



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GAURAV RADHESHAM JAISWAL

RADHESHAM CHANDAWLAL JAISWAL

25/12/1987

Permanent Account Number

A00OPJ9647Q

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Signature

धज



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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉदविण्याचा क्रमांक / Enrollment No 1408/52020/08670

To,

गौरव राधेशाम् जैस्वाल

Gaurav Radhesham Jaiswal

S/O: Radhesham Jaiswal

Mangal Niwas, House No. 1-30-44,

Behind Sajid Tower, Chelipura,

Aurangabad

Aurangabad (mh) Aurangabad Aurangabad

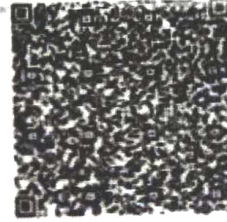
Maharashtra 431001

9326564788

Ref: 17996 / 06G / 3919547 / 3919629 / P



SE841988546FT



आपला आधार क्रमांक / Your Aadhaar No. :

5859 7039 9696

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

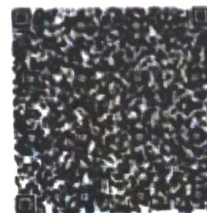


गौरव राधेशाम् जैस्वाल

Gaurav Radhesham Jaiswal

जन्म तारीख / DOB : 25/12/1987

पुरुष / Male



5859 7039 9696

आधार - सामान्य माणसाचा अधिकार

Branch Office: AURANGABAD
Applicant: GAURAV RADHESHAM JAISWAL
JAISWAL RADHESHAM CHANDANLAL

Date: 05-Aug-2026
Ref No.: HOU/ARNG/0726/5145838

Ghar Ki Baat

Guarantor: N/A
Address: MANGAL NIWAS, HOUSE NO 1 30 44 BEHIND SAJID TOWER, CHELIPURA, AURANGABAD, AURANGABAD, Aurangabad, MAHARASHTRA, 431001, India
Email: gauravrjaiswal@gmail.com

Version No.: 5
Contact No. 9326564788

Dear Sir/Madam,

With reference to your loan application dated 01-07-2026, 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 2500000 (INR Twenty Five Lakh Only)
Insurance Premium	INR 87500 (INR Eighty Seven Thousand Five Hundred Only)
Total Loan Amount	INR 2587500 (INR Twenty Five Lakh Eighty Seven 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% - 4.65% = 8.50% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 22455 (INR Twenty Two Thousand Four Hundred and Fifty Five Only)
8. Processing fees receivable:	INR 28321.18 (INR Twenty Eight Thousand Three Hundred and Twenty One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No 01, On Ground Floor, Plot No. 02, Pahade Park-A, Survey No. 17, Mauje Shahanoorwadi, Aurangabad, Aurangabad, MAHARASHTRA, India, 431001
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. Co-applicant Legal heirs' declaration and NOC from Legal heirs to be obtained before disbursements
3. Repayment to be taken from Salary A/c of HDFC Bank 9845
4. Digilocker aadhar verification for app and co-app to be done
5. Subject to Legal & Technical Clearance. LTV to be restricted as per PNBHFL policy norms.
6. Property to be registered in joint name of Applicant and/OR Co-Applicant
7. Subject to satisfactory employment verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
8. OCR clearance (if applicable) to be taken before disbursement.
9. 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.
10. Property being offered as collateral needs to be insured for the tenure of the loan
11. Acknowledged Key Facts Statement to be taken.
12. PMAY Application form to be submitted and geo tagging to be done before disbursement. Customer declaration required if customer does not want to apply.

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).

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

Gaurav
JA

Jaiswal

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



To THINK BIGZ INITIATIVE PVT LTD

₹22,500

govt stamp duty

✓ Completed

10 Sept 2026, 5:28 pm



HDFC Bank 9845



UPI transaction ID

129368065806

To: THINK BIGZ INITIATIVE PVT LTD

....2080@hdfcbank

From: GAURAV JAISWAL (HDFC Bank)

Google Pay • swal@okhdfcbank

Google transaction ID

CICAgPjopc6MMA



FORM A-2



MEMORANDUM OF ENTRY IN CASE OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

At the request of the Geetan R. Jaiswal ("Borrower"), PNB Housing Finance Limited, a company incorporated under the Companies Act, 1956, with Corporate Identity Number L65922DL1988PLC033856 and having its registered office at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 ("PNBHFL") had sanctioned a loan in favour of Borrower, to the tune of INR 25,87,500 (Rupees Twenty Five Lakh Eighty Seven Thousand Five hundred Only) ("Loan"), in accordance with General Terms and Conditions ("GTC") read with the Loan Documents including but not limited to Application Form, Disbursement Letter dated _____ and Sanction Letter dated _____.

One of the conditions of the loan Documents, duly agreed and acknowledged by the Borrower, was to create an equitable mortgage on the Property (as defined hereunder), in favour of PNBHFL, in accordance with the terms and conditions of the Loan Documents including without limitation, GTC, Application Form, Disbursement Letter and Sanction Letter.

On the _____ day of _____, the Mortgagor(s) (details whereof have been mentioned in **Schedule A**) (hereinafter referred to as the "Mortgagor(s)") attended the office of PNBHFL at its branch office at Aurangabad (hereinafter for the sake of brevity referred to as "Mortgagee") and saw Mr./Ms. Rohit Mohan of the said Mortgagee and the Mortgagor(s) stated that the documents relating to the title deeds, evidences and writings (hereinafter called "Title Deeds", details whereof are specified in **Part II of Schedule B**) in respect of the Property as set out in **Part I of Schedule B**) (hereinafter referred to as the "Property") were deposited on Aurangabad with the Mortgagee.

The above said deposit of Title Deeds of the Property for securing the due Repayment, discharge and redemption by the Mortgagor to the Mortgagee for the Loan together with Interest, Overdue Charges, further interest, liquidated damages, compound interest, cost, Other Charges, expenses and other monies payable under the Loan Documents and other documents.

The Mortgagor(s) on the same day accorded and gave consent to PNBHFL to hold and retain the said Title Deeds as and by way of mortgage by deposit of title deeds on the Property together with all buildings and structures constructed/to be constructed thereon as Security for the due repayment, discharge and redemption by the Borrower(s) to PNBHFL of the Amounts Due under the Loan advanced by PNBHFL together with Interest, Overdue Charges, further interest, liquidated damages, compound interest, costs, Other Charges, expenses and other monies payable under the Loan Documents and other documents, as amended from time to time.

The detailed list of the said Title Deeds in relation to the Property are mentioned in Part II of Schedule B hereunder which are deposited with PNBHFL, to create Security by way of equitable mortgage by deposit of the Said Title Deed(s) in respect of the Property.

While giving oral consent the Mortgagor(s) stated that he/she/they did so with intent to create Security on the Property in favour of the Mortgagee.

The Mortgagor(s) has/have given aforesaid oral consent in presence of Mr./Ms. Amol Walekar and Mr./Mrs. Asmita Kulkarni [authorized representative of the Mortgagors]¹ of PNBHFL,

The Mortgagor(s) further stated that the Title Deeds so deposited were the only documents of title relating to the Property which properties are in the possession, power and control of the Mortgagor and that the Mortgagor is the absolute owner of the Property and the Mortgagor has a good, clear and marketable title to the Property and further stated that there is no mortgage, charge, lien or any other encumbrance or attachment on the Property or any part or parts thereof in favour of any government or the income-tax department or any other Governmental Authority, or any person, firm or company, body corporate or society or entity whatsoever and that the Mortgagor has not entered into any agreement for sale, transfer, lease or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the Property or any part or parts thereof in favour of or on behalf of any Government or Governmental Authority or any person, firm, company, body corporate or society or entity whatsoever except with the prior permission of PNBHFL so long as the Mortgagor continues to be indebted to or liable to PNBHFL on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Mortgagor under the income Tax Act, 1961 or any other law in force for the time being and that no notice has been issued and/or served on the Mortgagor under the Income Tax Act, 1961, or under any other law, relating to recovery of tax.

[Mr./ Ms. _____] also stated that he / she was authorized to give such oral consent and make deposit of the Title Deeds pursuant to the board resolutions passed by the board of directors/partners of the Mortgagor or Letter of Authority or power of attorney dated _____ and she/he furnished a certified true copy of the said resolution/power of attorney/letter of authority to _____, of PNBHFL and further stated that the said resolution/power of attorney were in full force and effect.²

(Footnotes)

- ¹ Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society
² Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society

This Memorandum of Entry shall form an integral part of the Loan Documents and shall be read in conjunction with the ss
All capitalized terms used herein but not specifically defined shall have the meaning ascribed to it under the General Te
Conditions ("GTC")

*General Terms & Conditions ("GTC") are registered with the office of Sub-Registrar VII at New Delhi/Delhi, on August 03, 2019 having Registration Number 294 in Book no 4, Vol. No. 1708 on Page Number 114 to 157 and also at the Sub-Registrar SR V A Hal Khas New Delhi/Delhi, on 03, May, 2019 having Registration Number 867 in Book No. 4, Vol No. 463 on Page Number 98 to 151 and also at the Sub-Registrar VII at Delhi/New Delhi on December 09, 2016 having Registration Number 979 in Book No 4, Vol. No. 1614 on Page Number 57 to 103 and also at the office of Sub-Registrar at Karnal, Haryana on December 04, 2014 as Document Number 9326 under Book I, Vol. No. 534 at Page Number 82.

Signature of the person accepting the title deeds

For and on Behalf of PNBHFL

Authorized representative

Name: Rohit Mahajan

Designation: BBH

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
1.	Gaurav R. Jaiswal	Chelipura Mangal Niwas
2.	Radheshyam Jaiswal	Aurangabad

2. Details of the Borrower:

Name: Gaurav R. Jaiswal Address: Aurangabad

Constitution: _____

3. Date of Disbursement Letter:

4. Date and Reference number of Sanction Letter: 05/08/26

SCHEDULE B

PART I

DESCRIPTION OF PROPERTY

Property No. : Plot No. 01 plot NO. 02
Municipal No. : Panchade park - A
Khasra No. : Serice NO. 17
Situating at : Shaharurwadi
Area : 1.214 sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold :
Bounded as under
North : _____ South : _____
East : _____ West : _____

PART II

(List of Title Deeds)

1.	7112
2.	Sale deed
3.	
4.	
5.	