

सूची क्र. २

Index II

(महाराष्ट्र नोंदणी नियम १९६१ च्या नियम २९ नुसार)



THN2-24230-2026

माजिस्ट्रेट (943899)

ठाणे

न्यायालय - सह दु.नि. ठाणे 2

तालुका- ठाणे

स्थानिक स्वराज्य संस्था - ठाणे म.न.पा. ( महानगरपालिका )

दस्त क्रमांक - THN2-24230-2026

|                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| विलेखाचा प्रकार                                                                                                                   | अनुच्छेद - अभिहस्तांतरणपत्र<br>प्रकार - करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| मालमत्ता तपशील/वर्णन                                                                                                              | 1) इतर वर्णन: , इतर माहिती: प्लॉट नं 108 पहिला मजला नेम्मी पंचगंगा माजिबडा ठाणे क्षेत्रफळ 425 चौ फुट रेरा कारपेट ओल्ड सर्वे नं. 63 हिस्सा नं.1 नवीन सिटी सर्वे नं.2004,2005,2006,2007( ( Survey Number : 63 Hissa No.1 New City Survey No 2004,2005,2006 & 2007 ; ) ) - स्थानिक स्वराज्य संस्था: ठाणे म.न.पा.                                                                                                                                                                                                                                          |
| क्षेत्रफळ                                                                                                                         | 1) 425 चौ.फुट                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| आकारणी किंवा जुडी देण्यात असेल तेव्हा                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता. | 1. नाव:- नेम्मी रिअल्टी तर्फे भागीदार मिहीत महेंद्र जैन तर्फे कु. सु. स्वाती राकेश केंजळे वय:- 37<br>पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: तेजदीप बंगलो खारकर आली ठाणे पोलिस स्कूल समोर ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन:- 400601<br>पॅन नं:- AAUXXXXX6E<br>मोबाईल क्र:- 859XXXXX37                                                                                                                                                                                                                                        |
| दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.                | 1. नाव:- अर्चना नितीन मोरे - वय:- 33<br>पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रूम नं १३ दूसरा मजला लक्ष्मी गंगा अपार्टमेंट हनुमान मंदिर राबोडी नं २ शिवाजी नगर ठाणे वेस्ट , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन:- 400601<br>पॅन नं:- ENPXXXXX7B<br>मोबाईल क्र:- 808XXXXX33<br>2. नाव:- नितीन विजय मोरे - वय:- 36<br>पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ५/५ महात्मा गांधी हॉस्पिटल डॉ.एस. एस रोड परेल मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन:- 400012<br>पॅन नं:- BIAXXXXX4Q<br>मोबाईल क्र:- 932XXXXX77 |
| दस्तऐवज निष्पादित करून दिल्याचा दिनांक                                                                                            | 09-09-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 09-09-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| अनुक्रमांक, खंड, व पृष्ठ                                                                                                          | दनन2-24230-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| बाजारभाव(भाडेपट्ट्याच्या बाबतीत आकारणी पट्टाकार किंवा पट्टेदार देतो ते नमूद करावे)                                                | ₹ 54,02,915.92/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| मोबदला रक्कम                                                                                                                      | ₹ 75,52,500/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| मुद्रांक शुल्क                                                                                                                    | ₹ 5,28,700/-<br>मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (25-b) Immovable Property ==> (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.                                                                                                                                                                                                                                                                                                                                                                     |
| नोंदणी शुल्क                                                                                                                      | ₹ 30,000/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| क्षेरा                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

किनासाठी विचारात घेतलेला तपशील:-



सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

Branch Office: KALYAN  
Applicant: ARCHANA NITIN MORE  
NITIN VIJAY MORE

Date: 19-Aug-2026  
Ref No.: HOU/KLN/0826/5200176

Guarantor: N/A  
Address: ROOM NO 13, 2ND FLOOR, LAXMI GANGA APARTMENT,, OPP HANUMAN MANDIR, RABODI 2,, THANE W, ., Thane, MAHARASHTRA, 400601, India  
Email: archana.surve282@gmail.com  
Version No.: 4  
Contact No. 8082470233

Dear Sir/Madam,

With reference to your loan application dated 15-08-2026, 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 5000000 (INR Fifty Lakh Only)                                                                                                                                     |
| Insurance Premium                       | INR 178000 (INR One Lakh Seventy Eight Thousand Only)                                                                                                                 |
| Total Loan Amount                       | INR 5178000 (INR Fifty One Lakh Seventy Eight 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% -5.05% = 8.10% per annum as on the date of execution of the loan agreement                                                                                     |
| 7. Equated Monthly Instalment ("EMI") * | INR 38356 (INR Thirty Eight Thousand Three Hundred and Fifty Six Only)                                                                                                |
| 8. Processing fees receivable:          | INR 57821.18 ( INR Fifty Seven Thousand Eight Hundred and Twenty One Rupees And Eighteen Paise Only)                                                                  |
| 9. Sanction letter validity             | 90 days, from the date of this letter                                                                                                                                 |
| 10. Security                            | Unit 108.0, Floor 1st floor, Block NEMMI PANCHGANGA, Project NEMMI PANCHGANGA, 2006 2004 2005 2007, SHIVAGI NAGAR, 2 RABODI, Thane, Thane, MAHARASHTRA, India, 400601 |
| 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. PNBHFL Loan will be restricted to 80% of COP or MV whichever is less
2. Repayment of loan to be taken from Salary Account through NACH mode only.
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. 6 months Bank statement along with Opening date of Seller along with self attested KYC to be documented along with FCU on Seller KYC
8. 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
9. Seller Consent Letter to be documented
10. Positive FCU report to be documented
11. ROI approval of 8.5% to be documented
12. OCR clearance (if applicable) to be taken before disbursement.
13. Property being offered as collateral needs to be insured for the tenure of the loan
14. Acknowledged Key Facts Statement to be taken.

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).



*Signature*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**



**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ENPPS5087B**



**नाम/ Name**  
**ARCHANA NITIN MORE**

**पिता का नाम/ Father's Name**  
**ARVIND ATMARAM SURVE**

19062023

**जन्म की तारीख /**  
**Date of Birth**  
**07/09/1993**

  
**हस्ताक्षर / Signature**

आयकर विभाग  
INCOME TAX DEPARTMENT

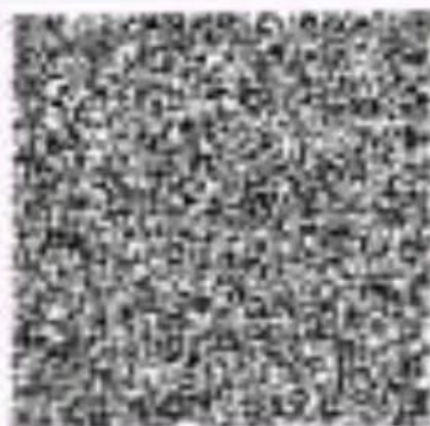


भारत सरकार  
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

**BIAPM5784Q**



नाम / Name

**NITIN VIJAY MORE**

पिता का नाम / Father's Name

**VIJAY RAGHUNATH MORE**

जन्म की तारीख /  
Date of Birth

**22/04/1990**

हस्ताक्षर / Signature



To THINK BIGZ INITIATIVE PVT LTD

₹32,350

✓ Completed

26 Sept 2026, 8:53 pm



ICICI Bank 6817



**Payment of ₹32,350 completed**

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

UPI transaction ID

663525216637

To: THINK BIGZ INITIATIVE PVT LTD

....2080@hdfcbank

From: ARCHANA ARVIND SURVE (ICICI Bank)

....e282@okicici on Google Pay

Google transaction ID

CICAgPiCklvVFw

