

गाव: ममदापुर तालुका: कर्जत जिल्हा: रायगड

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	2100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद कराये)	1967000
(4) भू-मापन,पॉटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कर्जतइतर वर्णन : इतर माहिती: मौजे ममदापुर,ता. कर्जत,जि. रायगड येथील सर्व्हे नं. 80/1/अ,80/2/अ +2ब आणि सर्व्हे नं. 94/1/अ/4 या जमिन मिळकतीवर बांधलेल्या तुलसी दर्शन कॉम्प्लेक्समधील बिल्डिंग नं 2 मधील निवासी सदनिका क्र. 205,दुसरा मजला,विंग 2बी ज्याचे क्षेत्र 32.36 चौरस मीटर कारपेट इतके आहे((Block Number : 205 :))
(5) क्षेत्रफळ	32.36 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अश्विन रामदासजी जगताप वय:-52 पत्ता:-प्लॉट नं: 1, माळा नं: 1, इमारतीचे नाव: बी 4/34, ऐन एक आय कॉलनी मेट , ब्लॉक नं: मेस्तन चार रोड उठाण तो, रोड नं: सचिन रोड सुरत गुजरात , गुजरात, सुरत. पिन कोड:-395023 फॅन नं:-AHTPJ7364E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अफसार - वय:-38; पत्ता:-प्लॉट नं: 1, माळा नं: 1, इमारतीचे नाव: -, ब्लॉक नं: एफ - 4/6, म्युनिसिपल कॉलनी, लल्लुभाई , रोड नं: कपाऊड जयक देवनार गोवंडी मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400043 फॅन नं:-ATHPA3413D 2): नाव:-सरफराज - वय:-37; पत्ता:-प्लॉट नं: 1, माळा नं: 1, इमारतीचे नाव: -, ब्लॉक नं: हाजी मोहम्मदपूर उर्फ कोटकदार, रोड नं: पो नाजीबाबाद जि बिजनोर उत्तरप्रदेश, उत्तर प्रदेश, बिजनोर. पिन कोड:-246763 फॅन नं:-DXNPS5021N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2026
(10)दस्त नोंदणी केल्याचा दिनांक	16/10/2026
(11)अनुक्रमांक,खंड व पृष्ठ	9431/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	126000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Only For View Purpose

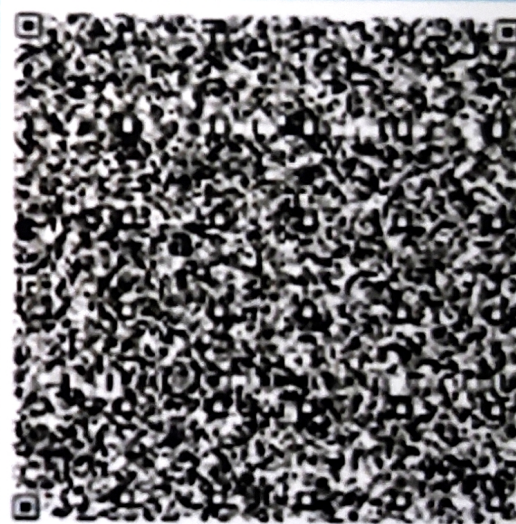
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATHPA3413D



नाम / Name
AFSAAR

पिता का नाम / Father's Name
IDREES

जन्म की तारीख /
Date of Birth
06/07/1988

अफसर

हस्ताक्षर / Signature



भारत सरकार
Government of India



Aadhaar no. issued: 07/01/2017



Sarfaraj
Date of Birth/DOB: 01/01/1989
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं ।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफ़लाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए ।

**Aadhaar is proof of identity, not of citizenship
or date of birth.** It should be used with verification (online
authentication, or scanning of QR code / offline XML).

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मेरा **आधार**, मेरी पहचान



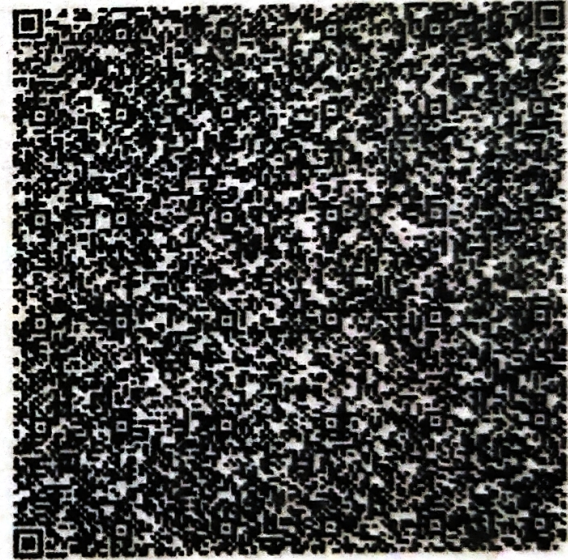
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Address:

S/O: Idrish Ahamad, village haji
mohmmadpur urf kotkadar, post kotkadar
tahsil nagina, Najibabad, PO: Najibabad,
DIST: Bijnor,
Uttar Pradesh - 246763



3316 6501 7736

VID : 9160 1691 7551 7563



1947



help@uidai.gov.in



www.uidai.gov.in

Details as on: 05/02/2024



भारत सरकार

Government of India



Aadhaar no. issued: 07/01/2017



Sarfaraj

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mohammadpur urf kotkadar, post kotkadar
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DIST: Bijnor,
Uttar Pradesh - 246763



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VID : 9160 1691 7551 7563



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vyapar.169705262080@hdfcbank

₹19,070

Nineteen Thousand Seventy Rupees

Paid Successfully 

..... From

Afsaar



Punjab National Bank - 1074

17 Oct, 12:28 PM | Ref No: 6290 7715 4764

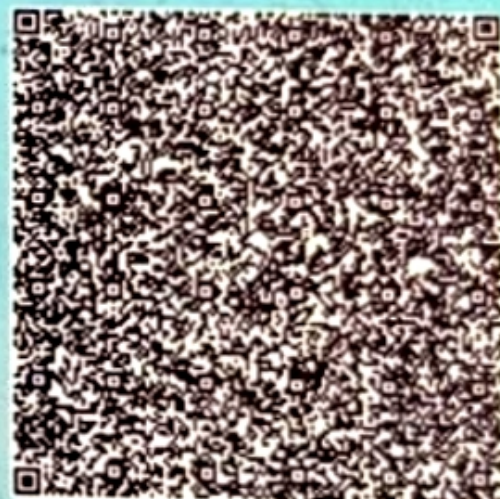
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DXNPS5021N



नाम / Name
SARFARAJ

पिता का नाम / Father's Name
AHAMAD IDRISH

जन्म की तारीख /
Date of Birth
01/01/1989

2424216

हस्ताक्षर / Signature





Branch Office: KALYAN
Applicant: AFSAAR
SARFARAJ

Date: 17-Sep-2026
Ref No.: HOU/KLN/0926/5215218

Guarantor: N/A
Address: FLAT NO. 203, 2ND FLOOR, ASHIYANA PUSHPAK NODE, PLOT NO. 165, SECTOR R-2, NAVI MUMBAI, MAHARASHTRA, 410206, NAVI MUMBAI, India
Email: afsaar578@gmail.com
Version No.: 7
Contact No. 7500816131

Dear Sir/Madam,

With reference to your loan application dated 07-09-2026, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1. Purpose of Loan	Housing Loan, Housing
2. Loan Amount	INR 2050000 (INR Twenty Lakh Fifty Thousand Only)
Insurance Premium	INR 102500 (INR One Lakh Two Thousand Five Hundred Only)
Total Loan Amount	INR 2152500 (INR Twenty One Lakh Fifty Two Thousand Five Hundred Only)
3. Repayment Term	240 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -0.15% = 13.00% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 25219 (INR Twenty Five Thousand Two Hundred and Nineteen Only)
8. Processing fees receivable:	INR 23011.18 (INR Twenty Three Thousand Eleven Rupees And Eighteen Paise Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	FLAT NO 205, 2ND FLOOR, B WING BUILDING NO 2, TULSI DARSHAN COMPLEX,, NERAL EAST, MAMDAPUR KARAJT ROAD, Karjat, MAMDAPUR KARAJT ROAD, Raigad, MAHARASHTRA, India, 410101
11. Pre-payment Charges	As mentioned in MITC duly updated on the website
12. Overdue Charges	24% per annum

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. Tenant NOC along with rent agreement and S V Proof to be documented
2. Subject to clearance of Processing Fees.
3. Affidavit-cum-undertaking from all the property owner that the built up property/constructed property has been/will be constructed as per sanctioned plan and/or building bye-laws.
4. • Co-applicant residence OVD proof to be documented.
5. • OVD Compliance to be done of applications and co applicant before disbursement
6. • Digi locker e verification to be done for applicant and co applicant before disbursement
7. • Proposed property to be registered in the name of applicant or jointly with co app
8. • ROI approval of 14.65% to be documented
9. • Closure proof of Business loan of 50,000 to be documented.
10. • Less than 12 months tenure of loan disbursed in banking on 9 March 2026 to be documented.
11. • FTE to visit residence and positive report to be documented prior to disbursal.
12. • Disbursement subject to Positive Legal and Technical.
13. Property should not be in negative area.
14. • Positive FCU report to be documented
15. • Repayment of loan to be taken from banking account through NACH mode only.
16. • PNBHFL Loan will be restricted to 90% of COP or MV whichever is less.
17. • Affidavit-cum-undertaking needs to be documented prior to disbursement.
18. OCR clearance (if applicable) to be taken before disbursement.
19. PMAY Application form to be submitted and geo tagging to be done before disbursement. Customer declaration required if customer does not want to apply.

अकशर अकशर

पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली - 110001

Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001
Toll Free: 1800 120 8800, Email: customercare@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLCO33856