

Branch Office: NAGPUR
Applicant: MUKINDA SHANKARRAO JOGEKAR
ALKA MUKINDA JOGEKAR
Guarantor: SUSHIL SANTOSHRAO BHAGAT
Address: DR. MUKINDA JOGEKAR, I U D P, WARD NO 21 BEHIND SANTRA MARKET, NEAR RESIDENCE OF SMT SHALINI MAHAJAN NAGARSEVIKA, KATOL NAGPUR, Nagpur, MAHARASHTRA, 441302, India
Email: mukindajogekar73@gmail.com
Date: 15-Jul-2026
Ref No.: HOU/NAG/0726/5154062
Version No.: 4
Contact No. 9422912261

Dear Sir/Madam,

With reference to your loan application dated 07-07-2026, 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 3000000 (INR Thirty Lakh Only)
Insurance Premium	INR 150000 (INR One Lakh Fifty Thousand Only)
Total Loan Amount	INR 3150000 (INR Thirty One Lakh Fifty Thousand Only)
3. Repayment Term	204 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 28767 (INR Twenty Eight Thousand Seven Hundred and Sixty Seven Only)
8. Processing fees receivable:	INR 4721.18 (INR Four Thousand Seven Hundred and Twenty One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	PLOT NO 62, MOUZA DABHA, TALATHI SHAKHA NO 7, NAGAR BHUMAPAN NO 48 AND 49, NMC HOUSE NO 1119/61+62, MURARAKA SHIVHARE HOUSING COMPLEX PVT LTD LAYOUT, WARD NO 68, KHASRA NO 137/2 137/4, Nagpur, SHEET NO 205/61 AND 244/51, Nagpur, MAHARASHTRA, India, 440023
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:

- Subject to clearance of Processing Fees.
- SBI Loan Rs.16500/- closer proof to be taken.
- SBI HL having EMI Rs.16250/- closing with in 12 months proof to be taken
- Both RPL and RSCL loan to be interlink
- Construction estimate to be document and to be vetted by TSG
- Repayment to be taken from salary A/c of applicant through ENACH.
- Re- FI or FI FTE visit to be done at residence
- LTV as per PNBHFL Norms.
- Online Adhar verification to be done through DG locker.
- Acknowledged Key Facts Statement to be taken.
- Property being offered as collateral needs to be insured for the tenure of the loan
1. Approved map and construction estimate to be submitted; estimate to be vetted by our empanelled agency and internal technical team. 2. Disbursement for construction to be done in tranches as per the progress in construction stage as per recommendation by our empanelled agency.
- Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
- Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)

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).



पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गांधी 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

LL.B

ADVOCATE

Plot No 167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 010

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail adv_sahilbhangde@yahoo.co.in

PNB HOUSING FINANCE LIMITED
LEGAL TITLE OPINION/SRO SEARCH REPORT

Ref. No.: - 2026/SMB/PNB/OPN/LEG/JUL/39

Date: 23/07/2026

Login: - HOU/NAG/0726/5154062

SEARCH REPORT

Detailed Address of the Property: -

All that piece and parcel of land bearing Plot No. 62 admeasuring about 139.293 Sq. Mts. (as per RL) in the layout of Murarka Shivhare Co-operative Housing society Ltd, Nagpur, -being a portion of the entire land bearing Kh. No. 137/2 , 137/4 of Mauza – Dhabha, bearing City Survey No. 49 and 48 of Sheet No. 205/61 244/51 bearing its P.H. No. 07, situated within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur in Tahsil and District Nagpur and same is bounded as under:-

East	-	Plot No. 61
West	-	Plot No. 63
North	-	Plot No. 86
South	-	Road in the layout

- Name/s of all the Title holders/Present Owner/s of the Property/Properties

1) Shri. Mukinda Shankarrao Jogekar.

2) Dr. Mrs Alka Mukinda Jogekar.

- Name/s of the person/s offering mortgage.

1. Shri. Mukinda Shankarrao Jogekar.

2. Dr. Mrs Alka Mukinda Jogekar.

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 01 years from 2025-2026 on 23/07/2026 in the Office of Sub-Registrar Nagpur which is as follows.

Year	Entries Found in search
2025	Entry Found Registered Sale Deed SRO Nagpur (Rural), at Sr. No.10306/2025, dated 27/10/2025. Notice of Intimation SRO Nagpur No. 06 at filing No. 2428/2025, dated 16/12/2025.
2026	Not-Found

Attached the Govt. Fees paid vide Receipt No. GRN MH006949471202627E dated 23/07/2026.

Dated: - 23/07/2026
Nagpur

Sahil M.
Bhangde

Digitally signed by Sahil M.
Bhangde
Date: 2026.07.24 16:40:44
+05'30'

Sahil M. Bhangde
(ADVOCATE)



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

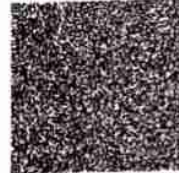
नामांकन क्रम/ Enrolment No.: 1088/81284/14301

To
मुकिंदा शंकरराव जोगेकर
Mukinda Shankarrao Jogekar
S/O Shankarrao Jogekar
Ward No.-21
Behind Santra Market
I U D P, Katol, Th-Katol
Katol
Nagpur Maharashtra - 441302
9422912261

Generation Date: 06/06/2015

Signature valid

Digitally signed by
Mukinda Shankarrao Jogekar
DN: cn=Mukinda Shankarrao Jogekar,
o=Unique Identification Authority of India,
c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8953 8842 1309

VID : 9182 0191 5015 9048

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मुकिंदा शंकरराव जोगेकर
Mukinda Shankarrao Jogekar
जन्म तिथि/DOB: 23/09/1973
पुरुष/ MALE

8953 8842 1309

VID : 9182 0191 5015 9048

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOGEKAR MUKINDA S
SHANKARRAO RAMAJI JOGEKAR
23/09/1973

Permanent Account Number

ADXPJ6262D

Signature



212

3

62759



भारत सरकार
Government of India



अलका मुकींदा जोगेकर
Alka Mukinda Jogekar
जन्म तिथि/DOB 13/05/1979
महिला/ FEMALE

9211 6048 2287

VID: 9168 3619 6894 7533

मेरा आधार, मेरी पहचान

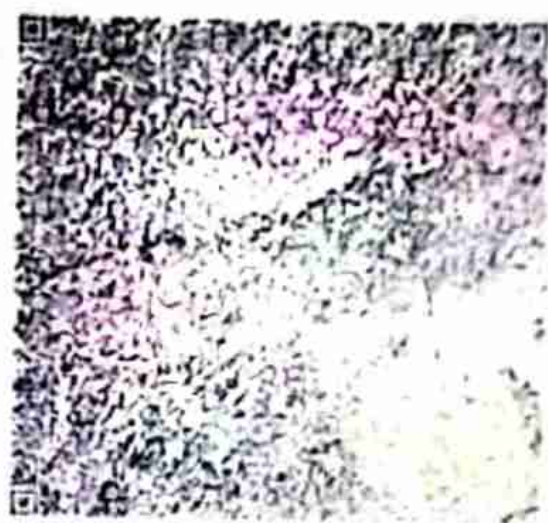
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

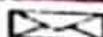
पता:
W/O: मुकींदा जोगेकर, प्लॉट नं. - 134, आय. यु. डी.
पी., काटोल, नागपुर,
महाराष्ट्र - 441302

Address:
W/O: Mukinda Jogekar, Plot No. - 134, I.
U. D. P., Katol, Nagpur,
Maharashtra - 441302



9211 6048 2287

VID: 9168 3619 6894 7533



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AWMPJ4427E



नाम / Name

ALKA MUKINDA JOGEKAR

पिता का नाम / Father's Name

GOPAL DATTUJI PAKHALE

जन्म की तारीख /

Date of Birth

13/05/1979

हस्ताक्षर / Signature

18102019







Transaction Successful

12:53 PM on 25 Jul 2026

Paid to



Thinkbigz Initiative Pvt Ltd ₹26,250

XXXXXXXXXXXX3164

Punjab National Bank

Banking Name : Thinkbigz Initiative Pvt Ltd ✓



Transfer Details



PhonePe Transaction ID

T2607251253186614440497



Debited from



XXXX366170

₹26,250

UTR: 482722356166



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History



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Expense



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Receipt



Contact PhonePe Support

