

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABDUL AZIZ MEHBOOB SHAIKH

MEHBOOB ISMAIL SHAIKH

20/01/1976

Permanent Account Number

BIJPS1533C

A A Shaikh

Signature



24112012



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2006/60106/76916

To,

Abdul Aziz Mehboob Shaikh

S/O Mehbub Shaikh

Room No.2 Prakash Chawl No.2 Behind Kumaria Hotel, A K

Road Andheri East

Mumbai

Maharashtra 400059

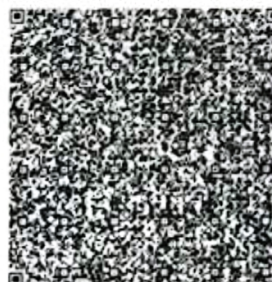
9324976482

24/09/2011

Ref: 2747 / 04N / 300031 / 300081 / P



SB867078940FH



आपका आधार क्रमांक / Your Aadhaar No. :

9604 2409 1010

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Abdul Aziz Mehboob Shaikh

DOB : 20/01/1976

Male



9604 2409 1010

मेरा आधार, मेरी पहचान



To THINK BIGZ INITIATIVE PVT LTD

₹22,431

✓ Completed

10 Sept 2026, 12:36pm



ICICI Bank 6145



Payment of ₹22,431 completed

Receiver's bank has confirmed deposit of money to THINK BIGZ INITIATIVE PVT LTD's bank account

UPI transaction ID

625309333176

To: THINK BIGZ INITIATIVE PVT LTD

....2080@hdfcbank

From: ABDUL AZIZ MEHBOOB SHAIKH (ICICI Bank)

Google Pay • 0490@okicici

Google transaction ID

CICAgPjo2rPmbg





Branch Office: KALYAN
Applicant: ABDUL AZIZ MEHBOOB SHAIKH
RESHMA AZIZ SHAIKH

Date: 09-Sep-2026
Ref No.: HOU/KLN/0826/5207909

Guarantor: N/A
Address: ROOM NO. 02, PRAKASH CHAWL NO. 02, BEHIND HOTEL KUMARIYA, A.K.ROAD, ., Mumbai, MAHARASHTRA, 400059, Mumbai, India
Email: abdul.aziz0490@gmail.com
Version No.: 8
Contact No. 9324976482

Dear Sir/Madam,

With reference to your loan application dated 26-08-2026, 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 2500000 (INR Twenty Five Lakh Only)
Insurance Premium	INR 78700 (INR Seventy Eight Thousand Seven Hundred Only)
Total Loan Amount	INR 2578700 (INR Twenty Five Lakh Seventy Eight Thousand Seven Hundred Only)
3. Repayment Term	144 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.90% = 8.25% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 28268 (INR Twenty Eight Thousand Two Hundred and Sixty Eight 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	45 days, from the date of this letter
10. Security	FLAT NO 202, 2nd floor, HEENA APARTMENT CHSL, ANDHERI EAST, NEAR MAPKHAN NAGAR, Mumbai, MAROL NAKA, Mumbai, MAHARASHTRA, India, 400059
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. 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.
2. Subject to clearance of Processing Fees.
3. Affidavit-cum-undertaking needs to be documented prior to disbursement
4. Proposed property to be registered in the name of applicant or jointly with co app.
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. OCR of Rs 45 lacs to be documented and FCU to be done on the same
8. 6 months Bank statement along with Opening date of Seller along with self attested KYC to be documented along with FCU on Seller KYC
9. PNBHFL Loan will be restricted to 90% of COP or MV whichever is less.
10. Seller Consent Letter to be documented
11. Proof of PL sanction Amount Rs 5,00,000/- taken from ICICI Bank on 21/6/25 – tenure pending is less then 12 months to be documented
12. ROI approval of 8.5% to be documented
13. Seller Verification to be done by FTE (ASM/ BBH) and photos to be shared or FI to be initiated at Seller's Residence in case of resale cases
14. Repayment of loan to be taken from Salary Account through NACH mode only.
15. Acknowledged Key Facts Statement to be taken.
16. Property being offered as collateral needs to be insured for the tenure of the loan
17. OCR clearance (if applicable) to be taken before disbursement.



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22/09/26

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

MBI8-14820-2026		सूची क्र. २ Index II (महाराष्ट्र नोंदणी नियम १९६१ च्या नियम २० नुसार)	
गाव- मरोळ (943415)		तालुका- अंधेरी	
जिल्हा- मुंबई उपनगर जिल्हा		स्थानिक स्वराज्य संस्था - Mumbai Ma.na.pa. (महानगरपालिका)	
नोंदणी कार्यालय - सह दु.नि.मुंबई 8		दस्त क्रमांक - MBI8-14820-2026	
1	विलेखाचा प्रकार	अनुच्छेद - अभिलेखानंतरणपत्र प्रकार - करारनामा	
2	मालमत्ता तपशील/वर्णन	1) इतर वर्णन : , इतर माहिती: फ्लॅट नं. 202, दुसरा मजला, हिना अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, मापखान नगर, मरोळ नाका, अंधेरी ईस्ट, मुंबई - 400059, एकूण मदनिका क्षेत्रफळ 370 चौरस फूट विल्ट-अप(इतर वर्णन दस्तात नमूद केल्याप्रमाणे)((C.T.S. Number : 1347 ;)) - स्थानिक स्वराज्य संस्था: Mumbai Ma.na.pa.	
3	क्षेत्रफळ	1) 370 चौ.फूट	
4	आकारणी किंवा जुडी देण्यात असेल तेव्हा		
5	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता.	1. नाव:- माथरा असगर रत्ना - वय:- 67 पॅन नं:- AOQXXXXX6Q पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फ्लॅट नं. २०२, दुसरा मजला, हिना अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: मापखान नगर, मरोळ नाका, रोड नं: अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन:- 400059 मोबाईल क्र:- 56XXXXXX	
6	दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता.	1. नाव:- अब्दुल अजीज मेहबूब शेख - वय:- 50 पॅन नं:- BIJXXXXX3C पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रूम नं. २, प्रकाश चाल नं.२, ब्लॉक नं: कुमारीया हटिलच्या मागे, अंधेरी-कुर्ली रोड, रोड नं: मरोळ, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन:- 400059 मोबाईल क्र:- 81XXXXXX	
7	दस्तऐवज लिप्यादित करून दिल्याचा दिनांक	13-08-2026	
8	दस्त नोंदणी केल्याचा दिनांक	13-08-2026	
9	अनुक्रमांक, खंड, व पृष्ठ	मबई8-14820-2026	
10	बाजारभाव(भाडेपट्ट्याच्या बाबतीत आकारणी पट्टाकार किंवा पट्टेदार देतो ते नमूद करावे)	₹ 59,95,552.6/-	
11	मोबदला रक्कम	₹ 70,00,000/-	
12	मुद्रांक शुल्क	₹ 4,20,000/- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (25-b) Immovable Property ==> (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
13	नोंदणी शुल्क	₹ 30,000/-	
14	शेरा		

दस्तासोबत सुची II दिली

मूल्यांकनासाठी विचारात घेतलेला तपशील:-



सह दुय्यम निबंधक मुंबई क्र. ८
मुंबई



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