



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 700000/-

(Rupees Seven Lakh only)

PAID VIDE E-RECEIPT NO 202400108040 DATED :10-Feb-2024,
202400122044 DATED :15-Feb-2024,

IN THE GOVERNMENT TREASURY.



[Signature]
10/03/2024
Sub Registrar

(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Exchange Deed - 30
PRE REGISTRATION NUMBER	:	202400004985
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1016
DATE OF PRESENTATION	:	15-Feb-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2086-2024
DATE OF REGISTRATION	:	02-May-2024
NAME OF PRESENTER	:	Dinesh Suresh Dhanwani Partner Of Keshava Kiyaan Realty LLP
REGISTRATION FEES PAID	:	₹420000/-
PROCESSING FEES PAID	:	₹3400/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400108040

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 10/02/2024 11:39:31

Name and Address of Party: DineshSureshDhanwani | 9379080062
Flat No 1 Poonam Society Chopda Court Road Opp U M C
Ulhasnagar 3 Municipal Near HDFC Bank Ulhasnag

Service: Stamp Duty

Amount

Stamp Duty

₹ 630000.00

Total Amount: ₹ 630,000.00

(Rs. Six Lakh Thirty Thousand Only)

Department Data:

202400004985 NOTARY|202400004985 NOTARY

Bank ref No:

CPADMYDIK0

Status:

Success

Payment Date:

10/02/2024 12:13:59

Payment Gateway:

SBI_MOPS

Print Date: 10/02/2024 12:14:07





Gr. No. 2024-BR2-1016
15/02/2024.

**DEED OF EXCHANGE
CUM CONVEYANCE**

VENDORS

PURCHASER

1-A

	Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-222548/21/31	 Echallan No. 202400122044
e-Receipt		
<hr/>		
Department: 10 - NOTARY SERVICES	Echallan Date: 15-02-2024 12:01:31	
<hr/>		
Name and Address of Party :	DineshSureshDhanwani 9379080062 Flat No 1 Poonam Society Chopda Court Road Opp U M C Ullhasnagar 3 Municipal Near HDFC Bank Ullhasnag	
Service:	Stamp Duty	
	Stamp Duty	Amount ₹ 70000.00
	Total Amount: ₹ 70,000.00 (Rs. Seventy Thousand Only)	
<hr/>		
Department Data:	202400004985 NOTARY 202400004985 NOTARY	
<hr/>		
Bank ref No:		
Status:	Success	
Payment Date:	15-02-2024 12:11:58	
	Reprint Date: 15/02/2024 12:21:44	

2024-BR2-1016

15/02/2024

DEED OF EXCHANGE CUM CONVEYANCE

A. Fernandes

P. Fernandes
Rodrigues

P. Fernandes
DR

This Deed of Exchange cum Conveyance is made at Mapusa, Bardez, Goa, on this 15th day of February 2024.

BETWEEN

1. **MR. ANGELO SYLVESTER FERNANDES alias ANGELO SILVESTRE FERNANDES alias ANGELO FERNANDES**, son of late Basil Fernandes, 78 years of age, married, service, Indian National, holder of Aadhaar card no. _____, PAN card no. _____, Mobile No. _____ and his wife;

2. **MRS. LOVINA ETHEL FERNANDES alias LOVINNA FERNANDES**, daughter of Barry D'Souza and wife of Agnelo Sylvester Fernandes, married, 79 years of age, housewife, Indian National, holder of Aadhaar card No. _____, PAN card no. _____, Mobile No. _____, both residents of 5 New Rose Apartments, Baman Wada, Andheri East, Mumbai, Maharashtra 400099;

3. **MR. FLOYD AGNELO RODRIGUES alias FLOYD A. RODRIGUES**, son of Adolf Rodrigues, 50 years of age, married, service, Indian National, holder of Aadhaar card No. _____, PAN card No. _____, Mobile No. _____ and his wife;



Manoj

VENDORS

L. Fernandes Rodrigues

P. Fernandes

PURCHASER

4. **MRS. AYESHA RODRIGUES**, daughter of Marshall Joaquim Alphonso, wife of Mr. Floyd Agnelo Rodrigues, married, 46 years of age, housewife, Indian National, holder of Aadhaar card No. _____, PAN card No. _____, Mobile No. _____, both resident of 119/G, Tank Square, 1st Floor, Behind Bharat Vyamshala, Dr. Mascarenhas Road, Mazagon, Mumbai, Maharashtra 400010;

5. **MRS. PHILOMENA FERNANDES**, 76 years of age, wife of late Norbert Anthony Fernandes alias Norbert Fernandes, housewife, Indian National, holder of Aadhaar card No. _____, PAN card No. _____, Mobile No. _____.

6. **MR. BASIL ANTHONY FERNANDES**, 45 years of age, married, son of Norbert Anthony Fernandes alias Norbert Fernandes, service, Indian National, holder of Aadhaar card No. _____, PAN card No. _____, Mobile No. _____.

7. **Mrs. Abigail Ubelinda Fernandes**, 45 years of age, married, wife of Mr. Basil Anthony Fernandes, service, Indian National, holder of Aadhaar card No. _____, PAN card No. _____, Mobile No. _____.



Anna Star *L. Fernandes* *Rodrigues* *P. Fernandes* *APR*

VENDORS PURCHASER

8. **Miss Blossom Beryl Fernandes**, 44 years of age, spinster, daughter of late Norbert Anthony Fernandes alias Norbert Fernandes, service, Indian National, holder of Aadhaar card No. , PAN card No. , Mobile No. ,

9. **MR. BOSCO JOHN FERNANDES**, 41 years of age, married, son of late Norbert Anthony Fernandes alias Norbert Fernandes, service, Indian National, holder of Aadhaar card No. , PAN card No. , Mobile No. ;

10. **MR. BRIAN EUGENOFERNANDES**, 41 years of age, married, son of late Norbert Anthony Fernandes alias Norbert Fernandes, service, Indian National, holder of Aadhaar card No. , PAN card no. , Mobile No. ,

11. **MRS. GISELLE FERNANDES**, 38 years of age, married, wife of Mr. Brian Eugeno Fernandes, service, Indian National, holder of Aadhaar card No. , PAN card no. , Mobile No. ; All 3 to 12 residing at 9, Rear Helal Building. Dr. Mascarenhas Road, Mazagaon, Mumbai, 400010, hereinafter referred to as the "**VENDORS**", (which expression shall include all his heirs, executors, administrators and assigns) of the **FIRST PART**.

VENDORS

PURCHASER

AND

KESHAVA KIYAAN REALTY LLP, having its office at Highland Tower, Forest Trails Tower no.4, Flat No.T4 204, Bhugaw Taluka Mulshi, Pune, Maharashtra 412115, India, holding PAN card No. on basis of Resolution dated 15-11-2023 is represented herein by its partner, **MR. DINESH SURESH DHANWANI**, son of Suresh Dhanwani, about 38 years of age, married, business, Indian National, holder of PAN Card No. , Aadhaar Card No. , Mobile No. , resident of Flat No.1 Poonam Society, Chopda Court Road, opp. U.M.C, Ulhasnagar-3, Municipal Near HDFC Bank, Ulhasnagar Thane Maharashtra 421002, hereinafter referred to as the **"PURCHASER/BUILDER"**, (which expression unless repugnant to the context shall include their heirs, Legal Representatives, successors, administrators, executors and assignees) **of the OTHER PART.**

WHEREAS the Vendor Nos.3 is represented herein in this Deed by his Power of Attorney holder, his wife **Mrs. AYESHA FLOYD RODRIGUES**, the Vendor No.4, duly appointed vide power of Attorney dated 22/07/2022, duly executed before Notary Adv. D. P. Dabholkar, registered under Serial No. 763/22on dated 22/07/2022.

WHEREAS the Vendor Nos.9, 10 and 11 are represented herein in this Deed by their Power of Attorney holder their



VENDORS

PURCHASER

mother/ mother-in-law **Mrs. Philomena Fernandes**, the Vendor No. 5, duly appointed vide power of Attorney dated 08/12/2023, duly executed before Notary Adv. Ashok P. Gaykar, Mumbai, registered under Serial No. 3422 of Book No.2.

AND WHEREAS the Vendor Nos. 6, 7 and 8 are represented herein in this deed by their Power of Attorney holder their his mother/ mother-in-law **Mrs. Philomena Fernandes**, the Vendor No. 5, duly appointed vide power of Attorney dated 12/03/2018, duly executed before Notary Adv. R. A. Alate, Greater Mumbai, Sakinaka, Mumbai, registered under No.0042/2018.

AND WHEREAS the Vendor No. 9 is divorced and fully and finally separated vide Judgement and Decree dated 02/01/2023 passed by the Family Court under No. 6, Bandra, Mumbai, in Petition No. F-697 of 2022, CCNR: MHFC01-02295-2022.

AND WHEREAS there exists a property known as "**SAICHEM BATT**A", also known as "**SALICHEM BHAT**", also known as "**SALICHEM BATT**A", per the new survey records of rights, situated within the limits of the Village Panchayat of Pilerne, Bardez, Taluka, District North and State of Goa, bearing Survey No.94/2 of Village Marra-Pilerne, totally admeasuring an area of **1100 sq. mts.**, hereinafter referred to as the "**Property Hereby Sold**",



VENDORS

PURCHASER

which is more particularly described in Schedule hereunder written.

ANDWHEREAS The said property is described in the Land Registry of Ilhas under number 11052 of Book B 29 New, page 74 reverse and registered in the Revenue Office under No 1619 and 676. The said properties bears old cadastral Survey No 1141.

AND WHEREAS the above said property originally belonged to Jacinto Agostinho Fernandes, who was married to Mrs. Maria Angelica Fernandes, who out of their marriage had 3 children namely (i) Mr. Basil Cosma Francisco Fernandes married to Mrs. Amelia Barbosa e Fernandes, (ii) Maria Emelia Fernandes e Souza married to Francisco Xavier de Souza and (iii) Epifania Escolastica Fernandes.

AND WHEREAS on the death of the said Mr. Jacinto Agostinho Fernandes, and his wife Mrs. Maria Angelica Fernandes the said properties devolved on their children (i) Mr. Basil Cosma Francisco Fernandes married to Mrs. Amelia Barbosa e Fernandes - 1/3rd, (ii) Mrs. Maria Emelia Fernandes e Souza married to Mr. Francisco Xavier de Souza - 1/3rd and (iii) Miss. Epifania Escolastica Fernandes - 1/3rd.



[Handwritten signatures of vendors]
VENDORS

[Handwritten signature of purchaser]
PURCHASER

AND WHEREAS vide Deed of Gift Dated 02/06/1973 duly registered before the Sub-Registrar of Ilhas under Registration No. 383, BK No. 1, Vol. No. 77 at pages 78 to 82 dated 22/07/1973. The above said (i) Mr. Francisco Xavier de Souza the widower of late Maria Emelia Fernandes e Souza and his two daughters namely Miss. Lucia De Souza, Martha De Souza, and (iii) Miss. Epifania Escolastica Fernandes, gifted their share of the said properties to Norbert Fernandes and Agnelo Sylvester Fernandes both sons of Mr. Basil Cosma Francisco Fernandes.

AND WHEREAS MR. AGNELO SYLVESTER FERNANDES ALIAS AGNELO SILVESTRE FERNANDES alias AGNELO FERNANDES, son of Late Basil Cosma Francisco Fernandes, the Vendor no.1 herein initiated inventory proceedings No.451/2018/F in the court of THE CIVIL JUDGE JUNIOR DIVISION, at Mapusa, for devolution of the inheritance of Late Jacinto Fernandes alias Jacinto Agostinho Fernandes, and Mrs. Maria Angelica Fernandes.

AND WHEREAS during the inventory proceedings it was brought on record in the court that vide of Deed of Gift dated 17th December, 2019 which is registered before the office of the Sub Registrar of Bardez at Mapusa under No. BRZ-140692019 dated 18th December, 2019 one Mrs. Lydia Fernandes alias Leocadia Epifania Justina alias Lyola Fernandes had bequeathed her undivided share in the

   
VENDORS


PURCHASER

estate of the Deceased in favour of Mr. Floyd Rodrigues the vendor no.3 herein.

And whereas vide Judgement, Order and Decree dated 3rd May 2023 the final list of assets and scheme of partition and final chart of allotment dated 10th Feb 2023, came to be confirmed and the said property came to be allotted to the vendors jointly in terms of their respective shares.

AND WHEREAS the Vendor No. 1 is married to the Vendor No. 2, the Vendor No.3 is married to the Vendor No.4, the Vendor No. 6 is married to the Vendor No.7, and Vendor Nos. 10 to 11 are added to this Deed of sale as a Vendors for better conveyance.

AND WHEREAS the Vendors herein are now desirous to sell "the Said Property" totally admeasuring 1100 **sq. mts.**

AND WHEREAS the Vendor Nos.1 and 2 are the owners of 5/12th undivided share/ title/ right in the Said Property.

AND WHEREAS the Vendor Nos.3 and 4 are the owners of 1/6th undivided share/ title/ right in the Said Property.

AND WHEREAS the Vendor Nos.5 to 11 are the owners of 5/12th undivided share/ title/ right in the Said Property.



VENDORS

PURCHASER

AND WHEREAS the Vendors are desirous of selling the above Said Property more particularly described in the Schedule hereunder, for a total consideration of Rs.60,00,000/- (Rupees sixty lakhs Only) plus 3 double bedroom flats admeasuring an area of 100 sq.mts super built-up each as allotted to the vendors hereunder.

AND WHEREAS the Purchaser having learnt about the same have proposed to purchase the Said Property and the Vendors have agreed to sell the Said Property for the total consideration amount of Rs.60,00,000/- (Rupees sixty lakhs Only) in money for Vendor Nos. 1 and 2; for Vendor Nos. 3 and 4 One Double Bedroom having super built area of 100 sq. mts. for Vendor Nos. 5 to 11 two Double Bedroom Flats admeasuring a super built area of 100 sq. mts., each.

And whereas the Vendor Nos. 5 to 11 have requested for an additional one double bedroom admeasuring super built up area 100 sq. mts., as the family consists of 3 brothers and their families, on cost to cost basis of which the Purchaser has agreed @ Rs.20,00,000/- (Rupees Twenty Lakhs Only) to be paid by the Vendor Nos. 5 to 11 to the Purchaser and now the parties hereto have decided to reduce the Deed of Exchange on the terms and conditions as follows;



[Handwritten signatures of vendors: A. Fernandes, L. Fernandes, Medeiros, P. Fernandes]

VENDORS

[Handwritten signature of purchaser]

PURCHASER

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH as under:**

1. That, in pursuance of the above agreement and in consideration in money and kind; **consideration of the money** i.e. Rs.59,40,000/- (Rupees Fifty Nine Lakhs Forty Thousand Only) which is paid by the Purchaser to the Vendor Nos.1 and 2 equally for an amount of Rs. 29,70,000/- each, vide DD bearing No.349629 and 349631 respectively, both dated 13/02/2024 drawn on Kotak Mahindra Bank, Porvorim branch; plus **consideration in kind** for Vendor Nos. 3 and 4, **One** Double Bedroom flat bearing Flat No.001, situated on ground Floor, Block-A, having super built area of 100 sq. mts., which is valued at Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and **consideration in kind** for the Vendor Nos.5 to 11 **two** Double Bedroom Flats bearing Flat Nos.101 and 201 situated on First Floor and Second Floor, Block-A, admeasuring a super built area of 100 sq. mts., each which are jointly valued at Rs.40,00,000/- (Rupees Forty Lakhs Only).

2. An amount of Rs.60,000/- (**Rupees Sixty Lakhs Only**) as TDS calculated at the rate of 1% of the sale consideration and paid by the Purchaser to the Income Tax Department on behalf of the Vendors vide Challan No.24021400015939KKBK, BSR Code No. 0180002, & Challan Serial No. 24021400015366KKBK, BSR Code No.

VENDORS

PURCHASER

0180002 dated 14/02/2024 drawn on Kotak Mahindra Bank Net banking; the receipts of which the vendors do hereby admit and acknowledge and of from the same and every part thereof acquit, release and discharge the Purchaser, the Vendors do hereby **sell, convey, transfer, allot and assign** by way of sale to the Purchaser "The Said Property Hereby Sold" known as "**SAICHEM BATTA**" also known as "**SALICHEM BATTA**" as per the new survey records of rights, situated within the limits of the Village Panchayat of Pilerne, Bardez, Taluka, District North and State of Goa, bearing Survey No. **94/2** of Village Marra, Bardez, totally admeasuring an area of **1100 sq. mts.**, which property is more particularly described in Schedule hereunder written which is identified in the site-plan annexed to this Deed of Sale, which site-plan and Schedule shall form an integral part of this Deed of Sale, together with all the trees, fences, access/ways, water courses/drains, sewage facility well connected to the public sewage facility, and privileges and easements (serviette and dormant) and all other appurtenances whatsoever belonging to and enjoyed by the Vendors, along with all the shares, rights, title, interests, claims, estate and demand whatsoever of the Vendors unto and upon "The Said Property Hereby Sold", fully described in Schedules I hereunder, hereby sold and conveyed unto the Purchaser absolutely and forever.



VENDORS

PURCHASER

3. AND THAT, the Purchaser/Builder shall hereafter peacefully and quietly hold, use and enjoy the "The Said Property Hereby Sold", including all FAR's (excluding the super built-up allotted to the vendors herein) as its own chattel and property without any hindrance, interruption, claim or demand by or from the Vendors or any other person or persons whomsoever claiming and demanding any right, title, interest in the Said Property Hereby Sold, fully described in Schedule I hereunder, or any part thereof through the Vendors or any other person or persons as co-owners along with the Vendors.

4. At the request of Vendor Nos. 5 to 11, for an additional one double bedroom flat admeasuring super built up area 100 sq. mts., as the family consists of 3 brothers and their families, on cost to cost basis, the Purchaser has agreed to allot additional 1 double bedroom flat bearing Flat Nos. 301 situated on Third Floor, Block-A, @ Rs.20,00,000/- (Rupees Twenty Lakhs Only) to be paid by the Vendor Nos.5 to 11 to the Purchaser.

5. AND THAT, the Vendors and all persons claiming and demanding under them shall and will from time to time upon the request and cost of the Purchaser, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the "The Said Property Hereby Sold", fully described in Schedule I hereunder, or



[Signature]

[Signature]

VENDORS

[Signature]

[Signature]

[Signature]

PURCHASER

any part thereof unto the Purchaser and placing them in actual, juristic, peaceful physical possession and enjoyment of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.

6. AND THAT, the Vendors covenants to indemnify the Purchaser against all persons claiming the "The Said Property Hereby Sold, fully described in Schedule I hereunder, or any part thereof through the Vendors.

7. AND THAT, the Purchaser/Builder shall on the execution of this Deed of Sale be the exclusive owners in title, enjoyment and possession of the "The Said Property Hereby Sold", fully described in Schedule I hereunder.

8. AND THAT, the Vendors hereby give their free and voluntary No Objection to the Purchaser for the Mutation of its names in the Occupants' Column of the Survey Records of Form I & XIV of the Said Property Hereby Sold, fully described in Schedule I hereunder after, deleting the names as existing in the Occupants Column.

9. AND THAT, the Vendors and the Purchaser do hereby declare that the "The Said Property Hereby Sold, fully described in Schedule-I which is subject matter of this transaction, does not belong to the Schedule Caste/Schedule Tribe, as required to be declared in terms



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

VENDORS

PURCHASER

of the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. The sale consideration i.e. partly in money amounting to Rs.60,00,000/- (Rupees Sixty Lakhs Only) inclusive of TDS and balance in kind i.e. 4 double bedroom flats admeasuring a super built area of 100 sq. mts. each, (totally 400 sq.mts. of super built-up area) which super built-up area is valued at Rs.80,00,000/- (Rupees Eighty Lakhs Only) which jointly adds up to Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only) which is the fair market value of the property hereby sold and as such as regards to THIS DEED OF EXCHANGE CUM CONVEYANCE, the appropriate stamp duty amounting to Rs.700,000/-(Rupees Seven lakhs Only) is printed / embossed on the first page of this Deed in full and final settlement of the stamp duties in respect of this transfer.



Alexander

VENDORS

J. Fernandes

Modique

P. Fernandes

Oh

PURCHASER

SECHUDLE -I**(Description of the Property HEREBY SOLD)**

All that property known as **"SAICHEM BATTA"**, also known as **"SALICHEM BATTA"** also known as **"SALICHEM BHAT"** as per the new survey records of rights, situated within the limits of the Village Panchayat of Pilerne, Bardez, Taluka, District North and State of Goa, bearing Survey No. **94/2** of Village Marra, Bardez, totally admeasuring an area of **1100 sq. mts.**, which property is described in the Land Registry of Ilhas under number 11052 of Book B 29 New, page 74 reverse and registered in the Land Revenue Office under No 1619 and 676. The said property bears old cadastral Survey No 1141 and which is bounded as under:-

North : By property bearing Survey No.94/1A;
 South : By property bearing Survey No.94/3A;
 East : By property bearing Survey No.95/0;
 West : By Road.



D. Fernandes

A. Fernandes

M. Rodrigues

P. Fernandes

Q. Fernandes

VENDORS

PURCHASER

SECHUDLE - II**(Description of the VENDORS BUILT UP AREA)****1. For Vendor Nos. 3 and 4**

One (1) Double Bedroom Flat having super built up area of 100 sq. mts. bearing Flat No. 001, situated on ground Floor, Block-A,

2. For Vendor Nos. 5 to 11

Two (2) Double Bedroom Flats admeasuring a super built area of 100 sq. mts., each, totally admeasuring a super built-up area of 200 sq.mts. bearing Flat Nos. 101 and 201 situated on First Floor and Second Floor , Block-A,

SECHUDLE - III**(ADDITIONAL 1 DOUBLE BEDROOM FLAT PURCHASED BY THE VENDORS 5 to 11)**

One (1) Double Bedroom Flat, having super built up area of 100 sq. mts. bearing Flat No. 301, situated on Third Floor, Block-A, sold/ allotted to the Vendor Nos. 5 to 11 jointly.

SECHUDLE - IV**(Description of the PURCHASERS BUILT UP AREA)**

All the balance built-up area excluding the Vendor's built up area as stated in schedule II & III.



[Signature]

[Signature]

VENDORS

[Signature]

[Signature]

[Signature]

PURCHASER

3

MD

Living Area
19'8" x 12'6"

Toilet
5'11" x 6'8"

Kitchen
3.05 x 2.7

Toilet
5'11" x 6'8"

Bedroom
9'8" x 13'4"

M. Bedroom
9'8" x 13'6"

Balcony 5'0"

A. Fernandes

A. Fernandes

P. Fernandes

Madhynus

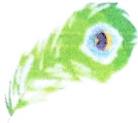
001 - upper gw
101 21st
201 2nd
301 3rd

TYPICAL PLAN FOR U. GROUND, 1ST,
2ND & 3RD FLOOR

TYPE	CARPET AREA(Sq.mt)	BUILT-UP AREA(Sq.mt)
2 BHK	72.23	101.03

IN S.NO. 94/2, SITUATED AT MARRA, BARDEZ

KESHAVA KIYAAN REALTY, GOA



KESHAVA KIYAAN REALTY LLP

Site Office: S No 94/03, Saichem Bhat, Near Hilton, Goa Resort
Candolim Road, Marra, Bardez, Pin: 403114, Goa
Mobile: 09379080062, Email: keshavakiyaanrealty@gmail.com

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF ALL THE PARTNERS OF M/S. KESHAVA KIYAAN REALTY LLP DULY CONVENED AND HELD AT HIGHLAND TOWER, FOREST TRAILS TOWER No. 4, FLAT No. T4 204, BHUGAW, TALUKA MULSHI PUNE, PUNE, MAHARASHTRA 412115 ON 15th OF NOVEMBER 2023.

Ref No: 09/23-24/001

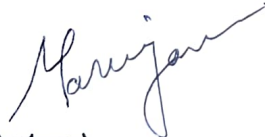
The members informed the Board about the proposal of purchase of immovable property known as Saichem Batta/ Salichem Batta/ Salichem Bhat bearing S.No. 94/2, Situated at Marra Pilerne Bardez Goa. The proposal of M/S. KESHAVA KIYAAN REALTY LLP signing as the purchaser to the above said Deed of Sale.

Draft of Deed of Sale placed before the members and after discussion the draft is approved and following resolution is passed:

“RESOLVED THAT” consent of the members be and is hereby given to sign as to purchase and in lieu thereof to sign as purchaser, purchasing the immovable property known as Saichem Batta/ Salichem Batta/ Salichem Bhat bearing S.No. 94/2, Situated at Marra Pilerne Bardez Goa, District of North Goa,

“RESOLVED FURTHER THAT” Mr. Dinesh Suresh Dhanwani, designated partner (DIN: 08582023) be and is hereby authorized to purchase, to Sign and execute for and on behalf of the LLP the Deed of Sale as purchaser, other documents as may be required and to admit the execution of the deed and present the same for registration before the Sub-registrar of Bardez and to do all such acts, deeds and things necessary for giving effect to this resolution”.

For KESHAVA KIYAAN REALTY LLP


(Partner)
Mr. Nilesh Vijay Panjwani


(Partner)
Nitesh Vijay Panjwani

Date: 15/11/2023

Place: Goa

**FORM I & XIV**

100018598808

Date : 13/02/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Marra
गांव
Name of the Field Salichem Bhat
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.11.00	0000.00.00	0000.11.00	0000.11.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Norbert Anthony Fernandes			
2	Angelo Sylvester Fernandes		868	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

Nil

Mutation No.

फेरफार नं

Remarks

शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator लागण करणाऱ्याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राति	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

**FORM I & XIV**

100018598808

Date : 13/02/2024

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Marra
गांव
Name of the Field Salichem Bhat
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 13/02/2024 at 7:02:31PM as per Online Reference Number - 100018598808. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>





Government Of Goa

Directorate of Settlement and Land records

Plan

Appln date: 31-07-2023

Ref. No. :123-18507



Scale 1:1000



Taluka Name : BARDEZ

Village Name : Marra

Survey No. 94

Subdiv. No. 2

Report Generated By: MITALI NAIK

Print Size : A4

This record is computer generated on 31/07/2023 12:32:01 as per Online Ref No.123-18507. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8630 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office.
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/13667 /MARRA/TCP-2023/ 8093

Dated: 18 /09/2023

ZONING INFORMATION

Inward no.10081

Dated: 13/09/2023

The Zoning of the property bearing **Survey No.94/2 of Marra Village Bardez Taluka** total admeasuring **1100.00m²** is as follows.

As per **Regional Plan for Goa 2021**, the plot under reference falls in "**Settlement Zone (VP-1) with permissible 80 FAR.**"

This information is issued based on the application received from **Norbert Anthony Fernandes dt. 13/09/2023** to be read with note given below:

This information is valid only for **three years or till the Regional Plan for Goa 2021** is in force, whichever is earlier from the date of issue of this letter.

Processing fees **Rs.1000/-** paid vide Challan No.3077 dated 13/09/2023.

(Vivek D. Mayenkar)
Planning Assistant

(Zaidev R. Aldonkar)
Dy. Town Planner

To:
✓ Mr. Norbert Anthony Fernandes,
Volvaddo, Pilerne, Bardez Goa.

NOTE :-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-division etc

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOEF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no 29/8/TCP/2018 (Pt. file)/1672 dtd.13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no 29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File /2020 1284 dated 11/8/2020

P.T.O.

IN WITNESS whereof the Parties here to put their sign and
finger impressions:

SIGNED, SEALED AND DELIVERED

By the within named VENDOR No.1

ANGELO SYLVESTER FERNANDES

alias ANGELO SILVESTRE FERNANDES

alias ANGELO FERNANDES



Signature

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION



VENDORS

PURCHASER

SIGNED, SEALED AND DELIVERED
By the within named VENDOR No.2
LOVINA ETHEL FERNANDES
alias LOVINNA FERNANDES



L. Fernandes

Signature

L. Fernandes

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION



L. Fernandes

L. Fernandes
VENDORS

Madras

L. Fernandes

[Signature]
PURCHASER

SIGNED, SEALED AND DELIVERED
 By the within named VENDOR No.4
 AYESHA RODRIGUES for self and
 Vendor No.3
 FLOYD AGNELO RODRIGUES alias
 FLOYD A. RODRIGUES


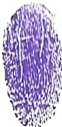





Rodrigues






Signature

Rodrigues

Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION



Ayesha Rodrigues

F. Agnelo Rodrigues

VENDORS

Rodrigues

P. Fernandes

P. Fernandes

PURCHASER

SIGNED, SEALED AND DELIVERED
By the within named VENDOR No.5
PHILOMENA FERNANDES for self
and for Vendor Nos.6 to 11





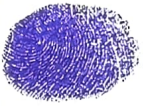
P. Fernandes

Signature

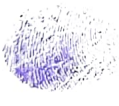



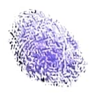
P. Fernandes



Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION



Donna L.

P. Fernandes
VENDORS

Medeiros

P. Fernandes






[Signature]
PURCHASER

SIGNED, SEALED AND DELIVERED
 By the within named PURCHASER/BUILDER
 KESHAVA KIYAAN REALTY LLP
 Represented by its partner
 DINESH SURESH DHANWANI










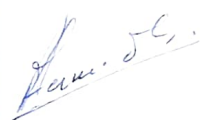
Signature

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

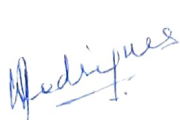
LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

D. Fernandes
 VENDORS

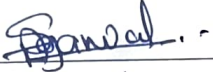


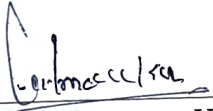
P. Fernandes



PURCHASER

WITNESSES:-

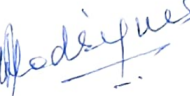
(1) 
 Name: Saroj Anand Agarwadekar
 Address: House No.142-A, New wada,
 Agarvado, North Goa - 403512

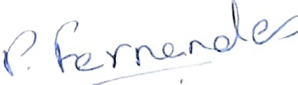
(2) 
 Name: Umesh Vaman Harmalkar
 Address: House No.53, Karaswada, Mapusa,
 Bardez, North Goa, 403507






 VENDORS







PURCHASER



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 15-Feb-2024 05:21:50 pm

Document Serial Number :- 2024-BRZ-1016

Presented at 04:42:36 pm on 15-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	700000
2	Registration Fee	420000
3	Mutation Fees	2000
4	Processing Fee	3180
Total		1125180

Stamp Duty Required : 700000/-












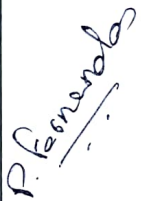


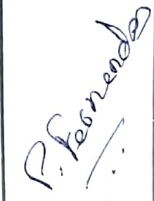


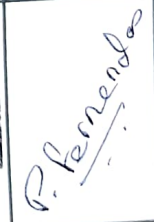



Stamp Duty Paid : 700000/-



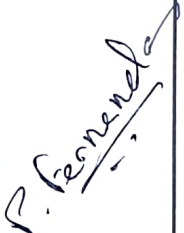


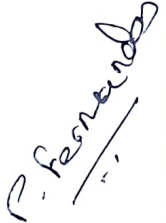








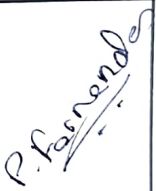






Presenter



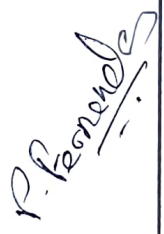


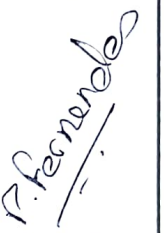


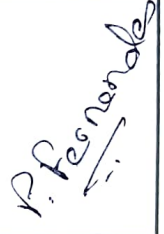


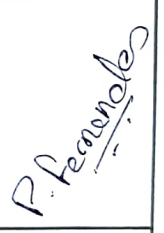





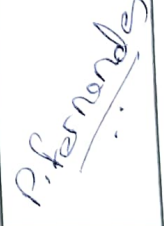
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dinesh Suresh Dhanwani Partner Of Keshava Kiyaan Realty LLP ,Father Name:Suresh Dhanwani, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Flat No 1 Poonam Society Chopda Court Road Opp UMC Ulhasnagar-3 Municipal Near HDFC Bank UlhasnagarmThane Maharashtra-421002, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Angelo Sylvester Fernandes Alias Angelo Silvestre Fernandes Alias Angelo Fernandes , Father Name:Late Basil Fernandes, Age: 78, Marital Status: Married ,Gender:Male,Occupation: Service, 5 New Rose Apartments, Baman Wada, Andheri East, Mumbai, Maharashtra, PAN No.:			







	Party Name and Address	Photo	Thumb	Signature
	Lovina Ethel Fernandes Alias Lovinna Fernandes , Father Name:Barry Dsouza, Age: 79, Marital Status: Married ,Gender:Female,Occupation: Housewife, 5 New Rose Apartments, Baman Wada, Andheri East, Mumbai, Maharashtra, PAN No.			
3	Dinesh Suresh Dhanwani Partner Of Keshava Kiyaan Realty LLP , Father Name:Suresh Dhanwani, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Flat No 1 Poonam Society Chopda Court Road Opp UMC Ulhasnagar-3 Municipal Near HDFC Bank UlhasnagarmThane Maharashtra-421002, PAN No.:			
4	Ayesha Floyd Rodrigues , Father Name:Marshall Joaquim Alphonso, Age: 46, Marital Status: ,Gender:Female,Occupation: Housewife, 119/G, Tank Square, 1st Floor, Behind Bharat Vyamshala, Dr. Mascarenhas Road, Mazagon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Floyd Agnelo Rodrigues Alias Floyd A Rodrigues			
5	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Basil Anthony Fernandes			
6	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No. , as Power Of Attorney Holder for Abigail Ubelinda Fernandes			
	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Blossom Beryl Fernandes			
8	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Giselle Fernandes			

	Party Name and Address	Photo	Thumb	Signature
	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Brian Eugeno Fernandes			
10	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Bosco John Fernandes			
11	Ayesha Rodrigues , Father Name:Marshall Joaquim Alphonso, Age: 46, Marital Status: Married ,Gender:Female,Occupation: Housewife, 119/G, Tank Square, 1st Floor, Behind Bharat Vyamshala, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.:			
12	Ayesha Rodrigues , Father Name:Marshall Joaquim Alphonso, Age: 46, Marital Status: Married ,Gender:Female,Occupation: Housewife, 119/G, Tank Square, 1st Floor, Behind Bharat Vyamshala, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.:			
13	Philomena Fernandes , Father Name:Sabastien Dsouza, Age: 76, Marital Status: Widow ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.:			
14	Philomena Fernandes , Father Name:Sabastien Dsouza, Age: 76, Marital Status: Widow ,Gender:Female,Occupation: Housewife, 9, Rear Helal Building, Dr. Mascarenhas Road, Mazagaon, Mumbai, Maharashtra, PAN No.:			
15	Ayesha Rodrigues , Father Name:Marshall Joaquim Alphonso, Age: 46, Marital Status: ,Gender:Female,Occupation: Housewife, 119/G Tank Square 1st Floor Behind Bharat Vyamshala Dr Mascarenhas Road Mazgaon Mumbai Maharashtra-400010, PAN No.: , as Power Of Attorney Holder for Floyd Agnelo Rodrigues Alias Floyd A Rodrigues			

	Party Name and Address	Photo	Thumb	Signature
	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Giselle Fernandes			
17	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Brian Eugeno Fernandes			
18	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Bosco John Fernandes			
19	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Blossom Beryl Fernandes			
20	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Abigail Ubelinda Fernandes			
21	Philomena Fernandes , Father Name:Late Norbert Anthony Fernandes Alias Norbert Fernandes, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, 9 Rear Helal Building Dr Mascarenhas Road Mazagaon Mumbai 400010, PAN No.: , as Power Of Attorney Holder for Basil Anthony Fernandes			

Witness:

I/We individually/Collectively recognize the First Party, Second Party,

Party Name and Address		Photo	Thumb	Signature
Name: Saroj Anand Agarwadekar ,Age: 31,DOB: 1993-01-01 Mobile: 9822488411,Email: ,Occupation:Service , Marital status : Unmarried , Address:403512, H.No. 142/A New Wada Agarvado , H.No. 142/A New Wada Agarvado , Agarvado, Pernem, NorthGoa, Goa				
2 Name: Umesh Vaman Harmalkar ,Age: 61,DOB: ,Mobile: ,Email: ,Occupation:Other , Marital status : Married , Address:403507, Karaswada MAPUSA Goa, Karaswada MAPUSA Goa, Mapusa, Bardez, NorthGoa, Goa				


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-1016



Document Serial No:-2024-BRZ-1016

Book :- 1 Document

Registration Number :- **BRZ-1-2086-2024**

Date : 02-May-2024

Marcut
02/05/2024

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ