भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

Serial No. 41899 Date of Verification & Franking - Goa Date 23/01/2026

Value of Stamp Paper 100₹

Name of Purchaser Keshara Kiyaan Realty LLP

Residence _____ Mineral Rights _____

Purpose _____ Transacting Parties _____

Signature of Vendor _____ Signature of Purchaser

The Stamp Vendor M/s. [illegible] Pvt. Ltd.

LIC No. AO/STP/VEN/0120/19, Dt. 10/10/2019

C 443919

NOTARY Cloth PANITI IL COMPLEX PORVORIM, BARDEZ-GOA Regn. No. 29/2025 GOVT OF GOA (INDIA)

9

FORM A

DECLARATION –CUM- UNDERTAKING

BY WAY OF AFFIDAVIT

1

Declaration cum Undertaking by way of Affidavit by Applicant Promoter in person (In case of purchase of the project land from a party being an OCI holder referred to from time to time under FEMA Regulations)

1. **TK HORIZON INFRA**, a Partnership Firm, holding PAN Card bearing No. AAWFT8362L and having Tan No. DELT241868 with its registered office at F-14/6, Model Town-2, Delhi-110009, represented by its Partners **(1) MR. NAVIN KHURANA**, son of Kishan Chand Khurana, age 47 years, married, business, Indian National, holding Election Card bearing No. JXR0761593 and PAN Card bearing No. ADGPK2405A, residing at of J9/28, Rajouri Garden, Rajouri Garden, New Delhi, 110027,
2. **MR. SUSHIL KHURANA**, son of Kishan Chand Khurana, age 60 years, married, business, Indian National, holding Election Card bearing No. XXA6481600 and PAN Card bearing No. AAIPK9916B, residing at 28, J/9, Blockrajouri Garden NCT of Delhi, 110027,
3. **MR. MUKESH TANEJA,** son of Mehar Chand Taneja, age 50 years, married, business, Indian National, holding Election Card bearing No. XGV2341154 and PAN Card bearing No. AJAPK3067G resident of 302, First Floor, Tagore Park Extn, Model Town Near Model Metro Station, Model Town, NCT of Delhi, Delhi, 110009,
4. **MR. VIJAY KHURANA**, son of Kishan Chand Khurana, age 57 years, married, business, Indian National, holding Election Card bearing No. XXA6481618 and PAN Card bearing No. AAIPK9917A residing at 28, J/9, Blockrajouri Garden, NCT of Delhi 110027,
5. **MR. DEVENDER KUMAR alias DEVENDER TANEJA alias DEVENDER KUMAR TANEJA**, son of Mehar Chand Taneja, age 51 years, married, business, Indian National, holding Election Card bearing No. XGV3543535 and PAN Card bearing No. AHGPK4215Q, residing at H. No. 302, Tagore Park Extension, Mukherjee Nagar Model Town, Model Town, Central NCT of Delhi – 110009, hereinafter jointly referred to as **"OWNERS"** (which expression shall unless it be repugnant

to the context or meaning therefore, be deemed to include their legal heirs, successors-in-title and assigns) of the FIRST PART;

6. **KESHAVA KIYAAN REALTY LLP** (PAN CARD No.AAXFK0253G) a limited liability partnership duly incorporated with the registrar of companies under LLP Identification Number: AAV-3341 having its registered place of business at Highland Tower, Forest Trails, Tower no. 4, Flat no. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra and branch office at Flat No UGF 001 Building "D" Pinto Ville, Soccoro Bardez Goa Porvorim, Pilerne, Bardez, North Goa, through its Partner is represented by **MR. DINESH SURESH DHANWANI alias DHANWANI DINESH SURESH,** son of Mr. Suresh Lalchand Dhanwani alias Suresh Dhanwani, age 40 years, married, business, Indian National, holding Aadhar card bearing No. 781908949603 and PAN card bearing No. AJBPD1406D, resident of Keshava Prestige Life Spaces, Survey No. 95/10, House No. 704/FF-PH1, Salvador Do Mundo, B. B. Borkar Road, Alto Porvorim Bardez, Near Porvorim Sports Club Alto Porvorim, Alto Porvorim, North Goa, Goa – 403521, hereinafter referred to as the **" BUILDER/DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns); hereinafter jointly referred to as **"OWNERS"** (which expression shall unless it be repugnant to the context or meaning therefore, be deemed to include their legal heirs, successors-in-title and assigns) of the FIRST PART;

(The Partner Nos. 1, 2 and 5 of the First Party/Landowners are herein represented by Partner Nos. 3 and 4 of the First Party/Landowners vide Power of Attorney dated 8/04/2026, executed before the Notary RAJ KR. GULATI at Delhi, India)

Whereas, We state that Mr. John Savio Gonsalves s/o Late Joaquim Gonsalves is the Owner/Landowner of the property bearing Survey No.35/3 admeasuring 400 sq.mts., bearing Survey No.35/4 admeasuring 895 sq. mts. & bearing Survery No.35/2 admeasuring 200 sq.mts. all situated at Village

Marra respectively, & I do hereby solemnly affirm and state on oath as under:

1; PAN Card & Overseas Citizen of India Card of Mr. John Savio

We hereby state that,

1. We have applied for registration of the real estate project **"Keshavaa Krisanto"** (hereinafter "the Project") under the Real Estate (Regulation and Development) Act, 2016 (hereinafter "RERA") with the Goa Real Estate Regulatory Authority (hereinafter "the Authority"). I am the Promoter of the Project as defined under Section 2(zk) of RERA. The project land is under the Agreement for Joint Venture Development in between;

i. **TK HORIZON INFRA**, a Partnership Firm, holding PAN Card bearing No. AAWFT8362L and having Tan No. DELT241868 with its registered office at F-14/6, Model Town-2, Delhi-110009, represented by its Partners **(1) MR. NAVIN KHURANA**, son of Kishan Chand Khurana, age 47 years, married, business, Indian National, holding Election Card bearing No. JXR0761593 and PAN Card bearing No. ADGPK2405A, residing at of J9/28, Rajouri Garden, Rajouri Garden, New Delhi, 110027,

ii. **MR. SUSHIL KHURANA**, son of Kishan Chand Khurana, age 60 years, married, business, Indian National, holding Election Card bearing No. XXA6481600 and PAN Card bearing No. AAIPK9916B, residing at 28, J/9, Blockrajouri Garden NCT of Delhi, 110027,

iii. **MR. MUKESH TANEJA,** son of Mehar Chand Taneja, age 50 years, married, business, Indian National, holding Election Card bearing No. XGV2341154 and PAN Card bearing No. AJAPK3067G resident of 302, First Floor, Tagore Park Extn, Model Town Near Model Metro Station, Model Town, NCT of Delhi, Delhi, 110009,

iv. **MR. VIJAY KHURANA**, son of Kishan Chand Khurana, age 57 years, married, business, Indian National, holding Election Card bearing No. XXA6481618 and PAN Card bearing No.

AAIPK9917A residing at 28, J/9, Blockrajouri Garden, NCT of Delhi 110027,

MR. DEVENDER KUMAR alias DEVENDER TANEJA alias DEVENDER KUMAR TANEJA, son of Mehar Chand Taneja, age 51 years, married, business, Indian National, holding Election Card bearing No. XGV3543535 and PAN Card bearing No. AHGPK4215Q, residing at H. No. 302, Tagore Park Extension, Mukherjee Nagar Model Town, Model Town, Central NCT of Delhi – 110009, hereinafter jointly referred to as "**OWNERS**" AND between,

KESHAVA KIYAAN REALTY LLP (PAN CARD No.AAXFK0253G) a limited liability partnership duly incorporated with the registrar of companies under LLP Identification Number: AAV-3341 having its registered place of business at Highland Tower, Forest Trails, Tower no. 4, Flat no. T4 204, Bhugaw Taluka, Mulshi, Pune, Maharashtra and branch office at Flat No UGF 001 Building "D" Pinto Ville, Soccoro Bardez Goa Porvorim, Pilerne, Bardez, North Goa, through its Partner is represented by **MR. DINESH SURESH DHANWANI alias DHANWANI DINESH SURESH,** son of Mr. Suresh Lalchand Dhanwani alias Suresh Dhanwani, age 40 years, married, business, Indian National, holding Aadhar card bearing No. 781908949603 and PAN card bearing No. AJBPD1406D, resident of Keshava Prestige Life Spaces, Survey No. 95/10, House No. 704/FF-PH1, Salvador Do Mundo, B. B. Borkar Road, Alto Porvorim Bardez, Near Porvorim Sports Club Alto Porvorim, Alto Porvorim, North Goa, Goa – 403521

2. The Agreement for Joint Venture Development is registered vide **Book :- 1 Document, Registration Number :- BRZ-1-1828-2026** registered on **20/04/2026** before the Sub-Registrar, of **Bardez** (hereinafter "the Joint Venture Development Agreement"),

(ANNEXED 2; Agreement for Joint Venture Development Deed Copy).

3. The Landowners under the the Joint Venture Development Agreement Deed is 1) Mr. John Savio Gonsalves s/o Late Joaquim Gonsalves holding Certificate of Registration Overseas Citizen Of India (OCI) No. A 5193305 and PAN Card. EOUPG5248N, **(hereinafter "the LANDOWNERS")**

(ANNEXED 3; Copy of the OCI Cards of Mr. John Savio Gonsalves along with Sale Deed Copy of the year 2009 admeasuring 200 sq mtr. Surveyed under survey No. 35/2, Sale Deed Copy of the year 2009 admeasuring 400 sq mtr. Surveyed under survey No. 35/3, Sale Deed Copy of the year 2009 admeasuring 895 sq mtr. Surveyed under survey No. 35/4 proving residency at the time of its execution).

4. I further submit that the above referred Joint Venture Development Agreement Deed is fully covered under the provisions of Section 6(5) of the Foreign Ex-change Management Act, (FEMA) 1999 which provides that a person resident outside India may hold, own, transfer or invest in any immovable property situated in India if such property was acquired, held or owned by such person when he was resident in India or acquired from a person who was resident in India. Notably in the present case, the Project land purchased by Mr. John Savio Gonsalves s/o Late Joaquim Gonsalves holding Certificate of Registration Overseas Citizen Of India (OCI) No. A 5193305 and PAN Card. EOUPG5248N **vide Sale Deed Registered No. 2808 at pages 94 to 107 in Book No. I, Volume No. 2920** dated **28/12/2009 Sale Deed Copy of the year 2009 admeasuring 200 sq mtr. Surveyed under survey No. 35/2, Sale Deed Registered No. 2805 at pages 44 to 59 in Book No. I, Volume No. 2920** dated **28/12/2009 Sale Deed Copy of the year 2009 admeasuring 895 sq mtr. Surveyed under survey No. 35/4, Sale Deed Registered No. 2806 at pages 60 to 75 in Book No. I, Volume No. 2920** dated **28/12/2009 Sale Deed Copy of the year 2009 admeasuring 400 sq mtr. Surveyed under survey No. 35/3 acquired by landowner**

Mr. John Savio Gonsalves s/o Late Joaquim Gonsalves holding Certificate of Registration Overseas Citizen Of India (OCI) No. A 5193305 and PAN Card. EOUPG5248N acquired from 1) Miss Saneta Joscelyn Gonsalves, d/o late Mr.Joseph Teofilo Gonsalves & 2) Miss Zerlina Vania Gonsalves both resident of Flat No.8, 3rd Floor, Pearl Apartment, Porvorim, Bardez, Goa. (ANNEXED 4; a copy of the Sale Deeds, Title Report and Legal Opinion of Adv. Gauri Sarvankar attached, attested & Notarized) showing the proof of residence in India at that relevant point of time in terms of the provisions of Section 6(5) of FEMA, 1999.

5. The project land is not agricultural land, a farmhouse, or plantation property within the meaning of the NDI Rules. The project land is non-agricultural in character, as evidenced by the **Sanad Certificate No. CDBAR11-25-490/895 dated 03/02/2026 & No.CDBAR02-26-60/2006 dated 12/03/2026 for Survey No. 106/10-A & Sanad Certificate No. CDBAR11-25-491/894 dated 03/02/2026 & No.CDBAR02-26-59/2005 dated 12/03/2026 for Survey No. 106/9-A issued by the Mapusa, in the O/o Deputy Collector & Sub-Divisional Officer-II, Sub-Division Bardez, Mapusa – Goa.** (ANNEXED 5; copy of the Sanads) The project land is zoned for **Residential** use under the Regional Plan / Outline Development Plan.

6. The proposed activity for which registration of the Project is sought does not constitute "real estate business" as defined under Rule 2(ai) read with Schedule I of the NDI Rules. The NDI Rules prohibit foreign direct investment in real estate "business" in India, being the business of buying and selling of real estate, which is different from the development of a real estate project. The Deponent is an Indian citizen and the

promoter of the Project and is not a person resident outside India making an investment covered by the said prohibition.

7. The Deponent confirms compliance with the tax deduction obligations under Section 195 of the Income Tax Act, 1961, in respect of the consideration paid to the Vendor under the Sale Deed. Tax was deducted at source at the applicable rate, deposited with the Income Tax authorities in Form 27Q, and a certificate in Form 16A was issued to the Vendor. The Deponent has also complied with all requirements under the Income Tax Act pertaining to the transaction.

8. The transaction pertaining to the purchase of the project land effected vide the Sale Deed is in compliance with FEMA, the NDI Rules, and the applicable Reserve Bank of India guidelines and Master Directions. The Deponent undertakes to continue to comply with FEMA, the NDI Rules, and all rules, regulations, and directions issued thereunder, as also any applicable RBI Regulations, at all times. The Deponent accepts full responsibility for the correctness of the averments made in this affidavit regarding FEMA compliance.

9. The Deponent is fully aware and hereby acknowledges that registration of the Project under RERA does not validate, regularize, or cure any contravention of FEMA or any other applicable law. The grant of registration by the Authority does not constitute any finding or certification by the Authority regarding the legality of the land transaction under FEMA or any other law.

10. The Deponent undertakes to furnish to the Authority any further information, document, declaration, or undertaking pertaining to the Project, including the matters stated in this affidavit, as and when required by the Authority.

11. The Deponent is aware that if any information or averment contained in this affidavit is found to be false or incorrect, or if any violation of FEMA, the NDI Rules, or the applicable RBI Regulations is found to have occurred in connection with the transaction referred to herein, the registration of the Project shall be liable to be cancelled. The Deponent, being the Promoter of the Project, further undertakes to remain liable for the discharge of all duties and liabilities of Promoter as stipulated under RERA and the rules and regulations made thereunder.

NOTARY AARTI N. COLWALKAR PORVORIM, BARDEZ-GOA Reg. No.501/2025 Exp. Dt:29/2/2030 GOVT OF GOA (INDIA)

AFFIDAVIT

We, the above mentioned Deponents, do hereby declare that the contents of this affidavit are true and correct to my personal knowledge and belief, that nothing material has been concealed, and that no part of it is false.

Date: 23rd July 2026 Place: Porvorim

Signature of the Deponents,

(The Partner Nos. 1, 2 and 5 of the First Party/Landowners are herein represented by Partner Nos. 3 and 4 of the First Party/Landowners vide Power of Attorney dated 8/04/2026, executed before the Notary RAJ KR. GULATI at Delhi, India

1. **MR. MUKESH TANEJA** _____

2. **MR. VIJAY KHURANA** _____

3. **KESHAVA KIYAAN REALTY LLP**

(represented by **MR. DINESH SURESH DHANWANI)**

Designation / Capacity: Promoter/Developer/Builder

Name of Project: **"Keshava Krisanto"**

NOTARY AARTI N. GOLVALKAR PORVORIM, BARDEZ-GOA Reg. No.501/2025 Exp Dt:25/2/2030 GOVT OF GOA (INDIA)

VERIFICATION

We, all the Deponents mentioned above, do hereby verify that the contents of this affidavit in paragraphs mentioned above are true and correct to my personal knowledge and belief. No part of it is false and nothing material has been concealed.

Verified at **Porvorim** on this 23rd day of July 2026.

Signature of the Deponents,

1. **MR. MUKESH TANEJA**

2. **MR. VIJAY KHURANA**

3. **KESHAVA KIYAAN REALTY LLP**

(represented by **MR. DINESH SURESH DHANWANI)**

Solemnly affirmed and signed before me on this **23rd day of July 2026.**

NOTARY
AARTI N. COLVALKAR
PORVORIM, BARDEZ-GOA
Regn. No.561/2025
Exp. Dt:29/8/2030
GOVT OF GOA (INDIA)

AFFIDAVIT

We, the Deponents mentioned 1)**TK HORIZON INFRA** represented by its Partners **(1) MR. NAVIN KHURANA, (2) MR. SUSHIL KHURANA, (3) MR. MUKESH TANEJA, (4) MR. VIJAY KHURANA, (5) MR. DEVENDER KUMAR, (6) KESHAVA KIYAAN REALTY LLP** represented by **MR. DINESH SURESH DHANWANI.**

(The Partner Nos. 1, 2 and 5 of the First Party/Landowners are herein represented by Partner Nos. 3 and 4 of the First Party/Landowners vide Power of Attorney dated 8/04/2026, executed before the Notary RAJ KR. GULATI at Delhi, India)

do hereby state that, since the Registration of the Sale deed, there has been no proceedings with regrads to FEMA Act 1999, in respect of the said project land.

Date: 23/07/2026

Place: Panaji – Goa

Signature of the Deponents,

1. **MR. MUKESH TANEJA** _____

2. **MR. VIJAY KHURANA** _____

3. **KESHAVA KIYAAN REALTY LLP** _____

(represented by **MR. DINESH SURESH DHANWANI)**

Designation / Capacity: Promoter/Developer/Builder

ANNEXURE 1

COLVA
NOTARY INDIA

CERTIFICATE OF REGISTRATION
प्रवासी भारतीय नागरिक कार्ड धारक
OVERSEAS CITIZEN OF INDIA CARD HOLDER

पंजीयन प्रमाणपत्र

यह प्रमाणित किया जाता है कि इस तारीख की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 क के अधीन प्रवासी भारतीय नागरिक कार्ड धारक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India Card Holder under the provisions of Section 7A of the Citizenship Act, 1955

(सिद्धार्थ नाथ)
(Siddhartha Nath)
कौंसलमहोदय
Consul General

जारी करने का प्राधिकारी
Signature of the Issuing Authority
भारत के महावाणिज्य दूतावास
Consulate General of India
टोरोंटो / Toronto

प्रवेश / Entry M

प्रकार / Type LIFE LONG

NOTARY
AARTI M. COLVALKAR
PURVOSHI BARDEZ-GOA
Reg. No. 581/2025
Exp On 25/02/2030
GOVT OF GOA (INDIA)

महावाणिज्य दूतावास
Consulate General of India
प्र.को. 2.0
TORONTO

ओसीआईसी सं./OCIC No. A5193305

उपनाम / Surname
GONSALVES

दिया गया नाम / Given Name(s)
JOHN SAVIO

राष्ट्रीयता / Nationality
CAN

जन्मतिथि / Date of Birth
14/05/1973

लिंग / Sex
M

जन्म स्थान / Place of Birth
MUMBAI

व्यवसाय / Occupation
PROFESSIONAL

जारी करने की तिथि / Date of Issue
14/05/2024

श्रेणी / Category
-

जारी करने का स्थान / Place of Issue
TORONTO

फाईल नं. / File No.
CANT0970DN24

V<INDGONSALVES<<JOHN<SAVIO<<<<<<<<<<<<<<<<<<<<<<<<
A5193305<6CAN7305140M7305139CANT0970DN24<<<<

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EOUPG5248N

नाम / Name
JOHN SAVIO GONSALVES

पिता का नाम / Father's Name
SAVIO GONSALVES

जन्म की तारीख /
Date of Birth
14/05/1973

हस्ताक्षर / Signature