



CHALLAN
MTR Form Number-6



N MH010404264202627M		BARCODE		Date 18/09/2026-11:05:17		Form ID 25.1	
Department Inspector General Of Registration		Payer Details					
Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)					
e of Payment Registration Fee		PAN No.(If Applicable)					
ce Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		UDAY VASANTRAO MOHITE AND OTHER			
ation NAGPUR							
r 2026-2027 One Time		Flat/Block No.		PLOT NO. 21			
Account Head Details		Premises/Building					
0046401 Stamp Duty		Road/Street		MOUZA - SUMTHANA			
0053301 Registration Fee		Area/Locality		NAGPUR			
		Town/City/District					
		PIN		4 4 0 0 3 2			
		Remarks (If Any)					
		SecondPartyName=ROHIT IRON AND STEEL INDIA PVT LTD~					
Amount In		Three Lakh Sixty One Thousand Three Hundred Rupees					
Words		Only					
IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		Ref. No.		69103332026091813813 778176355	
Cheque/DD No.		Bank Date		RBI Date		18/09/2026-19:00:37 19/09/2026	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 19/09/2026			

Department ID :
Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चेक चालन केवल दृष्ट्यर्थ निबधक कार्यालय/सुब रजिस्ट्रार कार्यालय में ही दर्ज किया जा सकता है। अन्यथा यह दस्तावेज़ अमान्य माना जाएगा।

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI
Date: 2026.09.18 19:27:17 IST
Reason: I am the issuer of this document
Location: India

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नगप-७
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SALE DEED FOR RS. 55,21,000.00 ONLY**(RUPEES FIFTY FIVE LAKH TWENTY ONE THOUSAND ONLY)****VALUATION AS PER ANNUAL STATEMENT OF RATES****(ASR) RS. 8,25,000.00 ONLY**

THIS DEED OF SALE is made and executed at NAGPUR on 24th Day of
 SEPTEMBER 2026, BETWEEN: "

M/S. ROHIT IRON AND STEEL INDIA PRIVATE LIMITED (Income Tax Permanent Account No. **AACCR8951Q**) a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U27100MH2004PTC146303, having its Registered Office at 54, Small Factory Area, Bagadganj, Nagpur-440008 acting through Authorized Signatory **SHRI. VIVEK BALAKDAS RAMTEKE**, Aged about 33 Years, Occupation-Business, Aadhar Unique Identity No. 6017 0653 1404, Mobile No. 75077777942, Resident of Galli No. 3, Near K. D. K. College, Nandanwan, Zopadpatti, Hanuman Nagar, Nagpur-440009. Hereinafter called the "**VENDOR/PROMOTER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**COMPANY**" and its "**DIRECTORS**", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND**1) MR. UDAY VASANTRAO MOHITE**

Aged about 53 Years, Occupation- Service,

Income Tax Permanent Account No. AIYPM1008N, Mobile No. 9403690682

Aadhar Unique Identity No. 3165 2066 6630,

2) MRS. ANUJA UDAY MOHITE,

Aged about 48 Years, Occupation- Housewife

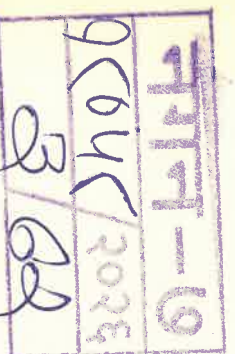
Income Tax Permanent Account No. BJUPM5739C, Mobile No. 9403690682

Aadhar Unique Identity No. 4935 1027 0626,

Both Resident of: House No. 629 /A, Tulsibagh Square, Near Swami Samarth

Kendra, Mahal, Nagpur -440032.

Hereinafter called the "**ALLOTTEE/PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**ALLOTTEE/PURCHASER**", as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) THAT in pursuance of the agreement and in consideration of Rs. 55,21,000/- (Rupees Fifty Five Lakh Twenty One Thousand Only) paid by the Purchaser(s) to the Vendor/Promoter in the manner appearing herein below, the receipt whereof the Vendor/Promoter does hereby acknowledge and the Vendor/Promoter being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 21 containing by admeasurements 179.965 Sq. Mtrs. (i.e. 1937.14 Sq. Foot) out of the sanctioned layout known and styled as "MAHALAXMI NAGAR-45, SECTOR-1", being a portion of the entire land bearing Khasra/Survey/Gut Nos. 38/3, 50 and 51/1 of MOUZA-SUMTHANA, P. S. K. 72, having an area of 0.75 Hectares, 2.9150 Hectares and 1.3695 Hectares respectively, Land Revenue Rs. 1.79, Rs. 11.06 and Rs. 6.81 Yearly respectively, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur, hereinafter termed shortly as the "SAID PLOT" more particularly described in Schedule-B hereunder written, to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances.

(2) MANNER OF PAYMENT:-

Rs. 51,000=00	(Rupees Fifty One Thousand Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking UPI No. 335750369525, Dated 09-04-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)
Rs. 5,00,000=00	(Rupees Five Lakh Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking IMPS No. 613115934069 Dated 11-05-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)
Rs. 55,210=00	(Rupees Fifty Five Thousand Two Hundred and Ten Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking IMPS No. 613115932961 Dated 11-05-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)
Rs. 1,67,580=00	(Rupees One Lakh Sixty Seven Thousand Five Hundred and Eighty Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking IMPS No. 625912570002 Dated 16-09-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)

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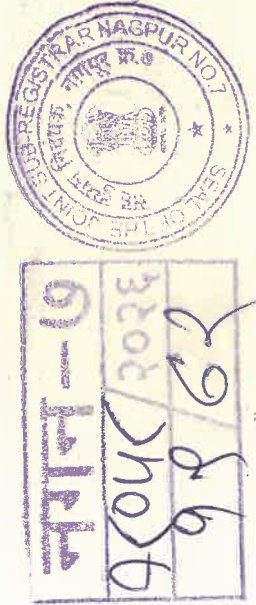


Rs. 55,210=00	(Rupees Fifty deducted by t payable to Ver @ 1% and unc account of Incc
Rs. 46,92,000=00	(Rupees Forty the Allottee/Pt No. 308892, 1 Bank K.G. N Finance Ltd, whereof is her
Rs. 55,21,000=00	(TOTAL RUI THOUSAND
THAT the VENDOR does hereby c	
i) THAT the Vendor/Promoter property hereby sold and that it h assign and transfer the same by w with heritable and transferable right	
ii) THAT the interest hereby tra authority, right and power to transfe	
iii) THAT the Vendor/Promoter h transferred here under and is not e from transferring the same to the P	
iv) THAT the Vendor/Promoter property hereby sold nor creat whatsoever nature over the prc undertakes to clear the same if f agrees to indemnify and compensi the costs that the Purchaser(s) mi	
v) THAT the area and interest quietly entered into, held and enj the Purchaser(s) without any inte and/or any person claiming on bel	
vi) THAT the Vendor/Promoter up to this date of Sale deed for th is noticed and disclosed that the assessing authorities by the Ven respective authorities and keep th	
vii) THAT the Vendor/Promoter property hereby sold to the Pu agreed between them on rece Vendor/Promoter and the Purcha	

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AS FOLLOWS:
of Rs. 55,21,000/- paid by the Purchaser(s) the receipt whereof Vendor/Promoter being grant, sell and transfer bearing Plot No. 21 out of 14 Sq. Foot out of SECTOR-45, SECTOR- Nos. 38/3, 50 and 75 Hectares, 2.9150 Rs. 1.79, Rs. 11.06 Rights, including all Courses and all other Situated at Village- Koteewada, Nagpur in shortly as the " SAID written, to and unto from all encumbrances.
by the Purchaser to Banking UPI No. The receipt whereof is (Promoter)
the Purchaser to the PS No. 613115934069 whereof is hereby
Hundred and Ten Only) Vendor/Promoter by Net Dated 11-05-2026, (The acknowledged by the
and Five Hundred and to the Vendor/Promoter 002 Dated 16-09-2026, acknowledged by the

Rs. 55,210=00	(Rupees Fifty Five Thousand Two Hundred And Ten Only) deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 46,92,000=00	(Rupees Forty Six Lakh Ninety Two Thousand Only) paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 308892, Dated 17-09-2026, Drawn on Punjab National Bank K.G. Marg New Delhi Finance by PNB Housing Finance Ltd., Nagpur, at the time of Sale Deed the receipt whereof is hereby acknowledged by the Vendor/Promoter.
Rs. 55,21,000=00	(TOTAL RUPEES FIFTY FIVE LAKH TWENTY ONE THOUSAND ONLY).
	THAT the VENDOR does hereby covenant with the PURCHASER as follows :-
	i) THAT the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.
	ii) THAT the interest hereby transferred subsists the Vendor/Promoter has full authority, right and power to transfer the same to the Purchaser(s) absolutely.
	iii) THAT the Vendor/Promoter has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Purchaser(s) absolutely.
	iv) THAT the Vendor/Promoter has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendor/Promoter undertakes to clear the same if found later on and the Vendor/Promoter hereby agrees to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) might matter.
	v) THAT the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser(s) without any interruption or disturbance by the Vendor/Promoter and/or any person claiming on behalf of the Vendor/Promoter.
	vi) THAT the Vendor/Promoter has paid N. A., Grampanchayat Taxes, rents etc. up to this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsist any arrears to be paid to the proper assessing authorities by the Vendor/Promoter undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.
	vii) THAT the Vendor/Promoter shall deliver the actual physical possession of the property hereby sold to the Purchaser in vacant condition as may be mutually agreed between them on receipt/realization of the Sale consideration by the Vendor/Promoter and the Purchaser shall take over the same.



SCHEDULE-A
(SAID ENTIRE PROJECT LAND)

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut Nos. 38/3, 50 and 51/1 of MOUZA-SUMTHANA, having an area of 0.75 Hectares, 2.9150 Hectares and 1.3695 Hectares respectively, Land Revenue Rs. 1.79, Rs. 11.06 and Rs. 6.81 Yearly respectively, P. H. No. 72, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur and bounded as under -

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 38/3

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 50,
ON THE WEST - BY REMAINING PORTION OF SURVEY/KHASRA/GUT NO. 38/2,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 37/1,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 49.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 50

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 58,
ON THE WEST - BY SURVEY/KHASRA/GUT NO. 38 AND 49,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 37,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 48, 51 AND 58.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 51/1

ON THE EAST - BY SURVEY/KHASRA/GUT NOS. 53, 54, 57 AND 58,
ON THE WEST - BY SURVEY/KHASRA/GUT NOS. 46 AND 48,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 50,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 52.

SCHEDULE-B
(SAID PLOT)

ALL THAT Piece and Parcel of land bearing Plot No. 21 containing by admeasurements 179.965 Sq. Mtrs. (i.e. 1937.14 Sq. Foot) out of the sanctioned layout carved on the land described in Schedule-A and known and styled as "MAHALAXMI NAGAR-45, SECTOR-1", and the said Plot is bounded as under -

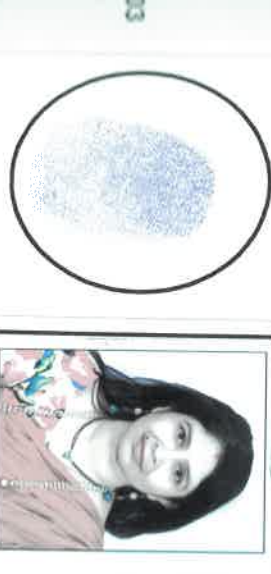
ON THE EAST - BY OPEN SPACE,
ON THE WEST - BY 9.00 MTRS WIDE ROAD,
ON THE NORTH - BY KH. NO. 37/2, 37/3 & 59/1,
ON THE SOUTH - BY PLOT NO. 22.

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IN WITNESS WHEREOF
ALLOTTEE/PURCHASER herein above named
DEED OF SALE before execution and the
instructions and the contents whereof are four
same, without any coercion, undue influence,
fraud of any kind, at NAGPUR in presence of
the day first above written.
Only for Khasra/Survey/Gut Nos. 38/3,
"MAHALAXMI NAGAR-45, SECTOR-1", PLO

S.R. NO. FINGER PRINT (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH



WITNESSES:-



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SCHEDULE-A ENTIRE PROJECT LAND)	
Parcel of land bearing Khasra/Survey/Gut Nos. 38/3, THANA, having an area of 0.75 Hectares, 2.9150 & respectively, Land Revenue Rs. 1.79, Rs. 11.06 by P. H. No. 72, held in Occupancy Class-1 Rights, rights, Passage, Right of Pathways, Water Courses its appurtenant and belonging thereto, Situated at in the limits of Grampanchayat-Kotewada, Nagpur nagpur and bounded as under –	
<u>URVEY/GUT NO. 38/3</u> BY SURVEY/KHASRA/GUT NO. 50, BY REMAINIG PORTION OF SURVEY/KHASRA/GUT NO. 38/2, BY SURVEY/KHASRA/GUT NO. 37/1, BY SURVEY/KHASRA/GUT NO. 49. <u>URVEY/GUT NO. 50</u> BY SURVEY/KHASRA/GUT NO. 58, BY SURVEY/KHASRA/GUT NO. 38 AND 49, BY SURVEY/KHASRA/GUT NO. 37, BY SURVEY/KHASRA/GUT NO. 48, 51 AND 58. <u>URVEY/GUT NO. 51/1</u> BY SURVEY/KHASRA/GUT NOS. 53, 54, 57 AND 58, BY SURVEY/KHASRA/GUT NOS. 46 AND 48, BY SURVEY/KHASRA/GUT NO. 50, BY SURVEY/KHASRA/GUT NO. 52.	
SCHEDULE-B (SAID PLOT)	
Parcel of land bearing Plot No. 21 containing by Mtrs. (i.e. 1937.14 Sq. Foot) out of the sanctioned scribed in Schedule-A and known and styled as CTOR-1", and the said Plot is bounded as under –	
- BY OPEN SPACE, - BY 9.00 MTRS WIDE ROAD, - BY KH. NO. 37/2, 37/3 & 59/1, - BY PLOT NO. 22.	



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IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.

Only for Khasra/Survey/Gut Nos. 38/3, 50 and 51/1 of MOUZA-SUMTHANA, "MAHALAXMI NAGAR-45, SECTOR-1", PLOT NO. 21.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			FOR ROHIT IRON AND STEEL INDIA PRIVATE LIMITED THROUGH (VIVEK BALAKDAS RAMTEKE) Authorized Signatory) VENDOR/PROMOTER
02			1) (UDAY VASANTRAO MOHITE) ALLOTTEE/PURCHASER
03			2) (MRS. ANUJA UDAY MOHITE) ALLOTTEE/PURCHASER
WITNESSES:-			
1			 WITNESS NO. 1