



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 :₹ 1750000/-
(Rupees Seventeen Lakhs Fifty Thousands only)
PAID VIDE E-RECEIPT NO 202400771521 DATED :25-Oct-2024,
IN THE GOVERNMENT TREASURY.



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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400061342
DOCUMENT SERIAL NUMBER	:	2024-BRZ-6546
DATE OF PRESENTATION	:	20-Nov-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-6298-2024
DATE OF REGISTRATION	:	20-Nov-2024
NAME OF PRESENTER	:	SANJAY JAIN As Designated Partner Of M/s Red Sand Realty LLP
REGISTRATION FEES PAID	:	₹1050000/-
PROCESSING FEES PAID	:	₹1320/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

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



Echallan No. 202400771521

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 23/10/2024 17:11:04

Name and Address of Party : Sanjay | 9822161162
House No 26 First Floor Paschim Vihar West Delhi 110063

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 1750000.00

Total Amount : ₹ 1,750,000.00

(Rs. Seventeen Lakh Fifty Thousand Only)

Department Data: 202400061342 NOTARY|202400061342 NOTARY

Bank ref No: CPAEJXAG9
Status: Success
Payment Date: 25/10/2024 16:42:32
Payment Gateway: SBI_MOPS

2024-BRZ-6546
20/11/2024

Print Date: 25/10/2024 16:42:36



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Bardez, Goa,
on this 26th day of October, 2024;

For M/s Classic Enterprises
[Signature]
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

BETWEEN

M/s CLASSIC ENTERPRISES, a Partnership Firm registered under the Partnership Act with the Registrar of Firms of Salcete, at Margao under No **3/2004** on **01-04-2004**, holding PAN Card No [REDACTED], having its registered Office at H. No 30/3, Miranda Chawl, Ratwaddo, Navelim, Margao, Salcete, Goa, 403 707 and represented by its Partners, viz:

- i. **Mr. ZAHEER AHMED**, 74 years of age, s/o late Mr. Abdul Aziz, married, businessman, holding Aadhar Card No [REDACTED] and PAN Card No [REDACTED], and his wife;
- ii. **Mrs SAJIDA BEGUM**, 69 years of age, d/o Mr Ahmed Mahboob Khan, service, housewife, holding Aadhar Card No [REDACTED], and PAN Card No [REDACTED];
- iii. **Mr. WASEEM AHMED**, 40 years of age, s/o Mr Zaheer Ahmed, businessman, married, holding Aadhar Card No [REDACTED], PAN Card No [REDACTED];

all Indian Nationals and residents of House No 22/A, Ratwaddo, Navelim, Salcete, Goa, 403707, hereinafter referred to as the '**VENDOR**' (which expression shall unless repugnant to the context and meaning shall mean and include the respective heirs of the partners, legal representatives, administrators and assigns) of the **ONE**

PART **M/s Classic Enterprises**

Zaheer Ahmed
Sajida Begum

For M/s Classic Enterprises
[Signature]

Red Sand Realty LLP
[Signature]
Designated Partner

AND

RED SAND REALTY LLP, registered under the Limited Liability Partnership Act, 2008 with ROC-Delhi under (LLPIN) No. ACE-5285 on 26-12-2023 at Delhi, holding PAN Card No. ABIFR3410Q, having its registered office at House No 26, F/f, Paschim Vihar, New Delhi, Paschim Vihar, West Delhi, New Delhi, Delhi, 110063, represented herein through its Designated Partner: **Mr. SANJAY JAIN**, 63 years of age, s/o Mr. Jinender Kumar Jain, married, businessman, Indian National, holding Aadhar Card No. , PAN Card No. , and resident D-14 A/21, Model Town, North West Delhi, Delhi 110 009, duly constituted vide resolution passed in the meeting of the Designated Partners on 27-12-2023, hereinafter referred to as '**PURCHASER**' (which expression shall, unless repugnant to the context and meaning, mean and include its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns) of the **OTHER PART**.



WHEREAS:

1. There exists a property known as 'DABACHEM BATCHEM XETE' also known as 'DABASACHA BATACHA SHET', surveyed under survey no. 94/3 of Village Guirim, admeasuring 1,700 sq.mts, situated at

For M/s Classic Enterprises
Zahed Ahmed
PARTNER

Sajida Begum

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

Guirim, Bardez, Goa, within the limits of the Village Panchayat of Guirim, more particularly described under Schedule hereunder and hereinafter referred to as the "SAID PROPERTY" for brevity's sake.

2. The SAID PROPERTY described under Description No. 33185, Book B-85, folio 92 in the Land Registration Office of Bardez at Mapusa was bounded as under:

On or towards the EAST: by the property of Pedro Antonio Pinto and heirs of Pedrinho Pinto;

On or towards the WEST: by the Comunidade of Guirim;

On or towards the NORTH: by the property of Padre Martinho Zuzarte;

On or towards the SOUTH: by the property of Pedro Antonio Pinto and heirs of Pedrinho Pinto.

3. The SAID PROPERTY described under Description No. 33185 originally belonged to Joao Felicissimo Babacier Prospero de Lima and his wife Cristalina de Souza and therefore during survey by the erstwhile Portuguese Govt, the SAID PROPERTY came to be surveyed under No 323, Aldeia de Guirim as is corroborated vide Registo de Agrimensor for the Old Cadastral Survey no 323, Aldeia de Guirim.

For M/s Classic Enterprises
Zahoor Ahmed
For M/s Classic Enterprises
Sajida Begum
PARTNER

Red Sand Realty LLP
Designated Partner

4. On demise of the said Joao Felicissimo Babacier Prospero de Lima and his wife Cristalina de Souza, an Inventory Proceedings came to be filed in the Court of the 2nd Office of the "Juizo de Direito" of the Judicial Division of Bardez, at Mapusa and the SAID PROPERTY vide Order dated 09-06-1945 came to be allotted to their son Ubaldo Camilo Bernardo de Lima and his wife Dona Maria Magdalena Flaviana Fonseca and consequently inscribed in their favour under Certificate of Inscription No 35192 of Book G-39 in the Land Registration of Bardez, at Mapusa.

5. The said Ubaldo Camilo Bernardo de Lima and his wife Dona Maria Magdalena Flaviana Fonseca then sold the SAID PROPERTY to Roguvira Camotim, widower and his son Ramesh Roguvira Camotim alias Ramesh Camotim alias Ramesh Raghuvir Kamat vide Deed of Sale and Settlement dated 29-01-1960, transcribed at pages 58v to 60 of Book 597 of the Notary Substitute Camilo de Souza of the Comarca of Bardez and the SAID PROPERTY was consequently inscribed in their favour under Certificate of Inscription No 39870 of Book G-43 in the Land Registration of Bardez, at Mapusa.



For M/s Classic Enterprises
Zahoor Ahmad
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

6. The said Roghuvir Camotim expired on 18-09-1981 and upon his death the usufructuary rights that were retained by him under the Deed of Sale and Settlement dated 29-01-1960, stood extinguished and the said Ramesh Roguvira Camotim alias Ramesh Camotim alias Ramesh Raghuvir Kamat became the exclusive owner of the SAID PROPERTY.

7. The said Ramesh Roguvira Camotim alias Ramesh Camotim alias Ramesh Raghuvir Kamat and his wife Shalinibai Ramesh Kamat then sold the SAID PROPERTY to (a) Dnyaneshwar Govind Salgaonkar and his wife Nirupa D. Salgaonkar and (b) Shri. Mohandas Pandurang Kamble vide Deed of Sale dated 29th June, 1996, registered under No 2624 of Book I, Volume 449 on 19-11-1996 in the Office of the Sub-Registrar of Bardez, at Mapusa.

8. The said (a) Dnyaneshwar Govind Salgaonkar and his wife Nirupa D. Salgaonkar and (b) Mohandas Pandurang Kamble and his wife Vimal Mohandas Kamble then sold the SAID PROPERTY to Extreme Land Developers Pvt. Ltd vide Deed of Sale dated 25th November, 2003, registered under No 2447, at pages 71 to 76 of Book I, Volume 1075 on 15-12-1997 in the Office of the Sub-Registrar of Bardez, at Mapusa.

For M/s Classic Enterprises
Zahed Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

For M/s Classic Enterprises
Sayida Begum
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

9. The said Extreme Land Developers Pvt. Ltd then mortgaged the SAID PROPERTY to Bank of Maharashtra vide Memorandum of Record of Equitable Mortgage dated 30th July, 2012 and Mortgagor's Declaration for Proposed Equitable Mortgage dated 28th July, 2012.

10. The said Extreme Land Developers Pvt. Ltd then converted the Land Use of the SAID PROPERTY vide Conversion Sanad dated 28th July, 2014 bearing No RB/CNV/TIS/AC-1/131/2009 issued by the Office of the District Collector, North Goa, at Panaji.



11. However, since Extreme Land Developers Pvt. Ltd was unable to repay the said loan against the SAID PROPERTY, recourse for foreclosure was initiated under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 by Bank of Maharashtra and after attachment of the SAID PROPERTY by following the procedure as prescribed under the said Act, Bank of Maharashtra proceeded to invite bids for the sale of the SAID PROPERTY by E-auction.

For M/s Classic Enterprises
Zahoor Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

12. The VENDOR, M/s. Classic Enterprises placed its bid on 1/9/2015 in response to the E-Auction held on 1/9/2015, which bid came to be accepted by Bank of Maharashtra and confirmed vide their letter dated 4/9/2015, for total price and consideration mentioned therein.

13. Hence pursuant to the purchase of the SAID PROPERTY in auction, and payment of the said amount, Bank of Maharashtra, was pleased to issue a Sale Certificate vide Reference No. AX/43/Sale Certificate/SARFAESI/2015-16 dated 23/12/2015 in favour of the VENDOR herein.

14. Subsequent to the purchase of the SAID PROPERTY and the receipt of the Sale Certificate, the VENDOR got its name mutated in the occupant's column of the Record of Rights/Form I & XIV under mutation entry No. 55443.

15. The VENDOR vide Letter bearing no. AX43/Legal/SARFESAI/Sale Certificate/Letter to SRO-01/2023-24 in compliance with sub section 4 of section 89 of the Registration Act, 1908, forwarded the Sale Certificate conducted in Public auction to the Office of the Sub Registrar of Bardez at Mapusa, within

For M/s Classic Enterprises
Zakeer Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprise
Sayida Begem
PARTNER

whose jurisdiction the property is situated to file the same in Book I.

16. Notwithstanding the fact that forwarding the Sale Certificate to the Office of the Sub-Registrar to file the same in Book I is considered to be in lieu of registration, the VENDOR herein being faced with the issue of payment of stamp duty in terms of the Indian Stamp Act (Goa Amendment) approached Bank of Maharashtra and requested Bank of Maharashtra to execute a Deed of Conveyance, conveying the SAID PROPERTY subject matter of the Sale Certificate dated 23/12/2015, in favour of the VENDOR to confirm the completion of the sale of the SAID PROPERTY and its transfer in favour of the VENDOR herein as its absolute owner.



The said Bank of Maharashtra agreed to execute a Deed of Conveyance and consequently transfer the SAID PROPERTY, subject matter of the Sale Certificate dated 23/12/2015 in favour of the VENDOR in furtherance of confirming the ownership and possession of the SAID PROPERTY in favour of the VENDOR and executed a Deed of Conveyance dated 15th October, 2024, registered in the Office of the

Sub-Registrar of Bardez.
For M/s Classic Enterprises
Zahoor Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

18. The VENDOR is therefore, vested with right, title and interest in the SAID PROPERTY and is holding possession of the SAID PROPERTY.

19. The VENDOR has further represented to the PURCHASER as under:

- a. It is exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b. that the SAID PROPERTY is zoned as "Settlement Zone (VP-2) with Permissible FAR 60" in the Regional Plan 2021 which has been corroborated vide Zoning Certificate bearing No **BAR/400/Zoning/GUI/TCP/2024** dated **02-10-2024** issued by the Deputy Town Planner, TCP, Mapusa.
- c. the title to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting;
- d. there is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the SAID PROPERTY;
- e. the SAID PROPERTY is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee



Properties Act or any other law;
For M/s Classic Enterprises
Zahoor Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

- f. there is/are no mundkar/s and/or tenant/s and/or any other persons claiming any tenancy and/or any other right in the SAID PROPERTY till date;
- g. there are no difficulties, legal or otherwise for sale and the SAID PROPERTY is free from encumbrances on the SAID PROPERTY ;
- h. That there is no road or access through the SAID PROPERTY as an access to any other person nor there is any easement right of way to any other person through the SAID PROPERTY and the SAID PROPERTY has adequate access.
- i. the VENDOR has not received any notices of acquisition / requisition from State Government or Central Government or any local authority and the SAID PROPERTY is not subject matter of any attachment by any authority.
- j. That the VENDOR has not entered into any Agreement, Deed, Memorandum of Understanding to convey the SAID PROPERTY to any other person/entity.

20. Based on the aforesaid representations of the VENDOR, the PURCHASER is desirous of purchasing the SAID PROPERTY for a sum of Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only), which is and

constitutes the market value of the SAID PROPERTY

For M/s Classic Enterprises
Jahangir Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Safida Begum
PARTNER

and the VENDOR agrees that it shall not hereinafter enhance or increase the purchase consideration of the SAID PROPERTY.

21. A Public Notice dated 28-12-2023 came to be published in the English Daily, Navhind Times dated 28-12-2023 and no objections have been received in respect to the present sale of the SAID PROPERTY by the Adv of the PURCHASER.
22. The VENDOR has produced Certificate of Nil Encumbrance bearing No **NEC/9/2023/3568** dated **27-12-2023** issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances on the SAID PROPERTY.

23. The parties hereto are executing these presents on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN CONSIDERATION of the sum of Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only), paid on execution of these presents by the PURCHASER to the VENDOR as follows:

For M/s Classic Enterprises
Zaher Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

- i. Rs. 40,00,000/- (Rupees forty lakhs only) vide RTGS bearing UTR No PUNBR52024010212930028 on 02-01-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- ii. Rs. 10,00,000/- (Rupees ten lakhs only) vide RTGS bearing UTR No PUNBR52024010813129261 on 08-01-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- iii. Rs. 25,00,000/- (Rupees twenty-five lakhs only) vide RTGS bearing UTR No PUNBR52024012013614744 on 20-01-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- iv. Rs. 25,00,000/- (Rupees twenty-five lakhs only) vide RTGS bearing UTR No PUNBR52024012013619039 on 20-01-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- v. Rs. 55,00,000/- (Rupees fifty-five lakhs only) vide RTGS bearing UTR No PUNBR52024040416648973 on 04-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;



Branch;
For M/s Classic Enterprises
Sakshi Sharma
PARTNER

For M/s Classic Enterprises
Sakshi Sharma
PARTNER

Red Sand Realty LLP
Sanjay
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

- vi. Rs. 45,00,000/- (Rupees forty-five lakhs only) vide RTGS bearing UTR No PUNBR52024040416649431 on 04-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- vii. Rs. 60,00,000/- (Rupees sixty lakhs only) vide RTGS bearing UTR No PUNBR52024041216959544 on 12-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- viii. Rs. 38,00,000/- (Rupees thirty-eight lakhs only) vide RTGS bearing UTR No PUNBR52024041216959325 on 12-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- ix. Rs. 35,00,000/- (Rupees thirty-five lakhs only) vide RTGS bearing UTR No PUNBR52024041216963809 on 12-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;
- x. Rs. 13,50,000/- (Rupees thirteen lakhs and fifty thousand only) vide RTGS bearing UTR No PUNBR52024041517029417 on 15-04-2024 to HDFC Bank, Verna Branch, from Punjab National Bank, Delhi (Madhuban Chowk) Branch;



For M/s Classic Enterprises
Zakir Ahmed
PARTNER

For M/s Classic Enterprises
Zakir Ahmed
PARTNER

Red Sand Realty LLP
Sayida Begum
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

- xi. Rs. 3,50,000/- (Rupees three lakhs and fifty thousand only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and paid vide challan No 03315 dated 15-10-2024 of RBIS by the PURCHASER herein.

(the receipt whereof the VENDOR does hereby admit and acknowledge) the VENDOR as the absolute and exclusive owner of the SAID PROPERTY known as 'DABACHEM BATCHEM XETE' also known as 'DABASACHA BATACHA SHET', surveyed under survey no. 94/3 of Village Guirim, admeasuring 1,700 sq.mts, situated at Guirim, Bardez, Goa, within the limits of the Village Panchayat of Guirim, more particularly described under the Schedule hereunder, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, more particularly described under the Schedule hereunder written TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto



For M/s Classic Enterprises
Zakir Hussain
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDOR into, out of or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDOR is aware of the fact that the PURCHASER has relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the VENDOR selling, conveying and

For M/s Classic Enterprises
Zahoor Ahmed
PARTNER

For M/s Classic Enterprises
Zahoor Ahmed
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

transferring all its respective right, title interest in the SAID PROPERTY to the PURCHASER and the parties agree that the recitals form an integral part of this Deed of Sale.

3. The VENDOR covenants with the PURCHASER that the VENDOR has in itself absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDOR has power to transfer and convey all its right, title and interest in the SAID PROPERTY hereby conveyed and undertakes to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDOR herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDOR shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.

4. The VENDOR does hereby covenant with the PURCHASER that the VENDOR has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby it is prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the

For M/s Classic Enterprises
Jaheer Ahmad
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begem
PARTNER

manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.

5. The VENDOR has delivered unto the PURCHASER vacant and exclusive possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDOR or the respective heirs of the partners, legal representatives, administrators and assigns or by any person/s claiming to or from, under or in trust for them.

6. The VENDOR also assures the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

For M/s Classic Enterprises
Lakeer Ahmad
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

For M/s Classic Enterprises
Sayida Begum
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

7. The PURCHASER shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDOR agrees that it shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDOR shall keep the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns or any of them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDOR shall keep the PURCHASER indemnified against any and all such contingencies.



8. The VENDOR and/or the respective heirs of the partners, legal representatives, administrators and assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in

For M/s Classic Enterprises
Zakeer Ahmed
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

trust for the VENDOR and/or the respective heirs of the partners, legal representatives, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns.



9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDOR against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDOR herein.

For M/s Classic Enterprises
Lakshmi Arund
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

For M/s Classic Enterprises
Sayida Begum
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

10. The VENDOR shall on execution of this Deed handover to the PURCHASER originals of all documents and evidence of title in its possession, pertaining to the SAID PROPERTY.

11. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV and the VENDOR declares that it shall render full co-operation to the PURCHASER, without claiming any further costs, in getting the SAID PROPERTY demarcated in all the land and revenue records and physically on the SAID PROPERTY and clearing all objections thereto at the exclusive costs to be borne by the PURCHASER and shall execute all documents granting their No objection for the same.

12. The VENDOR agrees and undertakes that on execution of this Deed of Sale, the VENDOR has been left with no right, interest or title in the SAID PROPERTY and the PURCHASER shall have absolute right to transfer, assign, convey encumber, charge, mortgage the SAID PROPERTY to any person at such terms and conditions that it may deem fit and proper at its sole discretion and deal with the SAID PROPERTY in any manner whatsoever.

For M/s Classic Enterprises
Zahoor Ahmad
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begum
PARTNER

13. For the purpose of stamp duty and valuation the SAID PROPERTY is valued at Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only) and necessary stamp duty is engrossed on these presents.
14. The No Objection Certificate from the Office of Town and Planning Department under Section 49(6) of Goa Daman and Diu, Town and Country Planning Act, 1974 is not required for registration of the present sale deed as the subject matter of the present sale is the entire survey of the SAID PROPERTY and enclosed herewith is the copy of Survey plan and Form I & XIV of the SAID PROPERTY.
15. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.

SCHEDULE

[SAID PROPERTY]

ALL THAT PROPERTY known as "DALASACHA BHATACHE SHET", admeasuring 1,700 sq.mtrs, bearing survey No 94/3

For M/s Classic Enterprises
Akeer Ahmud
PARTNER

For M/s Classic Enterprises
[Signature]
PARTNER

Red Sand Realty LLP
[Signature]
Designated Partner

For M/s Classic Enterprises
Sayida Begem
PARTNER

of Village **Guirim**, situated at Guirim, Bardez, Goa, within the limits of the Village Panchayat of Guirim, described under Description No 33185 at folio 92 of Book B-85(New) in the Land Registration Office of Bardez, at Mapusa, enrolled in the Taluka Revenue Office under Matriz No 1494(1st), bearing Old Cadastral Survey No 323, Aldeia de Guirim and is bounded as under:

On or towards the EAST : by survey No 93/1;

On or towards the WEST : by survey No 94/1 and stream;

On or towards the NORTH: by survey No 93/5 and 93/2;

On or towards the SOUTH: by survey No 93/2 and 93/1.

IN WITNESS WHEREOF the parties hereto have executed these presents on the date hereinabove mentioned.

For M/s Classic Enterprises

Laheer Ahmed.

PARTNER

For M/s Classic Enterprises

[Signature]
PARTNER

For M/s Classic Enterprises

Sajida Begum

PARTNER



Red Sand Realty LLP

[Signature]
Designated Partner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR]



For M/s Classic Enterprises

1.

Zaheer Ahmed

Mr. ZAHEER AHMED

Partner

M/s CLASSIC ENTERPRISES

Zaheer Ahmed

L. H.

R. H.



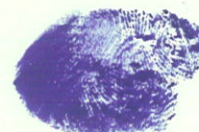
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(ii)



(ii)



(iii)



(iii)



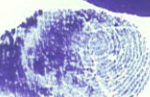
(iv)



(iv)



(v)



(v)



For M/s Classic Enterprises

Zaheer Ahmed

PARTNER

For M/s Classic Enterprises

Zaheer Ahmed

PARTNER

Red Sand Realty LLP

Harish

Designated Partner

For M/s Classic Enterprises

Sajida Begum

PARTNER

For M/s Classic Enterprises
Sajida Begum
PARTNER

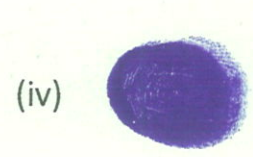


Sajida Begum

2. Mrs SAJIDA BEGUM
Partner
M/s CLASSIC ENTERPRISES

L. H.

R. H.



For M/s Classic Enterprises
Zohair Ahmed,
PR

For M/s Classic Enterprises
PARTNER

Red Sand Realty LLP
Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

For M/s Classic Enterprises
3. 
PARTNER



Mr. WASEEM AHMED
Partner
M/s CLASSIC ENTERPRISES

L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



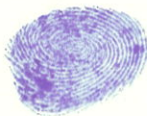
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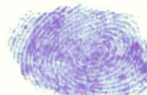
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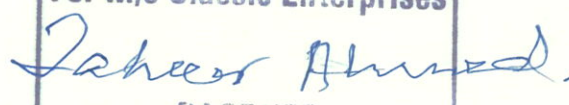


(v)



(v)



For M/s Classic Enterprises

PARTNER

For M/s Classic Enterprises

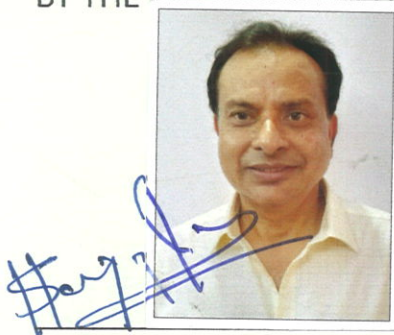
PARTNER

Red Sand Realty LLP

Designated Partner

For M/s Classic Enterprises
Sajida Begum
PARTNER

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]

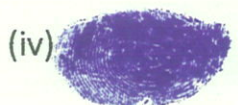
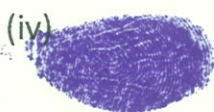
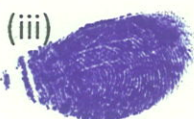


Red Sand Realty LLP
Sanjay Jain
Designated Partner

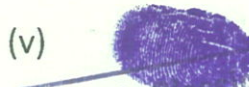
Mr. SANJAY JAIN
Designated Partner
RED SAND REALTY LLP

L. H.

R. H.



Red Sand Realty LLP
Sanjay Jain
Designated Partner



For M/s Classic Enterprises
Tahseen Ahmed
P.

For M/s Classic Enterprises
Tahseen Ahmed
PARTNER

For M/s Classic Enterprises
Sayida Begum
PARTNER

WITNESSES:

1.

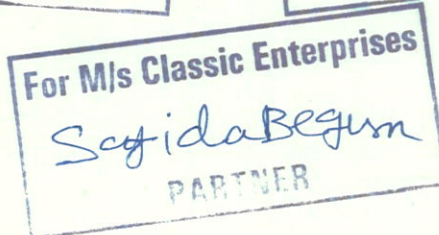
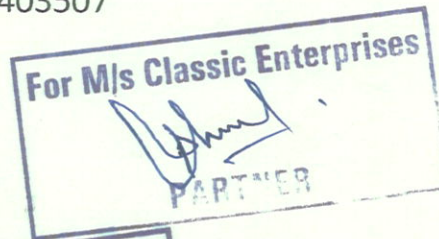


Mrs. ASMITA SANTOSH NILOGI
House No 267, Bamanwada, Parcem,
Pernem, Goa, 403512

2.



Mr. ALBERT M FERNANDES
Flat No 1, Gama Buildings, Altinho,
Mapusa, Bardez, Goa, 403507



Red Sand Realty LLP

Designated Partner



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Guirim Village
Survey No.: 94 , Subdivision No.: 3

6546
20/11/2024

Scale 1:1000

Reference No.: REV192476096



This record is computer generated on 23-10-2024 05:06:31. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

100019495928

Date : 23/10/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Guirim
गांव
Name of the Field Dalasacha Bhatache Shet
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 3
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	0000.17.00	0000.00.00	0000.00.00	0000.00.00	0000.17.00

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
0000.00.00	0000.00.00	0000.00.00	0000.17.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Mrs. Classic Enterprises		55443	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

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Red Sand Realty LLP

Designated Partner



FORM I & XIV

100019495928

Date : 23/10/2024

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Guirim
गांव
Name of the Field Dalasacha Bhatache Shet
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

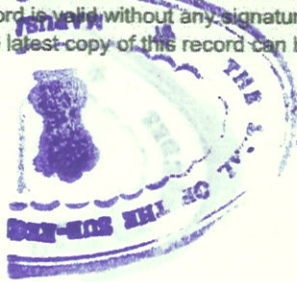
Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ans.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ans.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ans.Sq.Mts हे. आर. चौ. मी.		
1976-77	Raguvi Upendra Kamat	S	K	PA	0000.00.00	0000.17.00		0000.00.00		
1977-78	Raguvi Upendra Kamat	S	K	PA	0000.00.00	0000.17.00		0000.00.00		

End of Report

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



The record is computer generated on 23/10/2024 at 16:56:42 as per Online Reference Number - 100019495928. 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>



Red Sand Realty LLP

[Signature]
Designated Partner

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GOVERNMENT OF GOA
Town and Country Planning Department
2nd floor, Government Office Complex, Mapusa, Goa

Phone no. : 2262444 Fax no. : -
Email : ctp-tcp.goa@nic.in Website : https://tcpcraft.nic.in/
Ref no. : BAR/400/Zoning/GUI/TCP/2024 Date : 02-Oct-2024
Ack. no. : TCP022404360 Application Date : 20-Sep-2024

LAND USE ZONING INFORMATION

The Zoning of the property bearing Survey No. 94, Sub.Div.No. 3 of Village Guirim, Taluka Bardez, is as follows.

Sr. No.	Zone Name	Area in Sq. mtrs	Description
1	Settlement	1,700.000	Settlement Zone
Total Area		1,700.000	

Zoning Plan:

As per the Regional Plan for Goa-2021 the plot under reference falls in "Settlement Zone " having (VP-2) status . For the Plot area Falling within 100mt or width of the river whichever is Less , FAR will be governed as per CRZ regulations & for the area beyond 100mt or width of the river whichever is less, the FAR will be 60.



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Red Sand Realty LLP

Designated Partner

This information is issued based on the application received from **Waseem Ahmed** dated **20-Sep-2024**, to be read with note given below:

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

Processing fees of Rs. **1000.00** paid vide Transaction id **240920005087** dated **20-Sep-2024**.

Verified by

Saviour Olstrakh Coutinho
(Planning Assistant)

(**Zaidev Ramakant Aldonkar**)
Dy.Town Planner

To,

Waseem Ahmed
22/A MIRANDA CHAWL GOVT. PRIMARY SCHOOL
RATWADDO, Navelim, Salcete, South Goa - 403707

NOTE:

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

Further any development shall be subject to provision of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, 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 guide line 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 **11/08/2020**.

Additional information for reference and determination of values of the property except Settlement zone/development zone

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

Eco-Sensitive Zone I		Eco-Sensitive Zone II	
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in **Eco-Sensitive Zone-I** Category shall be taken as A-Zone (Agriculture).

All the aforesaid Zones in **Eco-Sensitive Zone-II** Category shall Orchard/Forest Zone.

This is also issued on the basis of order bearing no. **29/8/TCP/Pt.file/2020/951** dated **10/6/2020**.

Zaidev Ramakant Aldonkar
DY.TOWN PLANNER
North Goa District Office Mapusa, Office of the Senior Town Planner
Signed Date 02/10/2024 05:06 PM

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Red Sand Realty LLP

Designated Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Nov-2024 12:06:35 pm

Document Serial Number :- 2024-BRZ-6546

Presented at 11:06:36 am on 20-Nov-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	1750000
2	Registration Fee	1050000
3	Mutation Fees	2000
4	Processing Fee	1320
Total		2803320

Stamp Duty Required :1750000/-

Stamp Duty Paid : 1750000/-

Presenter

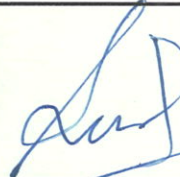
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY JAIN As Designated Partner Of M/s Red Sand Realty LLP ,Father Name:Jinender Kumar Jain, Age: 63, Marital Status: ,Gender:Male,Occupation: Business, Address1 - D-14 A/21, Model Town, North West Delhi, Delhi 110 009, Address2 - , PAN No.:			 Red Sand Realty LLP Designated Partner

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ZAHEER AHMED As Partner Of M/s CLASSIC ENTERPRISES , Father Name:Abdul Aziz, Age: 74, Marital Status: ,Gender:Male,Occupation: Business, House No 22/A, Ratwaddo, Navelim, Salcete, Goa, 403707, PAN No.:			 CLASSIC ENTERPRISES PARTNER
2	SAJIDA BEGUM As Partner Of M/s CLASSIC ENTERPRISES , Father Name:Mr Ahmed Mahboob Khan, Age: 69, Marital Status: ,Gender:Female,Occupation: Business, House No 22/A, Ratwaddo, Navelim, Salcete, Goa, 403707, PAN No.:			 CLASSIC ENTERPRISES PARTNER
3	WASEEM AHMED As Partner Of M/s CLASSIC ENTERPRISES , Father Name:Mr Zaheer Ahmed, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, House No 22/A, Ratwaddo, Navelim, Salcete, Goa, 403707, PAN No.:			 CLASSIC ENTERPRISES PARTNER
4	SANJAY JAIN As Designated Partner Of M/s Red Sand Realty LLP , Father Name:Jinender Kumar Jain, Age: 63, Marital Status: ,Gender:Male,Occupation: Business, D-14 A/21, Model Town, North West Delhi, Delhi 110 009, PAN No.:			 Red Sand Realty LLP Designated Partner

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Asmita Santosh Niloji, Age: 47, DOB: , Mobile: 8806036906 , Email: , Occupation: Advocate , Marital status : Married , Address: 403512, House No 269 Bamanwada Near Vithaldevi Temple Parcem Pernem Goa, House No 269 Bamanwada Near Vithaldevi Temple Parcem Pernem Goa, Parcem, Pernem, NorthGoa, Goa			
2	Name: Albert M Fernandes, Age: 69, DOB: , Mobile: 9811168964 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403507, Flat No 1, Flat No 1, Gama Building, Altinho, Mapusa-i, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-6546



Document Serial No:-2024-BRZ-6546

Book :- 1 Document Registration Number :- BRZ-1-6298-2024 Date : 20-Nov-2024



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

SUB-REGISTRAR
BARDEZ

