

Branch Office: AMRAVATI
Applicant: PRAMOD MADHUKAR BUNDE
PRIYANKA PRAMOD BUNDE

Date: 08-Sep-2026
Ref No.: HOU/AMR/0926/5213683

Guarantor: N/A
Address: C/O VISHNU DAHI,, PLOT NO.15B, OLANKE LAYOUT, MOTHI UMBRI,, Akola, MAHARASHTRA, 444002,
Akola, India
Email: pramodbundebunde@gmail.com
Version No.: 4
Contact No. 8369031145

Dear Sir/Madam,

With reference to your loan application dated 04-09-2026, 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 1755000 (INR Seventeen Lakh Fifty Five Thousand Only)
Insurance Premium	INR 87750 (INR Eighty Seven Thousand Seven Hundred Fifty Only)
Total Loan Amount	INR 1842750 (INR Eighteen Lakh Forty Two Thousand Seven Hundred Fifty Only)
3. Repayment Term	300 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.40% = 8.75% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 15151 (INR Fifteen Thousand One Hundred and Fifty One Only)
8. Processing fees receivable:	INR 19530.18 (INR Nineteen Thousand Five Hundred Thirty Rupees And Eighteen Paise Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	Flat No 301, 3rd Floor, Lotus Green Condominium Wing A-1, Plot No 1/A S No 17/1/A, Mouje Akoli Bk Dist Akola, Akola, Akola, MAHARASHTRA, India, 444401
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. HDFC PL of 5.90 lacs Closure Proof / NOC
2. Builder Cost Sheet & Amenities Agreement to be taken
3. Seller KYC to be taken & FCU to be done & Seller CIBIL to be documented
4. Seller Updated last Six-month bank statement along with Account opened date to be taken
5. case will re-sanction after technical report received & sale deed draft received .
6. Subject to legal & technical clearance
7. Repayment to be taken from SBI A/c no 2192.
8. Sale deed draft to be documented
9. Aadhar E verification to be done through DIGILOCKER
10. FCU to be done on OCR bank statement
11. Property being offered as collateral needs to be insured for the tenure of the loan
12. Acknowledged Key Facts Statement to be taken.
13. OCR clearance (if applicable) to be taken before disbursement.

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.









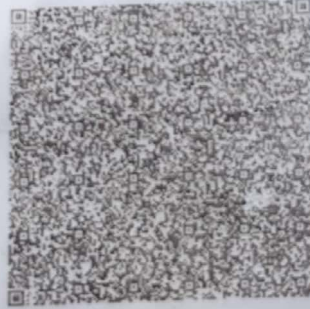
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/11118/27186

To
प्रियंका प्रमोद बुंदे
Priyanka Pramod Bunde
C/O: S. S. Patkar,
v.h.b.colony, Malkapur,
VTC: Akola,
PO: Akola,
Sub District: Akola,
District: Akola,
State: Maharashtra,
PIN Code: 444001,
Mobile: 7499240095

Signature Not Verified
Digitally signed by the Unique
Identification Authority of India
on
Date: 2026.01.10 13:47:38
IST



आपला आधार क्रमांक / Your Aadhaar No. :

4105 6004 7163

VID : 9169 2035 6670 7733

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Aadhaar no. issued: 07/01/2015



प्रियंका प्रमोद बुंदे
Priyanka Pramod Bunde
जन्म तारीख/DOB: 23/04/1999
महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे
स्कॅनिंग/ ऑफलाईन XML)

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

4105 6004 7163

माझे आधार, माझी ओळख



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DSKPP9437F

नाम / Name

PRIYANKA SANTOSH PATKAR

पिता का नाम / Father's Name

SANTOSH PATKAR

जन्म की तारीख / Date of Birth

23/04/1999

Spatkar

हस्ताक्षर / Signature



18052017



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRAMOD M BUNDE

MADHUKAR JANRAO BUNDE

18/09/1989

Permanent Account Number

BNHPB6752P

[Signature]





भारत सरकार
Government of India



Aadhaar no. issued: 10/10/2011



प्रमोद मधुकर बुंदे

Pramod Madhukar Bunde

जन्म तारीख/ DOB: 18/09/1989

पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
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3445 0550 2548

माझे आधार, माझी ओळख





भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India



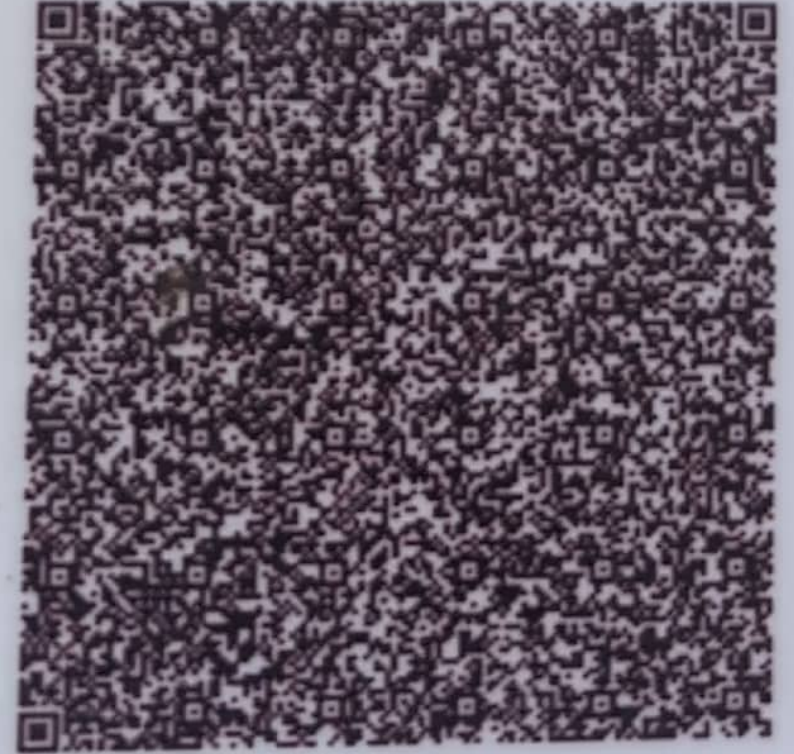
Details as on: 11/09/2025

पत्ता:

आखतवाडा, अकोला,
महाराष्ट्र - 444003

Address:

Akhatwada, DIST: Akola,
Maharashtra - 444003



3445 0550 2548

☎ 1947

| ✉ help@uidai.gov.in |

| 🌐 www.uidai.gov.in



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Payment Successful

21 September 2026 at 03:49 PM



THINKBIGZ INITIATIVE PVT LTD

9892834356-2@okbizaxis

₹16,550

Split Expense



View Details



Share Receipt

Ad

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EMI starting ₹ 2150/month*

0 Down payment | 30 Months
no cost EMI*

Own now



*T&C apply. Image simulated

samsung.com



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SALE DEED

(Urban Area)

(Sale Consideration – Rs.13,75,000/-)

(In words Rs. Thirteen Lacs Seventy Five Thousand Only)

This Document is exempted for stamp duty vide GR No. Revenue and Forests Department, No. Mudrank-2015/1745/UOR.24/CR-573/M-, dated the 31st March 2018 and Amendment dated 20/02/2019.

This Sale Deed is made at Akola this dated 04/09/2026.

BETWEEN –

M/s Kothari Construction Company

Through its Proprietor -

Pankaj S/o.Rameshchandra Kothari, Age: 55 years,

PAN: ACAPK4090L Aadhar No: 9761-5384-5071

R/o A-501, Rami Heritage Opp Old RTO Office, Akola, Dist-Akola.

[Hereinafter referred to as “VENDOR”, which expression shall always mean and include their legal heirs, representatives, successors, administrators, executors, etc..]

Mr. Aakash Motiram Danane (Aadhar No. 704085605554) has been duly authorized to act as POA for Shri. Pankaj Rameshchandra Kothari as per POA duly registered before sub-registrar Akola on 27/06/2024 having Sr.No.3308/2024. And

PURCHASER:

1) Mr. Pramod Madhukar Bunde, Age: 37 Years, Occp: Service

PAN: BNHP6752P, Aadhar No: 3445-0550-2548

2) Mrs. Priyanka Pramod Bunde, Age: 27 Years, Occp: Service

PAN: DSKPP9437F, Aadhar No: 4105-6004-7163

Both are resident of: Akhatwada, Akola.

(Hereinafter referred to as “PURCHASER” which expression shall always mean and include his/her legal heirs, representatives, successors, administrators, and assigns.)

WHEREAS-

- A) That the Vendor is the absolute owner and is in possession of the land situated at land situated at Mouje Akoli Bk. Tq. & Dist. Akola, bearing Field Survey no. 17/1/A, which was converted into non-agricultural residential Land by Order No. NAA-46/Akoli Bk/03/2021-2022 Tahsildar, Akola having Area 6100 Sq. mtrs., in the area popularly known as Geeta Nagar, mauje Akoli Bk, Akola purchased by Registered Deed, having Sr.No.4587/2020 dated 09/12/2020 respectively before Sub-registrar, Akola respectively. As per the plan sanctioned by Akola Municipal Corporation, the Total land Area of 6100 Sq. mtr is bifurcated as 5265.83 Sq.mtr. bearing Field Survey no. 17/1/A/1 for the

SEARCH REPORT

Detailed Address of the Property: - All that RCC Superstructure comprising of Residential, Flat no. 301 on the Third Floor in wing/building no. A-1, having carpet area 27.30 sq. mt, along with 9.39 Sq.mt (0.18%) undivided share and interest in the land forming the part of scheme known as "Lotus Green" developed on layout converted land admeasuring 6100 Sq.mt. out of old Survey No. 17/1/A (As per online 7/12 extract Gut no. and Upvibhag / Survey no. 17/1/A/1) of Mouje Akoli BK, Tq., Dist. Akola, and also within the limits of Municipal Corporation Akola and within the jurisdiction of Sub Registrar office Akola, and the above said property is bounded as under-

Towards East - Flat No. 310
 Towards West - Open Plot
 Towards North - Flat No. 302
 Towards South - Open Plot

Mortgagor/s:- **Pramod Madhukar Bunde**

Priyanka Pramod Bunde

R/o, Akola, Dist. Akola

Owner/s: -

M/s Kothari Construction Co. through prop.

Pankaj Rameshchandra Kothari

R/o, Akola, Dist. Akola

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 16/09/2026 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	Record Found : Sale deed registered with the office of the Sub Registrar Akola no. 2, at Sr. No. 4587, dated 09/12/2020.
2021	Not- Found
2022	Record Found : 1) Correction Deed in Deed of Declaration registered with the office of the Sub Registrar Akola no.3, at Sr. No.3866, dated 12/12/2022. 2) Correction Deed in Deed of Declaration registered with the at the office of Sub-Registrar Akola no. 2 at Sr.No. 4770 dated 04/10/2022. 3) Deed of Declaration registered with the office of the Sub Registrar Akola no.2, at Sr. No.2583, dated 30/05/2022.