

Branch Office: AURANGABAD
Applicant: DADASAHEB DILIP DUKARE
PALLAVI DADASAHEB DUKARE

Date: 15-Jul-2026
Ref No.: HOU/ARNG/0726/5160810

Guarantor: N/A
Address: PLOT NO 23 S NO 20, NEAR WATER TANK PADEGAON, PADEGAON AURANGABAD, Aurangabad, MAHARASHTRA, 431001, Aurangabad, India
Email: dadasahebdukare27@gmail.com
Version No.: 3
Contact No. 9075252991

Dear Sir/Madam,

With reference to your loan application dated 13-07-2026, 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 4900000 (INR Forty Nine Lakh Only)
Insurance Premium	INR 90000 (INR Ninety Thousand Only)
Total Loan Amount	INR 4990000 (INR Forty Nine Lakh Ninety 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% -4.95% = 8.20% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 37313 (INR Thirty Seven Thousand Three Hundred and Thirteen Only)
8. Processing fees receivable:	INR 56641.18 (INR Fifty Six Thousand Six Hundred and Forty One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Row-House No. B-24, B Building, Moti Grand City Phase -I, Gut No. 63/P, Village Padegaon, Aurangabad, Aurangabad, MAHARASHTRA, India, 431001
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 Legal & Technical Clearance.
2. Repayment from Applicant salary A/c HDFC 0945
3. Digilocker aadhar verification for app and co-app to be done
4. Property to be registered in joint name of Applicant and Co-Applicant
5. ROI Approval to be taken
6. OCR clearance (if applicable) to be taken before disbursement.
7. Property being offered as collateral needs to be insured for the tenure of the loan
8. Acknowledged Key Facts Statement to be taken.
9. 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).

*Subject to change from time to time at the discretion of PNBHFL.

Customer Service Manager: Ravindra Annasaheb Kakde
Landline No: 1800 120 8800

Relationship Manager:

[Signature]

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

FORM A-2



Ghar Ki Baat

MEMORANDUM OF ENTRY IN CASE OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

At the request of the Dadasabheb Dilip Dukare ("Borrower"), PNB Housing Finance Limited, a company incorporated under the Companies Act, 1956, with Corporate Identity Number L65922DL1988PLC033856 and having its registered office at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 ("PNBHFL") had sanctioned a loan in favour of Borrower, to the tune of INR 49,90,000 (Rupees Forty nine lakh ninety thousand only Only) ("Loan"), in accordance with General Terms and Conditions ("GTC") read with the Loan Documents, including but not limited to Application Form, Disbursement Letter dated 27/07/2026 and Sanction Letter dated 15/07/2026.

One of the conditions of the loan Documents, duly agreed and acknowledged by the Borrower, was to create an equitable mortgage on the Property (as defined hereunder), in favour of PNBHFL, in accordance with the terms and conditions of the Loan Documents including without limitation, GTC, Application Form, Disbursement Letter and Sanction Letter.

On the 27 day of July 2026, the Mortgagor(s) (details whereof have been mentioned in Schedule A) (hereinafter referred to as the "Mortgagor(s)") attended the office of PNBHFL at its branch office at Aurangabad (hereinafter for the sake of brevity referred to as "Mortgagee") and saw Mr./Ms. Rahul Mahajan Sir of the said Mortgagee and the Mortgagor(s) stated that the documents relating to the title deeds, evidences and writings (hereinafter called "Title Deeds", details whereof are specified in **Part II of Schedule B**) in respect of the Property as set out in **Part I of Schedule B**) (hereinafter referred to as the "Property") were deposited on _____ with the Mortgagee.

The above said deposit of Title Deeds of the Property for securing the due Repayment, discharge and redemption by the Mortgagor to the Mortgagee for the Loan together with Interest, Overdue Charges, further interest, liquidated damages, compound interest, cost, Other Charges, expenses and other monies payable under the Loan Documents and other documents.

The Mortgagor(s) on the same day accorded and gave consent to PNBHFL to hold and retain the said Title Deeds as and by way of mortgage by deposit of title deeds on the Property together with all buildings and structures constructed/to be constructed thereon as Security for the due repayment, discharge and redemption by the Borrower(s) to PNBHFL of the Amounts Due under the Loan advanced by PNBHFL together with Interest, Overdue Charges, further interest, liquidated damages, compound interest, costs, Other Charges, expenses and other monies payable under the Loan Documents and other documents, as amended from time to time.

The detailed list of the said Title Deeds in relation to the Property are mentioned in Part II of Schedule B hereunder which are deposited with PNBHFL, to create Security by way of equitable mortgage by deposit of the Said Title Deed(s) in respect of the Property.

While giving oral consent the Mortgagor(s) stated that he/she/they did so with intent to create Security on the Property in favour of the Mortgagee.

The Mortgagor(s) has/have given aforesaid oral consent in presence of Mr./Ms. Amol Walekar and Mr./Mrs. Amrita Kulbarni [authorized representative of the Mortgagors] of PNBHFL.

The Mortgagor(s) further stated that the Title Deeds so deposited were the only documents of title relating to the Property which properties are in the possession, power and control of the Mortgagor and that the Mortgagor is the absolute owner of the Property and the Mortgagor has a good, clear and marketable title to the Property and further stated that there is no mortgage, charge, lien or any other encumbrance or attachment on the Property or any part or parts thereof in favour of any government or the income-tax department or any other Governmental Authority, or any person, firm or company, body corporate or society or entity whatsoever and that the Mortgagor has not entered into any agreement for sale, transfer, lease or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the Property or any part or parts thereof in favour of or on behalf of any Government or Governmental Authority or any person, firm, company, body corporate or society or entity whatsoever except with the prior permission of PNBHFL so long as the Mortgagor continues to be indebted to or liable to PNBHFL on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Mortgagor under the income Tax Act, 1961 or any other law in force for the time being and that no notice has been issued and/or served on the Mortgagor under the Income Tax Act, 1961, or under any other law, relating to recovery of tax.

[Mr./ Ms. _____] also stated that he / she was authorized to give such oral consent and make deposit of the Title Deeds pursuant to the board resolutions passed by the board of directors/partners of the Mortgagor or Letter of Authority or power of attorney dated _____ and she/he furnished a certified true copy of the said resolution/power of attorney/letter of authority to _____, of PNBHFL and further stated that the said resolution/power of attorney were in full force and effect.²

(Footnotes)

¹ Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society

² Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society

Punit Chakraborty



This Memorandum of Entry shall form an integral part of the Loan Documents and shall be read in conjunction with the same.
All capitalized terms used herein but not specifically defined shall have the meaning ascribed to it under the General Terms Conditions ("GTC").

*General Terms & Conditions ("GTC") are registered with the office of Sub-Registrar VII at New Delhi/Delhi, on August 03, 2021 having Registration Number 294 in Book no4, Vol. No. 1708 on Page Number 114 to 157 and also at the Sub-Registrar SR V A Hauz Khas New Delhi/Delhi, on 03, May, 2019 having Registration Number 867 in Book No. 4, Vol No. 463 on Page Number 98 to 151 and also at the Sub-Registrar VII at Delhi/New Delhi on December 09, 2016 having Registration Number 979 in Book No 4, Vol. No. 1614 on Page Number 57 to 103 and also at the office of Sub-Registrar at Karnal, Haryana on December 04, 2014 as Document Number 9326 under Book I, Vol. No. 534 at Page Number 82.

Signature of the person accepting the title deeds

For and on Behalf of PNBHFL

Authorized representative

Name: Rahul Mahajan Sir

Designation: B.BH

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
1	Dadasaheb Dukare	Row H NO B-24, B Building moti
2	Paldavi Dukare	Grand city phase 1 Gut no 63/p
		Padegaran Aurangabad

2. Details of the Borrower:

Name: Dadasaheb Dukare Address: Row H. NO B-24, B Building

Constitution: moti Grand city phase-1

3. Date of Disbursement Letter:

Gut NO-63/p padegaran

4. Date and Reference number of Sanction Letter:

Aurangabad

SCHEDULE B

PART I

DESCRIPTION OF PROPERTY

Property No. : Row House no B-24
Municipal No. : B. Building moti
Khasra No. : Grand city phase 1
Situating at : Gut NO 63/p
Area : padegaran sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold : Aurangabad

North : Row House NO B-25 South : Row House NO B-23
East : Police Colony Dakshata West : J.O.D. M.W. Road
Nagar, at Gut no. 63,

PART II (List of Title Deeds)

1.	<u>Demand</u>
2.	<u>Draft</u>
3.	<u>Builder NOC.</u>
4.	
5.	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DADASAHEB DILIP DUKARE

DILIP DUKARE

25/05/1993

Permanent Account Number

BVXPD8668J

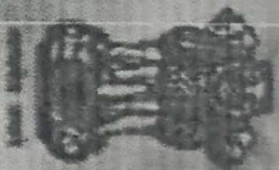
Signature



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT



GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ESHPD4400E

नाम / Name

PALLAVI DADASAHEB DUKARE

पिता का नाम / Father's Name

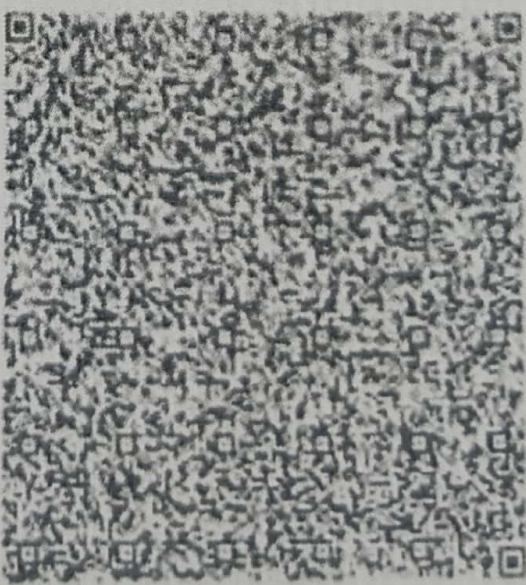
ARJUN DONGRE

जन्म की तारीख / Date of Birth

06/07/1997

हस्ताक्षर / Signature

0240432









Transaction Successful

03:42 PM on 27 Jul 2026

Paid to



THINK BIGZ

₹31,800

INITIATIVE PVT
LTD

Vyapar.169705262
080@hdfcbank



Transfer Details



Message

Noi

PhonePe Transaction ID

T2607271542260514213616

Debited from



XXXXXX0945

₹31,800

UTR: 391465907822

