

Branch Office: NAGPUR
Applicant: ZUNAID KHAN
SHAGUFTA ZUNAID KHAN

Date: 19-Sep-2026
Ref No.: HOU/NAG/0926/5216787

Guarantor: N/A
Address: P.NO.70, ADARSH NAGAR, AMRAVATI ROAD, WADI, NAGPUR, ., Nagpur, MAHARASHTRA, 440023, India
Email: zunaidkhanngp@gmail.com

Version No.: 5
Contact No. 9834300109

Dear Sir/Madam,

With reference to your loan application dated 08-09-2026, 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 7000000 (INR Seventy Lakh Only)
Insurance Premium	INR 330000 (INR Three Lakh Thirty Thousand Only)
Total Loan Amount	INR 7330000 (INR Seventy Three Lakh Thirty Thousand Only)
3. Repayment Term	180 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 72182 (INR Seventy Two Thousand One Hundred and Eighty Two Only)
8. Processing fees receivable:	INR 69001.00 (INR Sixty Nine Thousand One Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	PLOT NO 51, MOUZA DABHA, KHASRA NO 94/1, P H NO 7 NAGAR BHUMAPAN NO 351, CORPORATION HOUSE NO 980/51, Nagpur, OM SHRI GURU SAI BAHU UDHESHIYA GNSS LTD NAGPUR, 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:

1. GST Returns of Feb 26 and March 26 to be taken
2. GST Returns of Feb 26 and March 26 to be taken
3. LTV to be restricted to 75% COP or MV which ever is lower.
4. Plot fencing to be taken.
5. Repayment to be taken from of business banking or Saving A/c through ENACH.
6. Seller KYC and latest 6 months banking to be taken.
7. Sole proprietorship declaration to be taken
8. Online Adhar verification to be done through DG locker.
9. Acknowledged Key Facts Statement to be taken.
10. OCR clearance (if applicable) to be taken before disbursement.
11. 1. The customer is required to inform about commencement / completion of construction and submit necessary regulatory documents to PNBHFL and request for conversion of scheme from "Residential Plot Loan" to "Construction Loan" / "Self-Construction" to claim income tax benefits. 2. Declaration from the customer to be submitted stating "I/we hereby declare that I/we intend to construct a house on the plot for which I am availing the loan facility on the address mentioned above within a period of three years from the availment of said loan. 3. If the customer fails to complete the construction of the house within the specified time frame of 36 months from the date of first disbursement, the interest rate will be increased by 100 bps over and above the applicable rate of interest.
12. Subject to satisfactory employment 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).



Zunaid Khan

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ZUNAID S KHAN

SAMSHADALI HAKKUMUDDIN KHAN

05/07/1992

Permanent Account Number

CPLPK2415R

Signature



25072012



भारत सरकार
GOVERNMENT OF INDIA



जुनेद खान
Zunaïd Khan

जन्म वर्ष / Year of Birth : 1992

पुरुष / Male



5559 7625 7650

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: शमशाद अली खान, प्लॉट नं
70, अमरावती रोड, कैलाश पेट्रोल पंप के
पार्स, आदर्श नगर वाडी, दाभा, वाडी,
नागपुर, हिंगणा, महाराष्ट्र, 440023

Address: S/O: Shamshad Ali
Khan, PLOT NO 70, AMRAVATI
ROAD, NEAR KAILASH PETROL
PUMP, ADARSH NAGAR WADI,
Dabha, Wadi, Nagpur, Hingna,
Maharashtra, 440023



1947
1800 180 1947



help@uidai.gov.in

www

www.uidai.gov.in

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



To THINKBIGZ INITIATIVE PVT LTD

₹38,790

✔ Completed

29 Sept 2026, 5:40 pm



Union Bank of India
7745



Payment of ₹38,790 completed

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

UPI transaction ID

663804323824

To: THINKBIGZ INITIATIVE PVT LTD

....56-2@okbizaxis



EXECUTANT:-

Shri. Zunaid Shamshad Ali Khan

That, the indemnifiers/executants had availed the financial assistance from the PNB Housing Finance Ltd., Nagpur by way of creating the equitable mortgage over the scheduled property.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Plot No. 51** admeasuring 342.809 Sq. Mts, (i.e.3690 Sq.ft.) (as per sale deed) 280.44 Sq. Mtr. (i.e. 3018.65 Sq. Ft.) in the lay-out of Om Shri Guru Sai Gruh Nirman Sahakari Sanstha Nagpur being a portion of entire land bearing **KH. NO. 94/1 of Mouza- Dabha** bearing **City Survey No. 351**, PH No. 07, bearing Corporation House No. 980/51 situated in Ward No. 68 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District Nagpur and the same is bounded as under :-

On the East	:	Plot No. 35
On the West	:	Road
On the North	:	Plot No. 25
On the South	:	Plot No. 29.

AND WHEREAS during the course of the said transaction and while its completion, the indemnifiers/executants represented unto the PNB Housing Finance Ltd., Nagpur that the former had an absolute legal right and authority to sell, transfer and convey the said property;

NOW, THIS BOND WITNESSES as follows:-

That the indemnifiers/ executants does hereby agree and undertake to indemnify the PNB Housing finance ltd, Nagpur for any loss or damage caused in respect of the said property.

That the indemnifiers/executants has been executing this bond only as a part and by way of the promise given by him /her to indemnify the loss or damage, if caused, in respect of the said transaction or property.

That indemnifiers/executants has been assured the PNB Housing finance Ltd., Nagpur that he /she will provide all the necessary post disbursement documents i.e. Registered Sale Deed of the scheduled property and required Property Card, Tax Receipt, No-objection Certificate to Sale etc OR as per the legal search report at the earliest to the PNB Housing Finance Ltd., Nagpur.

IN WITNESS WHEREOF the indemnifier/executants hereto have signed hereunder at Nagpur.