

Branch Office: AMRAVATI
Applicant: ASHISH MANOHARRAO RAUT
PRADNYA ASHISH RAUT

Date: 22-Aug-2026
Ref No.: HOU/AMR/0826/5194586

Guarantor: N/A
Address: C/O.SACHIN PANDITRAO DARANGE, GANPATI PEMPLE, RADHIKA NAGAR GALLI 2, ., Amravati,
MAHARASHTRA, 444601, Amravati, India
Email: ashishraut123456@gmail.com
Version No.: 2
Contact No. 9923437711

Dear Sir/Madam,

With reference to your loan application dated 10-08-2026, 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 2600000 (INR Twenty Six Lakh Only)
Insurance Premium	INR 0 (INR) 91,000/-
Total Loan Amount	INR 2600000 (INR Twenty Six Lakh Only) 26,91,000/-
3. Repayment Term	168 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -2.15% = 11.00% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 30396 (INR Thirty Thousand Three Hundred and Ninety Six Only)
8. Processing fees receivable:	INR 30091.18 (INR Thirty Thousand Ninety One Rupees And Eighteen Paisa Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No 302, 3rd Floor, Shri Rhidesh, Plot No 16 and 17 S No 28 Radhika Nagar - B, Mouje Benoda Pragane NandgaonPeth, Amravati, Amravati, MAHARASHTRA, India, 444601
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. Subject to clearance of Processing Fees.
2. Subject to satisfactory employment verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
3. Subject to legal & technical clearance
4. Builder Cost Sheet & Amenities Agreement to be taken
5. Seller CIBIL to be documented Seller KYC to be taken & FCU to be done
6. Seller Updated last Six-month bank statement along with Account opened date to be taken
7. Loan Closure proof of BL of 7.60 lac.
8. Loan Closure proof of 1.80 lacs
9. case will re-sanction after technical report received & sale deed draft received .
10. Ownership in name of applicant and co-applicant .
11. Repayment to be taken from SBI a/c 9633
12. Sale deed draft to be documented
13. Aadhar E verification to be done through DIGILOCKER
14. FCU to be done on OCR bank statement
15. Acknowledged Key Facts Statement to be taken.
16. OCR clearance (if applicable) to be taken before disbursement.
17. Property being offered as collateral needs to be insured for the tenure of the loan

This Sanction Letter is subject to unconditional, absolute and irrevocable acceptance by the Borrower of the GTC*, and also available on PNBHFL's website (www.pnbhfl.com).



SEARCH REPORT

Detailed Address of the Property: - All that RCC Superstructure comprising of Residential, Flat No. 302 on the Third Floor having Carpet area 68.915 Sq.Mtrs and Built-up area 84.541 Sq.Mtrs along with 4.45% undivided share and interest in the land forming the part of the scheme known as "SHRI RHIDESH" developed over layout Plot No. 16 and 17 totally admeasuring 650.540 Sq.Mtrs (7000 Sq.Ft) having Field Survey No. 28 of Mouje - Benoda, Pragane- Nandgaon Peth, Tq. Dist.- Amravati, which was converted into layout as per order dated 31/12/1984 in Rev. Case No. NAP-34/Benoda-150/1982-83, and also within the limits of Municipal Corporation Amravati and within the jurisdiction of Sub Registrar office Amravati, and the above said property is bounded as under-

Towards East - Open Space
 Towards West - Flat No. 303
 Towards North - Flat No. 304
 Towards South - Open Space

Mortgagor/s:-**Ashish Manoharrao Raut****Pradhnya Ashish Raut**

R/o, Amravati, Dist. Amravati

Owner/s: -**M/s Saurkar Constructions through its Prop.****Anant Kesharao Saurkar**

R/o, Amravati, Dist. Amravati

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 13 years from 2014 to 2026 on 28/08/2026 in the Office of Sub-Registrar Amravati City which is as follows:

Year	Entries Found in search
2013	Not- Found
2014	Not- Found
2015	Not- Found
2016	Not- Found
2017	Not- Found
2018	Not- Found
2019	Not- Found
2020	Not-Found
2021	Not-Found
2022	Not-Found
2023	Record Found: 1. Sale Deed registered with the office of the Sub Registrar Amravati no. 3, at Sr. No. 1016, dated 10/02/2023. 2. Sale Deed registered with the office of the Sub Registrar Amravati no. 3, at Sr. No. 1015, dated 10/02/2023.
2024	Record Found: 1. TDR Sale Deed registered with the office of the Sub Registrar Amravati no. 2, at Sr. No. 5310, dated 17/10/2024. 2. Sale Deed registered with the office of the Sub Registrar Amravati no. 1, at Sr. No. 4607, dated 18/09/2024, same was consented by Sunil Wamanrao Valivkar, Gajanan Vasudeo Dakare and Narendra Marotrao Gawande.

(9)

2025	Record Found: Deed of Declaration registered with the office of the Sub Registrar Amravati no. 1, at Sr. No. 1420, dated 10/03/2025.
2026	Not-Found

Attached the Govt. Fees paid vide receipt no. **GRN MH009178430202627E** dated 28/08/2026

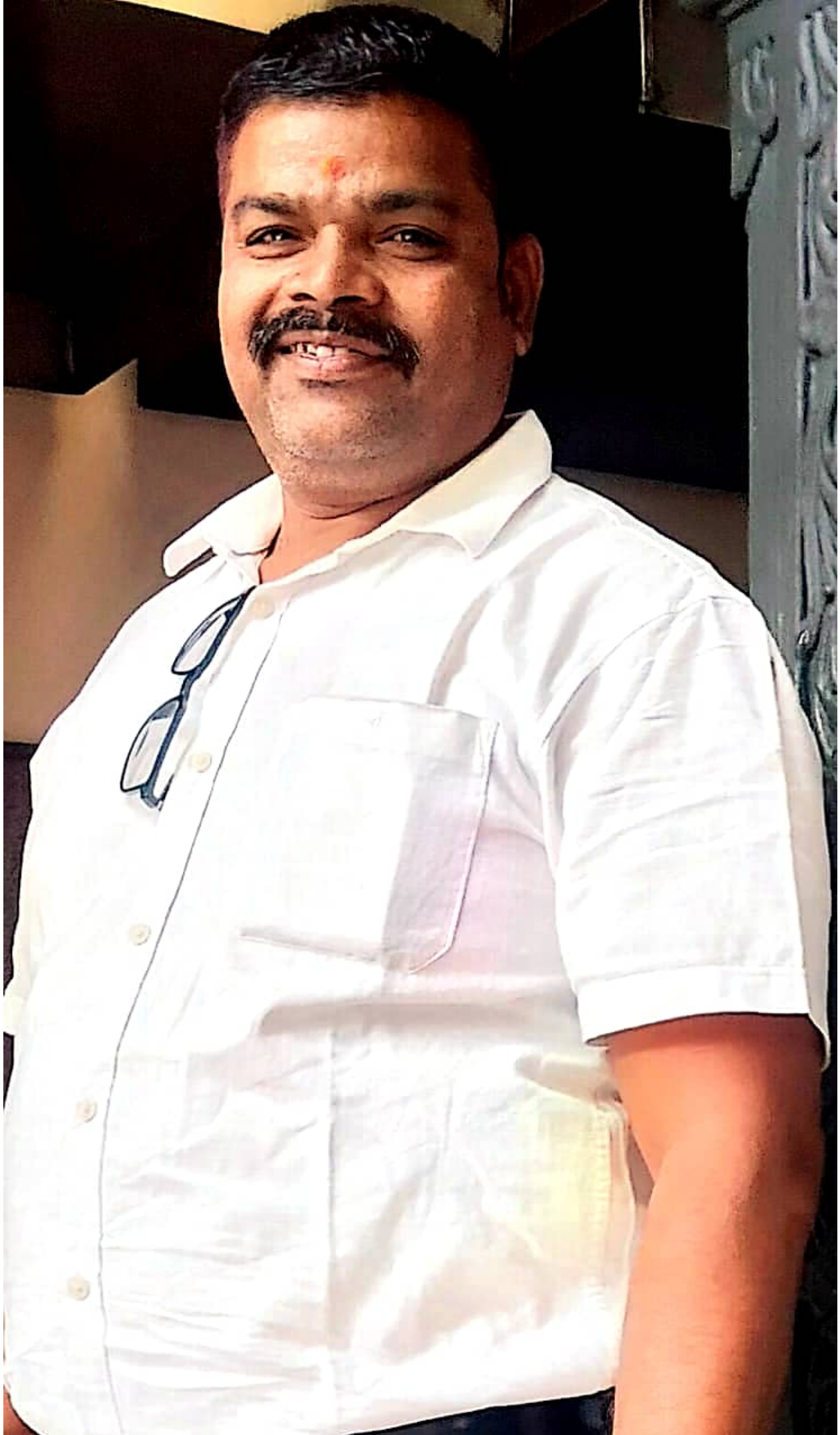
Dated: 28/08/2026
Amravati

Rahul V Mohod.
(ADVOCATE)

Rahul
Vasantra
o Mohod

Digitally signed
by Rahul
Vasantrao Mohod
Date: 2026.08.28
16:12:05 +05'30'







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH M RAUT

MANOHARRAO RAUT

24/09/1980

Permanent Account Number

AKRPR5601F

Signature



10042007





भारत सरकार
GOVERNMENT OF INDIA

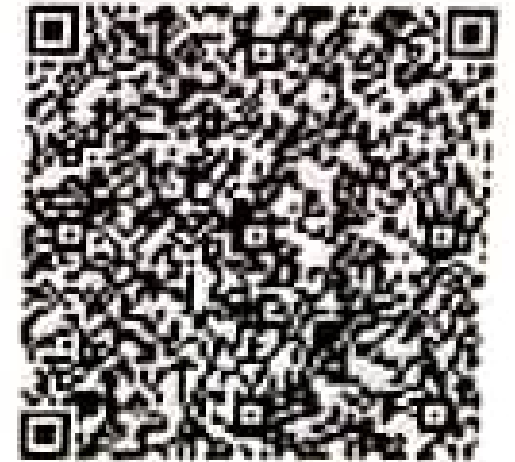


आशिष मनोहरराव राऊत

Ashish Manoharrao Raut

जन्म वर्ष / Year of Birth : 1980

पुरुष / Male



2647 7610 5294

आधार — सामान्य माणसाचा अधिकार





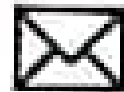
भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता डॉ. नितनवरे घरा जवळ, बापटवाडी,
सबनीस प्लॉट, अमरावती, महाराष्ट्र,
444606

Address: DR. NITNAVRE GHARA
JAWAL, BAPATWADI, SABNIS
PLOT, AMRAVATI, Maharashtra,
444606



1947
1800 180 1947



help@uidai.gov.in

www

www.uidai.gov.in



P.O. Box No. 1947,
Bangaluru-560 001





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

W/O आशिष राऊत, .,
सीताराम फ्लोरमिल जवळ,
बापटवाडी, रुख्मिणी नगर,
अमरावती,
महाराष्ट्र - 444606

Address:

W/O Ashish Raut, ., NEAR
SITARAM FLOOR MILL,
BAPATWADI, Rukhmini Nagar,
Amravati,
Maharashtra - 444606

3755 4638 7414

Aadhaar-Aam Admi ka Adhikar





भारत सरकार
GOVERNMENT OF INDIA

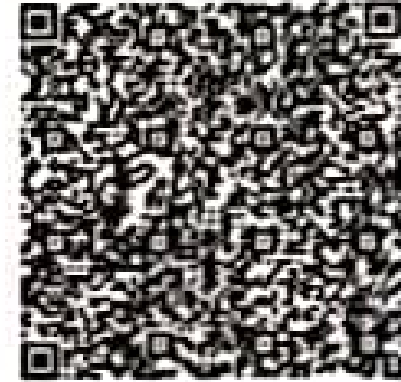


प्रज्ञा आशिष राऊत

Pradnya Ashish Raut

जन्म तारीख/ DOB: 08/09/1990

महिला / FEMALE



3755 4638 7414

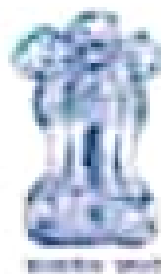
आश्वार-सामान्य माणसाचा अधिकार



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRADNYA ASHISH RAUT

NARENDRA RAGHUPATRAO DESHMUKH

08/09/1990

Permanent Account Number

BOKPR1219F

Signature



30042013



210/7240

Thursday, September 03, 2026

1:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9713 दिनांक: 03/09/2026

गावाचे नाव: बेनोडा

दस्तऐवजाचा अनुक्रमांक: अरन1-7240-2026

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: आशिष मनोहरराव राऊत

नोंदणी फी

रु. 21500.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

मूळ दस्तऐवज परत दिला

एकूण:

रु. 23100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:23 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.2138887.3 /-

मोबदल: रु.2150000/-

भरलेले मुद्रांक शुल्क : रु. 129000/-

सह दु.नि. अमरावती 1
(सुनिश्चित जाळेवाले)
सह दुय्यम निबंधक
अमरावती-१

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926023806025 दिनांक: 03/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.21500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009456441202627M दिनांक: 03/09/2026

बँकेचे नाव व पत्ता:

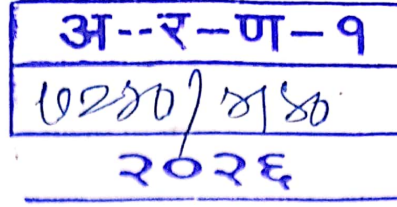
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर च नाही.



| Shri Gajanan |

ARTICLES OF AGREEMENT

Deed of Declaration Regd. vide Serial No. - 1420 dated - 10 March 2025

The "SHRI RHIDESH" Scheme was Registered under REAL ESTATE REGULATION ACT vide Registration No – P 50300080405

Stamp duty as per Mouje – Benoda , column No – 10. 71 Rs. 25300 / Sq.Mt.

RS. – 1,29, 000 /- is paid for valuation Rs. –21,50,000 /-

AGREEMENT TO SALE OF FLAT AND UNDIVIDED SHARE IN LAND.

Agreement for of Rs. –21,50,000/- (In words Rs. – Twenty One Lacs Fifty Thousand Only.)

THIS AGREEMENT OF BUILDING CONSTRUCTION AND SALE OF UNDIVIDED SHARE IN LAND IS MADE ON THIS 03rd day of Sept.,2026 ., at Amravati.

M/s. Saurkar Constructions , a Proprietor firm having its office at :
Sakkarsath, Amravati . – 444601

PAN No.- ACEPS 1781 L ; ADHAR NO - 4976 0186 6099 ,
Mobile -8087953266

Acting through its proprietor

Mr. Anant Kesharao Saurkar,

Age about 61 years, Occupation : Business,
carrying on business at the office of the firm.

Hereinafter called or referred to as 'the Promoter' and or 'the Developer' as the context may require or permit (which expression shall, unless it be repugnant to

contd....



the context or meaning thereof, be deemed to mean and include the said partnership firm, as constituted as on the date of this agreement as also as it may stand constituted during the currency of this agreement as also its partners, survivors amongst them, the respective heirs, executors and administrators of all the partners, as also the successors-in-title and or in-business of the said firm and or assigns) **THE PARTY OF THE FIRST PART.**

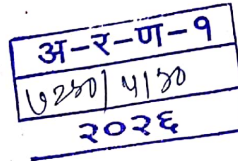
AND

Name : Ashish Manoharrao Raut , & Pradnya Ashish Raut
Age : 46 yrs. 36 Yrs ;
Occupation : Service Service
Residing at : Both At Bapat Wadi , Sabnis Plot , Amravati. 444606.
ADHAR NO - 2647 7610 5294 3755 4638 7414
PAN No : AKRPR 5061 F , BOKPR 1219 F
Mobie No. : 9923437711

HEREINAFTER referred to as 'the Purchaser/s' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the purchasers above named as also her respective heirs, executors and administrators) **THE PARTY OF THE SECOND PART.**

AND WHEREAS by the Registered Sale-Deed dated 18th Nov. 2024, bearing Registration Serial No. - 4607/2024 ; the **Promoter, THE PARTY OF FIRST PART**, becomes the Owner of all that piece and Parcel of Land situated at Mouje Benoda, Pragane - Nanagaon Peth Tq. & Dist. - Amravati, F. S No. - 28 Layout converted Plot No.- 16 and 17 admeasuring each plot area 325.27 Sq. Mt i.e **TOTAL PLOT AREA - 650.540 Sq.Mt. (7000.00 Sq. Ft.)**

AND WHEREAS by the Registered Sale-Deed dated 17th Oct.2024 , bearing Registration Serial No.- 5310 /2024 ; the **Promoter, THE PARTY OF FIRST PART**, the Owner, purchased **401.700 Sq. Mt.(1076.400 S.Ft.)** T.D.R.of Folio No - AMC / ADTP/TDR/ 204/2024 certificate No - 204, dated 05/04/2024 , Total Admeasuring 401.700 Sq. M . T.D.R , of Mouje - Waruda , Pragane - Badnera ,



contd.... 2

Thq.& Dist. - Amravati. F.S.No. - 5/5 acquired by Amravati Municipal Corporation for D.P.Road. Zone - N.A. for loading on above said plot area.

AND WHEREAS for good and sufficient reasons the Promoter herein decided to develop and which portion is more particularly described in Schedule I hereunder written , by constructing multi-storeyed building thereon with intention to sell such Apartment/s along with undivided shares in the said land to the Intending Purchasers thereof;

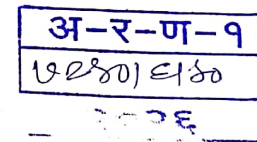
AND WHEREAS the rights, title and interests of the Promoter, lands purchased by them are free, clear and marketable and the Promoter avail the project loan from State Bank of India , SME branch , Amravati for the construction of

" **SHRI RHIDESH** ". And as per letter Dtd. -02.09.2026,

Ref. No. - SME /RMRE / SC/2026 - 27 / 05 / State Bank of India , SME branch Amravati issued "NO OBJECTION CERTIFICATE " to the Promoter for sale of Flat No. 302 to Ashish Manoharrao Raut & Pradnya Ashish Raut And also released lein on the said unit i.e. . Now Flat NO. - 302 is free from all reasonable doubts and or all encumbrances;

AND WHEREAS the Promoter herein is now fully entitled to develop the said total land 7000.000 Sq. Ft. (650540 Sq.Mt.) which is more particularly described in Schedule I hereunder written by constructing multi- storeyed building consisting of various Apartments and shops thereon, cantaining Fifteen apartments which total scheme is named and styled as "SHRI RHIDESH", in its capacity as the owner of portion of land more particularly described in Schedule I hereunder written .

AND WHEREAS the Promoter herein has given inspection of all the documents of title of the Promoter to the Purchaser/s relating to the said land, Plans, designs and specifications and Deed Of Declaration prepared by the Promoter and of such other documents as are specified under the Maharashtra Ownership Flats



contd.... 3



SCHEDULE - I

(Being the description of total land which is the subject matter of total scheme of **SHRI RHIDESH CONDOMINIUM**)

All that piece of parcel of land of F.S. No. - 28 of Mouje - Benoda , Pragane - Nandgaon Peth ,Thq. & Dist. - Amravati .Lay-out converted plot No -16 And 17 , 650.540 Sq.M (7000.00 Sq. Ft.) situate within the Registration District & Sub-District of Amravati, situate within revenue limits of Amravati and situate within the limits of Amravati Municipal Corporation, and in the locality of **Radhika Nagar -B** , which total land is bounded as under :-

Towards East : Plot No. - 15 ; Towards the West : Plot No. - 18 .

Towards South : 9.0 Mt. Lay-out Road.; Towards the North : Service Lane.

(Being the description of the residential Apartment which is the subject matter of this agreement)

All that portion marked as **Residential Apartment No.- 302** ,Carpet Area - 68.915 Sq. M. & Built-up area about 84.541 Sq. M., situated on **THIRD** , of **SOUTH - EAST** side of the building , 4.45 % undivided share of land of all that piece or parcel of land totally admeasuring about 650.540 sq. M. (i. e. about 7000.00 sq. ft.), of Mouja - Benoda , Pragane - Nandgaon Peth , Taluka and District Amravati, which land is more particularly described in Schedule I above written and which **Apartment No. - 302** is bounded as under :

Towards East : Open Space ; Towards the West : Flat No. - 303

Towards South :Open Space ; Towards the North : Flat No. - 301

WITNESSES :

1. [Signature]

2. [Signature]

The **DEVELOPER**, The **PROMOTER**

(Mr. Anant Keshaorao Saurkar)

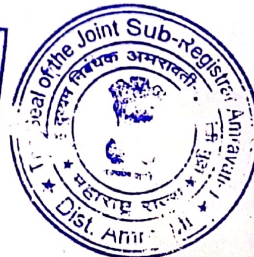
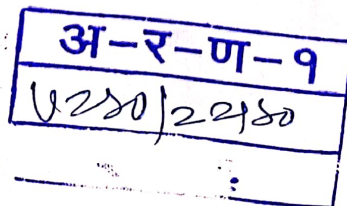
For M/s Saurkar Construction, Prop.

The **PURCHASER**

1) [Signature]

2) [Signature]

contd.... 19





03-09-2026 13:07

दस्तावेज भाग-2

अरन 1

दस्तावेज क्र: 7240/2026

39150

अरन 1/7240/2026

अरन प्रकार: अंगीकृत टू मेल

क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव, पत्ता व वय	स्वाक्षर	आभाषित	उत्तर प्रमाणित
1	लिहून घेणार	नाव: आशिष मनोहरराव राऊत पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: 0, कॉक नं. 0, रोड नं. बापट वाडी मयानीम प्लॉट अमरावती, महाराष्ट्र, अमरावती. पिन नंबर: AKRPR5601F वय: 46			
2	लिहून घेणार	नाव: प्रजा आशिष राऊत पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: 0, कॉक नं. 0, रोड नं. बापट वाडी मयानीम प्लॉट अमरावती, महाराष्ट्र, अमरावती. पिन नंबर: BOKPR1219F वय: 36			
3	लिहून देणार	नाव: मे.साऊरकर कॅन्सट्रक्शन वर्क प्रो प्रा अनंत केशवराव साऊरकर पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: 0, कॉक नं. 0, रोड नं. भाजी बाजार, अमरावती, महाराष्ट्र, अमरावती. पिन नंबर: ACEPS1781L वय: 61			

त दस्तऐवज करून देणार तथाकथित अंगीकृत टू मेल चा दस्तऐवज करून दिल्याचे कबुल करतात.

मुनिल मधुकरराव वाडेवाले
मह. दु.नि. अमरावती 1
शिक्का क्र. 3 (कबुलीजबाब)
तारीख:- 03-09-2026 वेळ: 13:04

प्रश्न:-

ऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती लक्ष्मणे आहे.

क्र.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार आशिष मनोहरराव राऊत	03-09-2026 01:05:39 म.नं.	आशिष मनोहरराव राऊत M 1319237606924902400
2	लिहून घेणार प्रजा आशिष राऊत	03-09-2026 01:06:34 म.नं.	प्रजा आशिष राऊत F 1313335871597469696
3	लिहून देणार मे.साऊरकर कॅन्सट्रक्शन वर्क प्रो प्रा अनंत केशवराव साऊरकर	03-09-2026 01:04:39 म.नं.	अनंत केशवराव साऊरकर M 1172066941529575424





Transaction Successful

04:06 PM on 08 Sep 2026

Paid to



THINKBIGZ INITIATIVE
PRIVATE LIMITED

9892834356m@pnb

₹23,330



Transfer Details



PhonePe Transaction ID

T2609081606429058295111

Debited from



XXXXXX9633

₹23,330

UTR: 855120957859

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