

Branch Office: AMRAVATI
Applicant: POURNIMA RAJESH MALEKAR
RAJESH PRABHAKARRAO MALEKAR

Date: 24-Aug-2026
Ref No.: HOU/AMR/0826/5205120

Guarantor: N/A
Address: C/O. SAHU BUILDING, JAYASTAMBH, CHOWK, .. Amravati, MAHARASHTRA, 444601, Amravati, India
Email: pournimalekar8@gmail.com
Version No.: 3
Contact No. 9145518276

Dear Sir/Madam,

With reference to your loan application dated 22-08-2026, 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 1150000 (INR Eleven Lakh Fifty Thousand Only)
Insurance Premium	INR 55000 (INR Fifty Five Thousand Only)
Total Loan Amount	INR 1205000 (INR Twelve Lakh Five Thousand Only)
3. Repayment Term	360 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.15% = 9.00% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 9696 (INR Nine Thousand Six Hundred and Ninety Six Only)
8. Processing fees receivable:	INR 5901.18 (INR Five Thousand Nine Hundred One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No D-202, 2nd Floor, Plot No 2/3/B S No 30, Gokuldham Society Wing D, Desai Layout, Mouje Peth Amravati Pragane Badnera, 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 satisfactory employment verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
2. Subject to clearance of Processing Fees.
3. case will re-sanction after technical report received & sale deed draft received .
4. Ownership in name of applicant and co-applicant
5. Subject to legal & technical clearance
6. Repayment to be taken from SBI 9356
7. Sale deed draft to be documented
8. Aadhar E verification to be done through DIGILOCKER
9. FCU to be done on OCR bank statement
10. HR Confirmation to be documented
11. Seller KYC to be taken & FCU to be done & Seller CIBIL to be documented
12. Seller Updated last Six-month bank statement along with Account opened date to be taken
13. Builder Cost Sheet & Amenities Agreement to be taken
14. Co-applicant Income proof & EMI banking to be documented
15. Acknowledged Key Facts Statement to be taken.
16. PMAY Application form to be submitted and geo tagging to be done before disbursement. Customer declaration required if customer does not want to apply.
17. Property being offered as collateral needs to be insured for the tenure of the loan
18. OCR clearance (if applicable) to be taken before disbursement.



SEARCH REPORT

Detailed Address of the Property: - All that RCC Superstructure comprising of Residential, Flat No. D-202 on the Second Floor having carpet area 28.83 sq.mt., built up area 37.14 Sq.mt. and super built-up area 58.64 sq.mt. along with 9.74 % undivided share and interest in the land forming the part of the scheme known as "Gokuldharm Society Wing-D" developed on Sub-Divided Plot No. 2/3/B admeasuring 2450 Sq.ft. (227.69 Sq.mt) having Field Survey No. 30 of Mouje- Peth Amravati, Pragane- Badnera, Tq. Dist.- Amravati, which was converted into layout as per order dated 27/02/1986 in RC No. NAP-34/Peth Amravati-32/1985-86 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 - Flat no. D- 201
 Towards West - Flat no. D- 203
 Towards North - Lobby and Stair Case
 Towards South - Open Marginal Space and Plot No. 4

Mortgagor/s:-

Pournima Rajesh Malekar
 R/o, Amravati, Dist. Amravati

Owner/s:-

Nikhil Sanjay Mattani
 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 24/09/2026 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. 4068, dated 18/06/2023. 2) Sale deed registered with the office of the Sub Registrar Amravati no.3, at Sr. No. 4069, dated 18/06/2023.
2024	Record Found: Sale deed registered with the office of the Sub Registrar Amravati no. 1, at Sr. No. 5648, dated 11/11/2024.
2025	Not-Found
2026	Record Found: Deed of Declaration registered with the office of the Sub Registrar Amravati No. 3, at Sr. No. 5614, dated 16/08/2026.

Attached the Govt. Fees paid vide receipt no. **GRN MH010820674202627E** dated 24/09/2026

Dated: 24/09/2026
 Amravati

Rahul V Mohod.
(ADVOCATE)

Rahul
Vasantrao
Mohod

Digitally signed by
 Rahul Vasantrao
 Mohod
 Date: 2026.09.24
 17:32:38 +05'30'







भारत सरकार
Government of India



पौर्णिमा राजेश मालेकर
Pournima Rajesh Malekar
जन्म तिथि/DOB: 28/07/1999
महिला/ FEMALE

4802 2214 2637

VID : 9157 3838 0748 2937

मेरा **आधार**, मेरी पहचान



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Issue Date: 23/01/2013



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

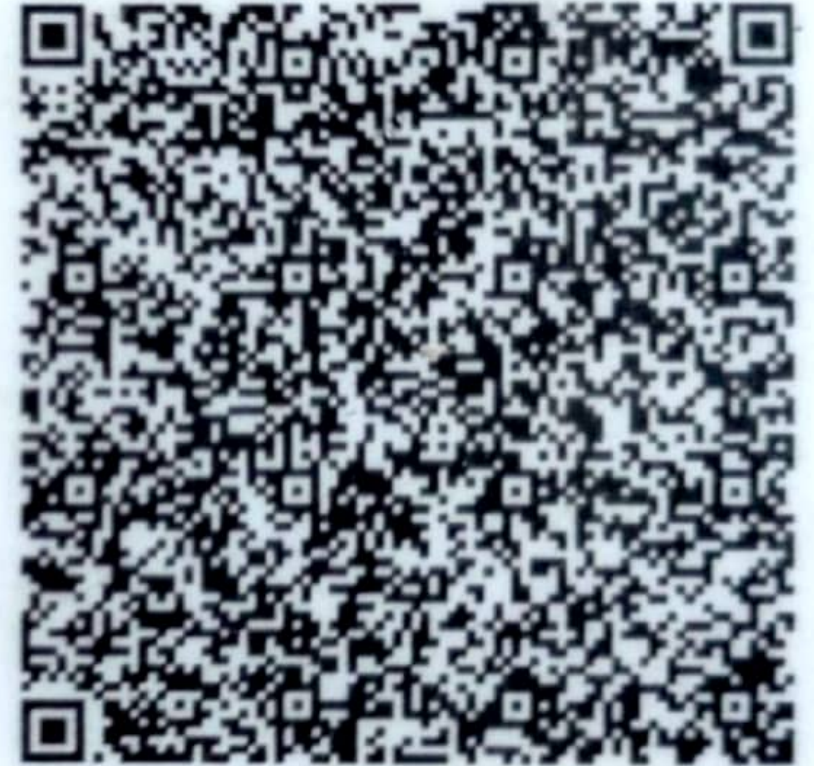


पता:

C/O: मुंगलकर, गोपाल नगर स्वागतम कॉलोनी, अमरावती,
अमरावती,
महाराष्ट्र - 444601

Address:

C/O: Mungalkar, gopal nagar, swagatam
colony, Amravati, Amravati,
Maharashtra - 444601



4802 2214 2637

VID : 9157 3838 0748 2937



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help@uidai.gov.in



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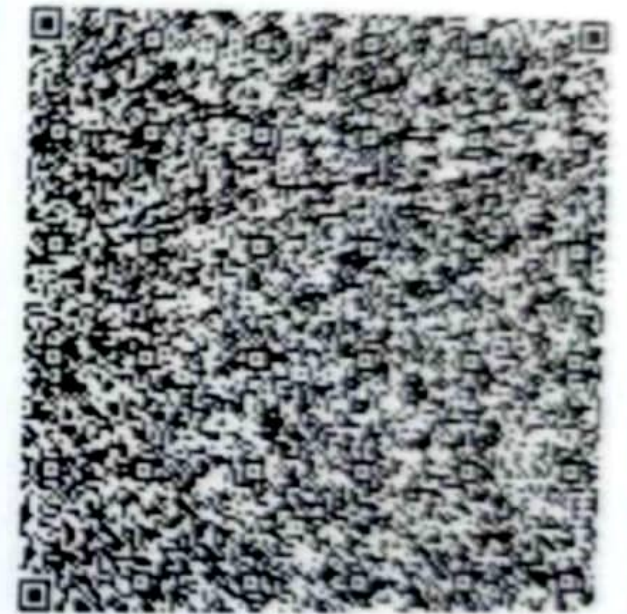
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FYOPM4091N



नाम/ Name

POURNIMA RAJESH MALEKAR

पिता का नाम/ Father's Name

RAJESH PRABHAKARRAO MALEKAR

जन्म की तारीख/
Date of Birth

28/07/1999

Malekar

23082021

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed





To 3164

₹11,440

Pay again

✓ Completed

25 Sept 2026, 1:16 pm



State Bank of India 9356 ▾

UPI transaction ID

626859461090

To: THINKBIGZ INITIATIVE PVT LTD

....3164

From: POURNIMA RAJESH MALEKAR
(MINOR) (State Bank of India)

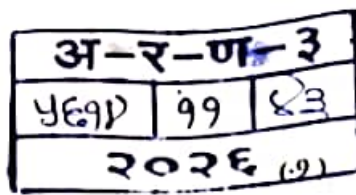
....7890@oksbi on Google Pay

Google transaction ID

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- (vi) Said apartment owner is at liberty to dug separate borewell for his personal use, at his own expenses, for which the other apartment owners cannot entitled to take objection.
- f) Similarly No apartment owner shall have right to cover the balconies, open space, or to change the elevation of the building in any manner whatsoever without prior permission of grantor.
- g) No apartment owner shall hang the wires, antenna, disk, in the gallery, balcony or outside their respective walls of the apartment.
- h) This area of plot under this building is less than 500 sq.mtrs., hence exempted from MAHA RERA Registration & does not require Completion / Occupancy Certificate for execution of sale deed. The builtup area of every flat is inclusive of balcony area.

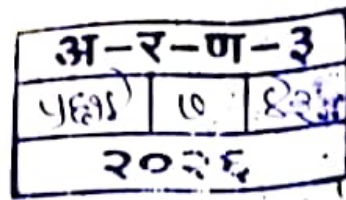
FIFTH : The building shall be known and styled as "GOKULDHAM SOCIETY" (Wing-D) out of Block-2. The area statement of the plot cum building is specified as under :-

Total Plot Area	: 227.69 sq. mtrs.
Permissible F.S.I.	: 1.10
Permissible Builtup area	: 250.45 sq. mtrs.
Ancillary FSI (60%) (Permissible)	: 150.27 sq. mtrs.
Ancillary FSI (60%) (Used)	: 149.78 sq. mtrs.
Total Permissible Builtup area	: 400.72 sq. mtrs.
Proposed Builtup area	: 400.23 sq. mtrs.

The undivided share percentage in common area and facilities for the Flat / apartment owners, shall be as under :-

Situation of the Floor	Flat / Apartment Nos.	Builtup area (Sq. Mtrs.)	Percentage (%) of Undivided Share
Ground Floor	Flat No. D-001 (East Side)	56.81	13.21
	Flat No. D-002 (Middle of Building)	35.08	8.17
First Floor	Flat No. D-101 (East Side)	59.18	15.09
	Flat No. D-102 (Middle of Building)	37.14	9.47
	Flat No. D-103 (West Side)	57.85	14.75
Second Floor	Flat No. D-201 (East Side)	59.18	15.09
	Flat No. D-202 (Middle of Building)	37.14	9.47
	Flat No. D-203 (West Side)	57.85	14.75
Grand Total			100.00



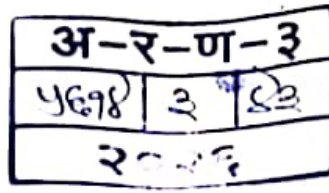


3.	Flat No. D-103 (West Side) consisting of Living Area / Dining, two bedrooms, kitchen, utility area, toilets & balconies Bounded towards East - by Flat No. D-102, Lobby, towards West - by Open Marginal Space and thereafter 7.50 mtr. wide Layout Road, towards North - by Common Wall of Wing-C (constructed on Sub-Divided Plot No. 2/3/A), and, towards South - by Open Marginal Space and thereafter Layout Plot No. 4..."	44.71	57.85	77.70
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Second Floor : On the Second floor, there are three apartments / flats, bearing no. D-201, D-202 & D-203.

Sr. No.	Description of Apartment / Flat	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	Flat No. D-201 (East Side) consisting of Living Area / Dining, two bedrooms, kitchen, utility area, toilets & balconies Bounded towards East - by Open Marginal Space and thereafter Nala / Service Line, towards West - by Flat No. D-202 & Lobby, towards North - by Common Wall of Wing-C (constructed on Sub-Divided Plot No. 2/3/A), and, towards South - by Open Marginal Space and thereafter Layout Plot No. 4..."	44.97	59.18	79.20
	Flat No. D-202 (Middle of Building) consisting of Living Area / Dining, one bedroom, kitchen, utility area, toilet & balcony Bounded towards East - by Flat No. D-201, towards West - by Flat No. D-203, towards North - by Lobby, Staircase, and, towards South - by Open Marginal Space and thereafter Layout Plot No. 4..."	28.83	37.14	58.64
	Flat No. D-203 (West Side) consisting of Living Area / Dining, two bedrooms, kitchen, utility area, toilets & balconies Bounded towards East - by Flat No. D-202, Lobby, towards West - by Open Marginal Space and thereafter 7.50 mtr. wide Layout Road, towards North - by Common Wall of Wing-C (constructed on Sub-Divided Plot No. 2/3/A), and, towards South - by Open Marginal Space and thereafter Layout Plot No. 4..."	44.71	57.85	77.70





DEED OF DECLARATION

in respect of

"Gokuldham Society" (Wing-D) out of Block-2

FORM / EXHIBIT - "A"

(Stamp Duty paid Rs. 500/-)

(Under the provisions of The Maharashtra Apartments Ownership Act, 1970)

In the city of Amravati, Tq. and Dist. Amravati, on this **16** day of August, 2026,

Nikhil Sanjay Mattani (PAN - BSNPM4572P), aged 32 years, occu. - business, r/o. 36, Jaibharat Nagar, Near Laxminarayan Chowk, Shankar Nagar Road, Amravati - 444606, Adhar Card - 7302 7673 2908, hereinafter referred to as "THE GRANTOR" who is fully empowered and qualified to execute this deed, do hereby state :-

FIRST : That the Grantor owns and possesses the following piece of land described hereinbelow :-

DESCRIPTION OF THE PLOT

"All the piece and parcel of land situated at **Mouje - Peth Amravati**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing **Field Survey No. 30**, admeasuring 5 Acre 17 Gunthe, which is converted into layout in pursuance of order passed by Hon'ble Sub-Divisional Officer, Amravati, in Rev Case No. NAP-34/Peth Amravati-32/1985-86, dated 27.02.1986, in the area known as 'Desai Layout', out of this sub-divided Layout **Plot No. 2/3/B**, admeasuring 2450.00 sq.ft. (227.69 sq.mtrs.), which is bounded as under :-

Towards East : Nala / Service Line,
Towards West : 7.50 mtr. wide Layout Road,
Towards North : Sub-divided Layout Plot No. 2/3/A, and,
Towards South : Layout Plot No. 4..."

which is hereinafter referred to as the "said plot/land".

WHEREAS the previous owner i.e. Amarsukh Builders through Prop. Rajeshkumar Amarial Talreja, owns Layout Plot No. 2, admeasuring 227.69 sq.mtrs. & Layout Plot No. 3, admeasuring 227.69 sq.mtrs., who

