector of Survey and Land Records, Bicholim-Goa.
4. The Chief Officer, Bicholim Municipal Council, Bicholim Goa..

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



PLAN

Of the Land bearing Sub Div. No.14 (Part) of Survey No.12 Situated at Bordem Viilage of Bicholim Taluka, Applied by Ramakant Subrao Shetye for Conversion of use of land from agriculture into non-agriculture purpose vide order No. CCBIC09-25-213/ 3842 , Dated 25-09-2025 from The Office of The Addl. Collector -I, North- Goa, Panaji Goa

SCALE 1:1000

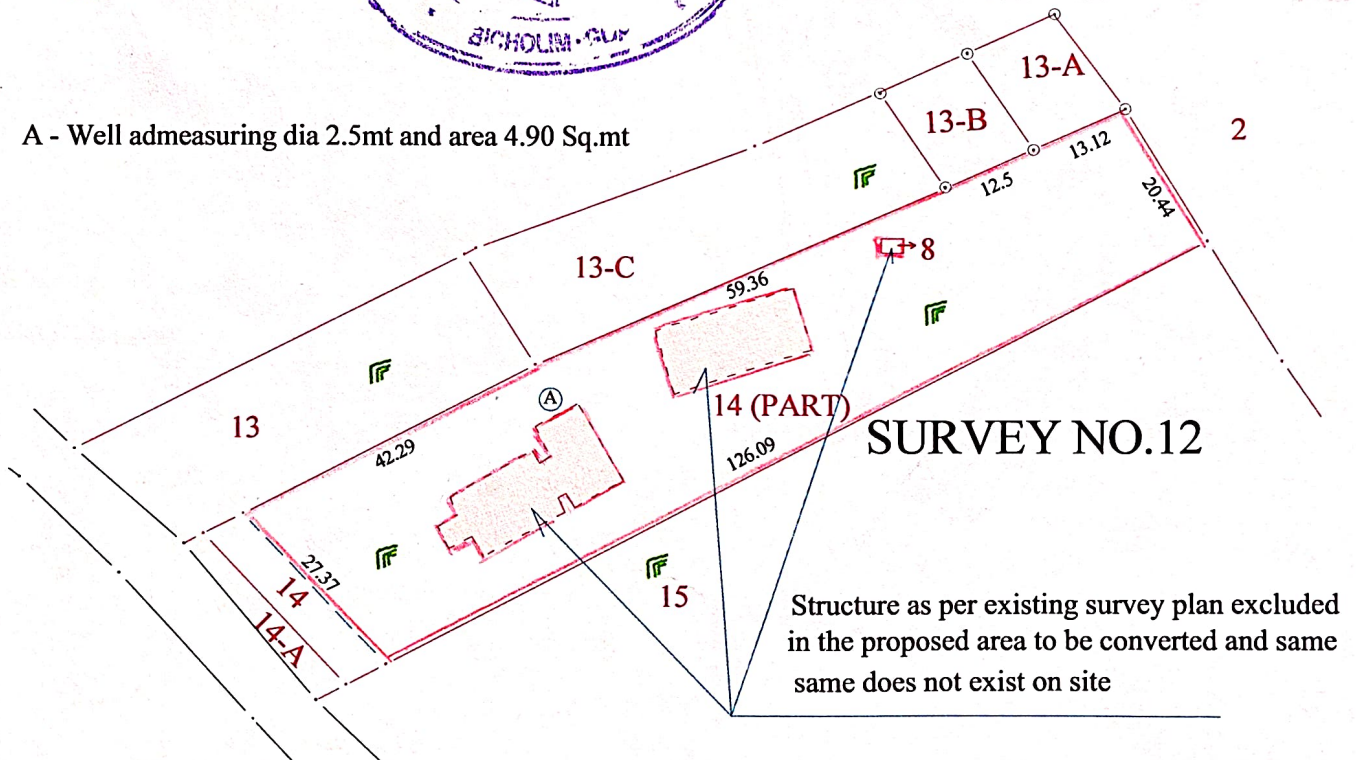


 AREA PROPOSED TO BE CONVERTED ----- 2540.00 Sq. Mts.



(SANDEEP B. CHODANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
BICHOLIM-GOA

A - Well admeasuring dia 2.5mt and area 4.90 Sq.mt



PREPARED BY


DEEPTI GHODGE
Field Surveyor

VERIFIED BY


RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 14/10/2025

FILE No. 8/CNV/33/ISLR/BICH/2025