



07/07/2026

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 1

दस्त क्रमांक : 13918/2026

नोदणी :

Regn:63m

बाब: काटेमनिबसी ठासुका: कल्याण जिल्हा: ठाणे

(1)सिलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ठे नमुद करावे)	3481000
(4) भू-मापन,पोटहिस्सा व पट्टाक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीजे काटेमनिबसी ता. कल्याण जि. ठाणे येथील सर्व्हे नं 126 हिस्सा नं 1 वा बरील त्रिभुज गार्डन वा इमारतीमधील सदनिका क्र 401 चौथा माळा बी बिंग क्षेत्र 605 सेसेबल कारपेट क्षेत्र रेरा नुसार((Survey Number : 126 ;))
(5) क्षेत्रफळ	1) 605 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असलेले तपे.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुकताबाई वर्तुठा मस्की - - वय:-72; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: स्वताचे घर शनि मगर वाई वाई शाळा रोड काटेमनिबसी कल्याण ईस्ट, ब्लॉक नं: -, रोड नं: -, MAHARASHTRA, MAHARASHTRA. पिन कोड:-421306 पॅन नं:-DPAPM4587N
(8)दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पटेल विठ्ठल गंजय - - वय:-38; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: गॉप नं 5 ताई सुज्जिन सोसायटी, वाई वाई बिंध्या मंदिर रोड काटेमनिबसी कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BQLPP7887E
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2026
(10)दस्त नोंदणी केल्याचा दिनांक	07/07/2026
(11)अनुक्रमांक,खंड व पृष्ठ	13918/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	208900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेरा	



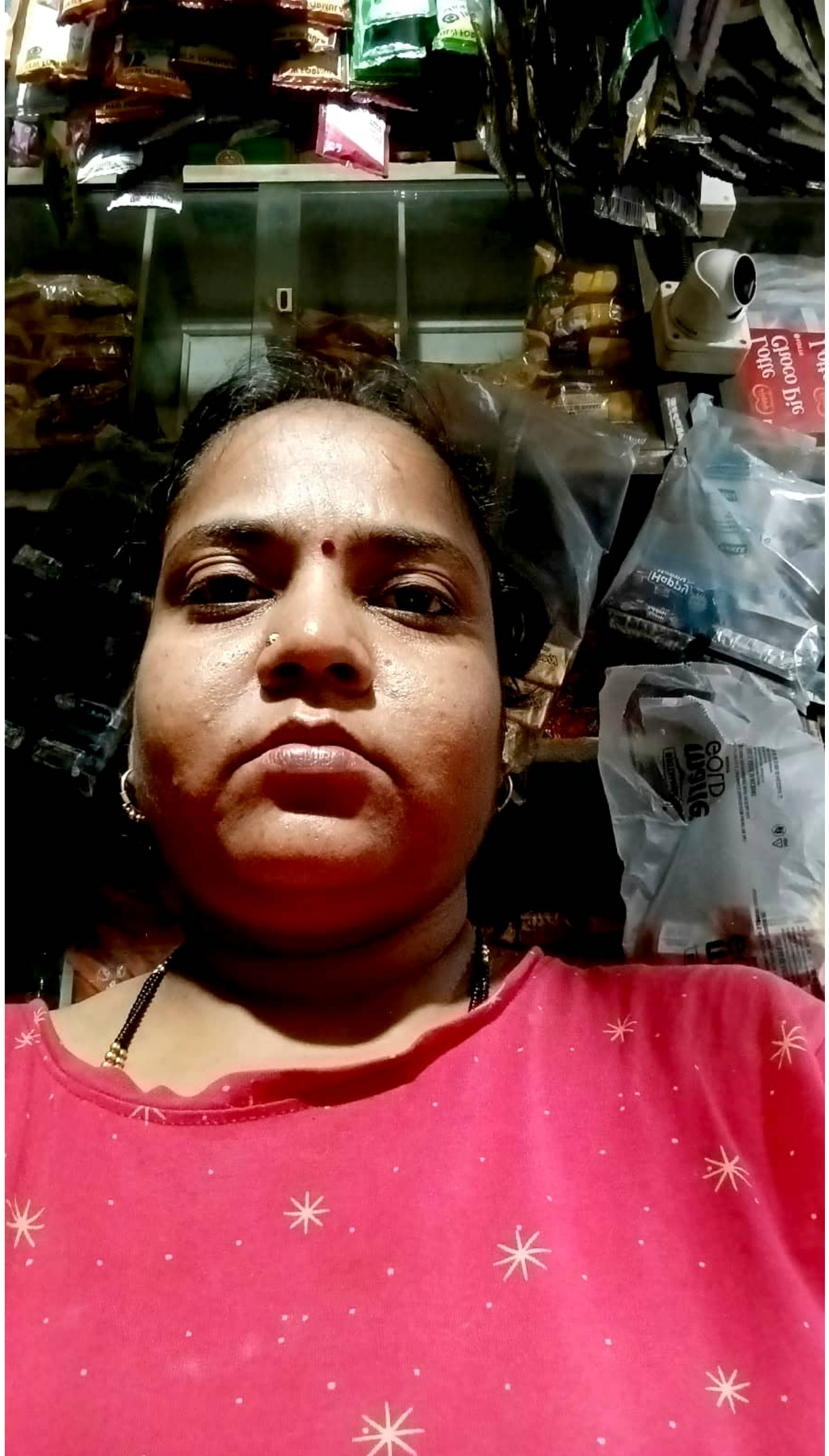
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. १

मुल्यांकनासाठी विचारात घेतलेला ठपणील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (25-b) Immovable Property (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

1/1







Transaction Successful

07:11 pm on 09 Oct 2026

Paid to



THINK BIGZ INITIATIVE PVT LTD ₹9,810

Vyapar.169705262080@hdfcbank



Transfer Details



PhonePe Transaction ID

T2610091911178720211080

Debited from



XXXXXXXXXXXX9023

₹9,810

UTR: 360610547753

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAYKUMAR R PATEL

R J PATEL

05/05/1977

Permanent Account Number

ALVPP5764A

Sanjay Kumar R Patel

Signature



Branch Office: KALYAN
Applicant: PATEL RINKU SANJAY
SANJAY RANCHODBHAI PATEL

Date: 08-Oct-2026
Ref No.: HOU/KLN/0826/5193141

Guarantor: N/A
Address: SHOP NO 5, SAI SUDARSHAN, CHS JAIBAI VIDYAMANDIR ROAD KATEMANIVALI, KALYAN EAST, ..
Thane, MAHARASHTRA, 421306, India
Email: sanjayheerpatel@gmail.com
Version No.: 7
Contact No. 8433849561

Dear Sir/Madam,

With reference to your loan application dated 07-08-2026, 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 1000000 (INR Ten Lakh Only)
Insurance Premium	INR 0 (INR)
Total Loan Amount	INR 1000000 (INR Ten Lakh Only)
3. Repayment Term	240 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.55% = 8.60% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 8742 (INR Eight Thousand Seven Hundred and Forty Two Only)
8. Processing fees receivable:	INR 10621.18 (INR Ten Thousand Six Hundred and Twenty One Rupees And Eighteen Paise Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	FLAT NO 401, 4TH FLOOR, B WING, Trimurti garden, Katemanivali KALYAN EAST, Katemanivali NAKA, Thane, Katemanivali NAKA, Thane, MAHARASHTRA, India, 421306
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 clearance of Processing Fees.
2. Seller consent to obtain information from Credit Bureau.
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 - applicant.
5. Repayment of loan to be taken from Current Account through NACH mode only.
6. Vernacular affidavit of co-applicant to be documented.
7. Banking of seller for the last 6months to be documented.
8. Disbursement subject to Positive Legal and Technical.
9. Property should not be in Negative list and not be part of OGL.
10. Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
11. Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
12. OCR clearance (if applicable) to be taken before disbursement.
13. PMAY Application form to be submitted and geo tagging to be done before disbursement. Customer declaration required if customer does not want to apply.
14. Acknowledged Key Facts Statement to be taken.
15. Property being offered as collateral needs to be insured for the tenure of the loan

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).

R. S. Patel.
Rinku Sanjay



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



भारत सरकार
Government of India



Issue Date: 22/02/2013



संजय रणछोडभाई पटेल
Sanjay Ranchodbhai Patel
जन्म तारीख / DOB: 05/05/1977
पुरुष / Male

2553 8115 3784

माझे आधार, माझी ओळख





भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 1249/23056/10595

To

पटेल रिकु संजय
Patel Rinku Sanjay
shop no 5 sai sudarshan CHS
jaibai vidyamandir road
katemanivali kalyan east
sai nagar
Kalyan
Katemanivali
Thane Maharashtra - 421306
9004558005

Download Date: 01/09/2017 Generation Date: 16/08/2017



आपका आधार क्रमांक / Your Aadhaar No. :

8627 5566 5021

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



पटेल रिकु संजय
Patel Rinku Sanjay
जन्म तिथि/DOB: 09/11/1988
महिला/ FEMALE

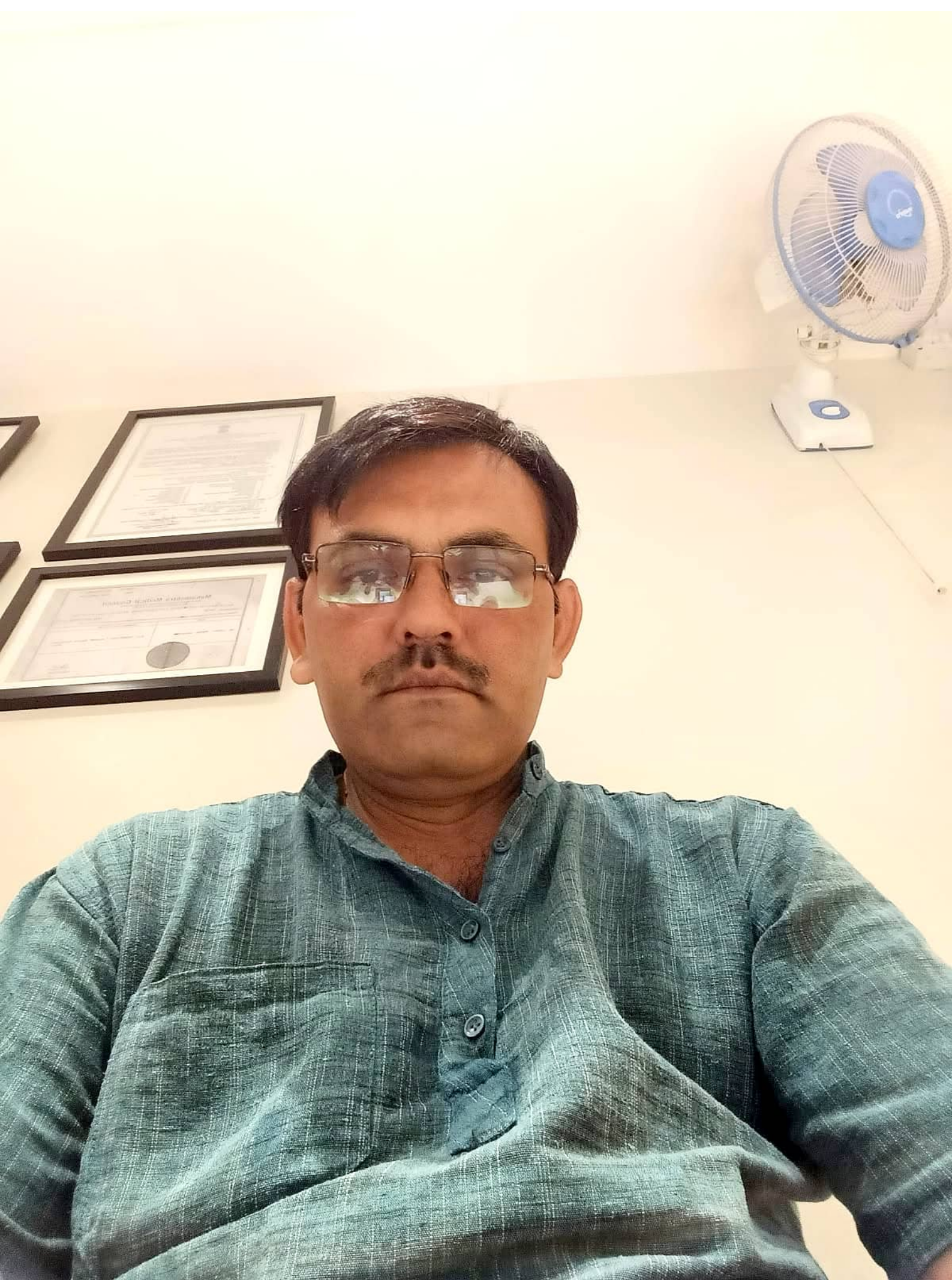
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मेरा आधार, मेरी पहचान

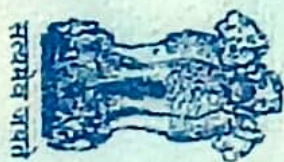


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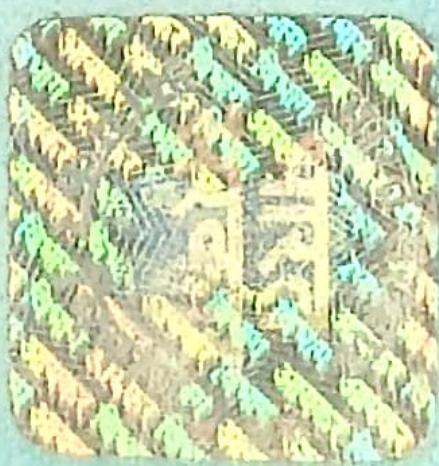
आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



PATEL RINKU SANJAY

RAMESH PATEL

09/11/1988

Permanent Account Number
BOLPP7867E

R. S. Patel,

Signature



09072011