

Branch Office: AMRAVATI
Applicant: RASHMI GAGAN KUTE
GAGAN UDDHAV KUTE

Date: 28-May-2026
Ref No.: HOU/AMR/0526/5110873

Guarantor: N/A
Address: C/O RAJANI UIKE, SHRI RAM COLONY, SATURNA, ., Amravati, MAHARASHTRA, 444603, Amravati,
India
Email: rashmikalbande30@gmail.com

Version No.: 4
Contact No. 9022955943

Dear Sir/Madam,

With reference to your loan application dated 26-05-2026, 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 4800000 (INR Forty Eight Lakh Only)
Insurance Premium	INR 150000 (INR One Lakh Fifty Thousand Only)
Total Loan Amount	INR 4950000 (INR Forty Nine Lakh Fifty 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% -4.90% = 8.25% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 37188 (INR Thirty Seven Thousand One Hundred and Eighty Eight Only)
8. Processing fees receivable:	INR 11211.18 (INR Eleven Thousand Two Hundred and Eleven Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No 1, 6th Floor, P No 9,10 S No 57/3/9/10, Life Style Homes, 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 residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
2. Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
3. OCR clearance (if applicable) to be taken before disbursement.
4. Subject to clearance of Processing Fees.
5. Property being offered as collateral needs to be insured for the tenure of the loan
6. Acknowledged Key Facts Statement to be taken.
7. CRE declaration to be collected in PNBHFL format.
8. OSV to be done on Aadhar of applicant and co Applicant, The sourcing team member should also confirm that the customer has been met in person and the photo in Adhaar matches with the customer in person
9. Aadhar to be verified through Digi Locker before disbursement
10. Positive Residence and Employment FI report to be documented before disbursement
11. All Applicant and co applicant digitally signed application form to be submitted before disbursement
12. Builder purchase Case: Builder NOC and demand letter with positive RCU report to be documented before disbursement
13. OCR Receipts and bank clearance to be taken
14. Applicant PL Loan of Rs. 900000/- with Current POS. 569315/- having EMI of Rs. 18329/- availed on 17-08-2023, Closure proof to be documented before disbursement
15. Co Applicant PL Loan of Rs. 1167000/- with Current POS. 570132/- having EMI of Rs. 22005/- availed on 18-11-2022, Closure proof to be documented before disbursement
16. Ownership of property is to be with main applicant or jointly with Co applicant only
17. All property owners to be added in loan structure.
18. Subject to legal and technical clearance



Ravindra R. Watane
Advocate

Snehgandha colony, Near New Rly. Station, Akoli Road, Amravati. Mobile no. 9823698745

SEARCH REPORT

Detailed Address of the Property: - ALL THAT piece & parcel of land bearing **Plot no. 9** total admeasuring **4411 sq. ft. (410 sq. mtr.)** and **Plot no. 10** total admeasuring **5989 sq. ft. (556.60 sq. mtr.)** from **field survey No. 57/3** situated at **Mouje- Peth Amravati**, Pragane-Badenra, Tq. & Dist. Amravati, within the limits of Municipal Corporation, Amravati. A **Flat no. 1** situated on the Sixth Floor having carpet area **82.78 sq. mtr.**, built up area **119.0 sq. mtr.**, and super built up area **126.74 sq. mtr.** (Hereinafter called as the subject property) is constructed upon the said plot, as per plan sanctioned by Asst. Director Town Planning, Amravati Municipal Corporation, vide sanction of Building permit and commencement certificate No. 4243 dated 21.11.2023 known as **"LIFESTYLE HOMES"** Residential cum commercial Apartment along with **2.79%** (Proportionate) Undivided Share & Interest in the aforesaid plot bounded as under:

Towards East: Road
Towards West: Staircase
Towards North: Plot no. 12-A, 12-B, 13-A, 13-B, 14-A 7 14-B
Towards South: Road

Mortgagor/s:- 1) **Mr. Gagan Uddhav Kute** 2) **Rashmi Gagan Kute**

Owner/s: M/s **Lifestyle Home Spaces** through partners 1) **Rajesh Kamalprasad Mishra** 2) **Amit Ashokkumar Talda**

THIS IS TO CERTIFY THAT I have taken secharch in respect of the above said property for the period of 13 years from 2014 to 2026 on 17/06/2026 in the Office of Sub-Registrar Amravati City which is as follows: -

Year	Entries Found in search
2014	Not found
2015	Not found
2016	Not found
2017	Not found
2018	Not found
2019	Not found
2020	Not found
2021	1) Sale Deed dated 08.10.2021 registered at Sr. no. 4279 2) Sale Deed dated 08.10.2021 registered at Sr. no. 4281
2022	Not found
2023	1) Sale deed dated 24.08.2023 registered at Sr. no. 5538 2) Sale deed dated 10.10.2023 registered at Sr. no. 4006

आयकर विभाग
INCOME TAX DEPARTMENT

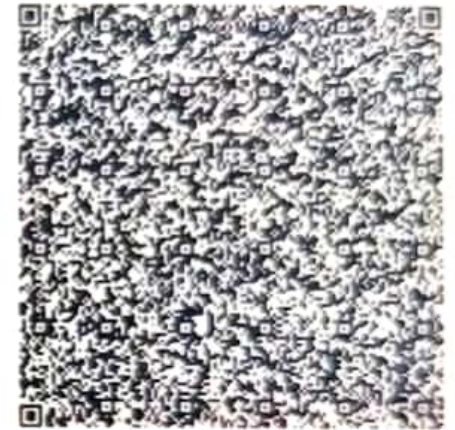


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

IOXPk0540A



नाम / Name

GAGAN UDDHAV KUTE

पिता का नाम / Father's Name

UDDHAV KUTE

जन्म की तारीख / Date of Birth

08/11/1991

हस्ताक्षर / Signature



भारत सरकार

Government of India



Aadhaar no. issued: 05/03/2012



गगन उद्धव कुटे

Gagan Uddhav Kute

जन्म तिथि/DOB: 08/11/1991

पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफ़लाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।

**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).

4107 2314 0544

मेरा **आधार**, मेरी पहचान





भारत सरकार
Government of India



Aadhaar no. issued: 12/11/2014



रश्मी गगण कुटे

Rashmi Gagan Kute

जन्म तारीख/DOB: 30/06/1992

महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा Qr कोडचे
स्कॅनिंग/ ऑफलाइन XML)

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3924 0259 0725

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India



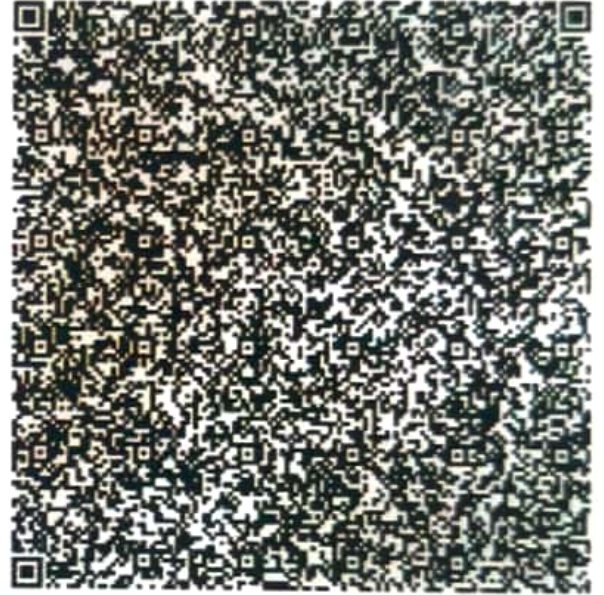
पत्ता:

ढोमन पूरा, येवदा बुद्रुक, येवदा, अमरावती,
महाराष्ट्र - 444706

Address:

Dhoman Pura, Yeoda Bk., PO: Yeoda, DIST:
Amravati,
Maharashtra - 444706

Mobile: 9022955943



3924 0259 0725

VID : 9182 5574 2727 0745

☎ 1947

| ✉ help@uidai.gov.in |

| 🌐 www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

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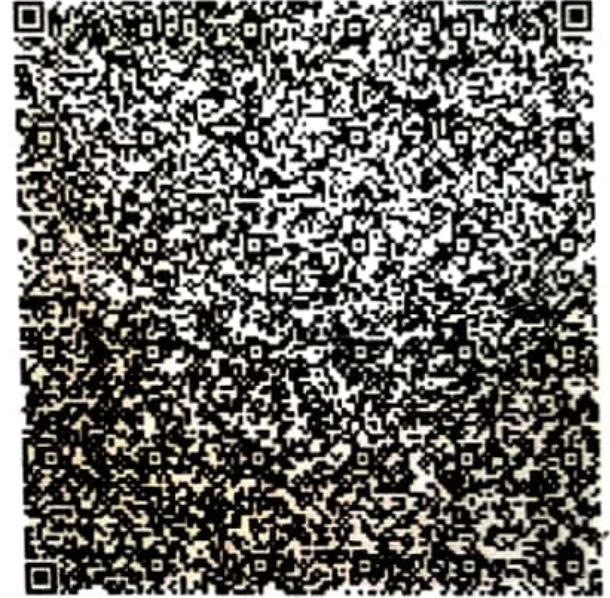
पता:

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महाराष्ट्र - 444706

Address:

Dhoman Pura, Yeoda Bk., PO: Yeoda, DIST:
Amravati,
Maharashtra - 444706

Mobile: 9096739506



4107 2314 0544

VID : 9126 4220 2515 2687

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भारतीय विशिष्ट ओळख प्राधिकरण

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भारत सरकार
Government of India



Aadhaar no. issued: 12/11/2014



रश्मी गगण कुटे

Rashmi Gagan Kute

जन्म तारीख/DOB: 30/06/1992

महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
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स्कॅनिंग/ ऑफलाइन XML)

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3924 0259 0725

माझे **आधार**, माझी ओळख



Transaction Successful

01:10 pm on 24 Jun 2026

Paid to



THINKBIGZ INITIATIVE
PRIVATE LIMITED

9892834356m@pnb

₹31,650



Transfer Details



PhonePe Transaction ID

T2606241310200944128384



Debited from



XXXXXX4558

₹31,650

UTR: 463698457406



Send Again



View
History



Split
Expense



Share
Receipt



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

DHTRPK7006M

नाम / Name

RASHMI GAGAN KUTE

पिता का नाम / Father's Name

SUBASHKANT BHIMRAO KALBANDE

जन्म की तारीख /

Date of Birth

20/06/1982



03052023

QR Application Enquiry Signed Card Not
Valid unless Physically Signed

WHEREAS the Vendor has prepared and submitted a building plan of the proposed scheme to the Amravati Municipal Corporation for sanction by loading TDR; AND

WHEREAS the Vendor has submitted the building Plan in the office of Amravati Municipal Corporation for the construction of a building on said land, which is duly sanctioned by the Assistant Director Town Planning, Amravati Municipal Corporation, by granting sanction of building permission and commencement certificate vide Building Permit No. 222940 / Permit No. DDMCA/B/2023/APL/04243 dated 21/11/2023 (Hereinafter referred to as the "SANCTIONED BUILDING PLAN" or "BUILDING PLAN"); AND

WHEREAS due to inadvertence, the name of building is mentioned as "Mishra Residency" instead of "Lifestyle Homes" in the building plan submitted for sanction to the Amravati Municipal Corporation and accordingly the name of building is getting reflected as "Mishra Residency" in the said sanctioned building plan, though the said multi-storied building is actually named & styled as "LIFESTYLE HOMES" (Hereinafter referred to as the "SCHEME" or "BUILDING"); AND

WHEREAS due to inadvertence, there was some mistake in mentioning payment details and NA Order in the Sale Deed dated 10/10/2023 bearing Document No. 4006/2023, which is corrected by the Parties by executing Correction Deed dated 13/12/2023, duly registered in the office of Joint Sub-Registrar Amravati No. 1 bearing Document No. 59/2024 on 03/01/2024; AND

WHEREAS the Vendor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority bearing No. **P50300054447** dated **25/01/2024**; AND

WHEREAS the said scheme is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by executing Deed of Declaration dated 21/03/2025, which is duly registered in the office of the Sub-Registrar, Amravati No. 3 bearing Document No. 2559/2025 on 21/03/2025 (Hereinafter referred to as the "DEED OF DECLARATION"); AND

WHEREAS due to inadvertence, Exhibit B of said Deed of Declaration could not be appended along with Deed of Declaration, and there were mistakes in the chart of Units of the Scheme & Survey No. and the same is corrected/rectified by executing Correction Deed dated 13/08/2025, duly registered in the office of Joint Sub-Registrar Amravati No. 3 bearing Document No. 6989/2025 on 20/08/2025; AND

of Rallies Plot, Amravati, by executing Sale Deed dated 24/08/2023, duly registered in the office of Sub-Registrar Amravati No. 3 bearing Document No. 5538/2023 on even date; AND

WHEREAS Mr. Rajesh S/o. Kamalprasad Mishra has transferred, conveyed and assigned the said Plot No. 9 & 10 by way of sale to the Vendor by executing the Sale Deed dated 10/10/2023, duly registered in the office of Sub-Registrar Amravati No. 1 bearing Document No. 4006/2023 on even date; AND

WHEREAS the Vendor has decided to develop the said Plot No. 9 & Plot No. 10 into **COMMERCIAL CUM RESIDENTIAL ESTATE** by constructing the multistoried building thereon consisting of self-contained Shops and Residential Apartments by taking the requisite permissions and sanctions from the Competent Authorities by completing all formalities for the same; AND

WHEREAS the Vendor has applied for amalgamation of said Plot No. 9 & Plot No. 10 through its Architect, Mr. Rohit Punshi, to Amravati Municipal Corporation vide Application dated 17/10/2023, which is approved by the Assistant Director Town Planning, Amravati Municipal Corporation vide Letter bearing Approval No. DDMCA/SA/2023/APL/01661 dated 30/10/2023 and as per the said Amalgamation order, the Land area of 21.53 Sq. Mtrs. (231 Sq. Ft.) was deducted towards the tangent and the land area of 945.07 Sq. Mtrs. (10169 Sq. Ft.) of said amalgamated plots is declared; AND accordingly, the said Plot No. 9 and Plot No. 10 are amalgamated and renumbered as Plot No. 9,10 admeasuring about 945.07 Sq. Mtrs. (10169 Sq. Ft.) and Survey No. is renumbered as Survey No. 57/3/9/10 admeasuring about 966.60 Sq. Mtrs. (10400 Sq. Ft.) {Hereinafter referred to as the "**PLOT**"}; AND

WHEREAS the Vendor has purchased the TDR of 1785 Sq. Mtrs. out of T.D.R. bearing Folio No. AMC/ADTP/TDR/188/23 & Certificate No. 188 dated 06/06/2023 arising out of the acquisition of Land admeasuring 4000 Sq. Mtrs. for D. P. Road out of land bearing Survey No. 46/6 of Mouje – Rahatgaon, Amravati from M/s. Shri Govinda Buildcon, a Partnership Firm acting through and represented by its Authorised Partner, Mr. Deepak S/o. Rameshlal Godwani for loading on said Plot vide Transfer Deed dated 07/11/2023, duly registered in the office of Sub Registrar Amravati No. 1 bearing Document No. 4399/2023 on even date; AND

WHEREAS the Plot, along with TDR loaded thereon, shall be referred to as the "**PROJECT LAND**" or "**LAND**"; AND

Resident of Amravati, by executing Sale Deed dated 01/12/1995, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 1288 on even date; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate had transferred, conveyed and assigned the land bearing Plot No. 9 admeasuring about 410 Sq. Mtrs. by way of sale to Mr. Devrao S/o. Govindrao Thorat, Resident of Amravati, by executing Sale Deed dated 25/01/1996, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 123 on even date; AND

WHEREAS Mr. Devrao S/o. Govindrao Thorat has applied for the grant of permission for Non-Agriculture (Residential) use and regularization of said Plot No. 9 in the office of the Hon'ble Collector of Amravati; AND

WHEREAS the Land of Plot No. 9 is regularized and converted/permitted for Non-Agricultural (Residential) Use in terms of the Order dated 27/02/2012 passed by the Hon'ble Collector of Amravati, passed in **Revenue Case No. NAP-36/Peth Amravati - 03/2011-2012**; AND

WHEREAS Mr. Atul S/o. Devrao Thorat has applied for the grant of permission for Non-Agriculture (Residential) use and regularization of said Plot No. 10 in the office of the Hon'ble Collector of Amravati; AND

WHEREAS the Land of Plot No. 10 is regularized and converted/permitted for Non-Agricultural (Residential) Use in terms of the Order dated 06/03/2012 passed by the Hon'ble Collector of Amravati, passed in **Revenue Case No. NAP-36/Peth Amravati - 04/2011-2012**; AND

WHEREAS Mr. Devrao S/o. Govindrao Thorat has transferred, conveyed and assigned the said Plot No. 9 by way of sale to Mr. Dilip S/o. Nandkishor Sahu, Resident of Masanganj, Amravati, by executing Sale Deed, duly registered in the office of Sub-Registrar Amravati City No. 2 bearing Document No. 4279/2021 on 08/10/2021; AND

WHEREAS Mr. Atul S/o. Devrao Thorat, with the consent of Mr. Devrao Govindrao Thorat, has transferred, conveyed and assigned the said Plot No. 10 by way of sale to Mr. Dilip S/o. Nandkishor Sahu, Resident of Masanganj, Amravati, by executing Sale Deed, duly registered in the office of Sub-Registrar Amravati City No. 2 bearing Document No. 4281/2021 on 08/10/2021; AND

WHEREAS Mr. Dilip S/o. Nandkishor Sahu has transferred, conveyed and assigned the said Plot No. 9 & 10 by way of sale to Mr. Rajesh S/o. Kamalprasad Mishra, Resident

444706 {Permanent Account No. DHTPK7006M, Aadhaar No. 392402590725, Mobile No. 9022955943} and



2) MR. GAGAN UDDHAV KUTE, Aged about 35 Years, Occupation – Job, Present Resident of Dhoman Pura, Yeoda Bk, PO: Yeoda, Dist Amravati, Maharashtra 444706 {Permanent Account No. IOXPK0540A, Aadhaar No. 410723140544, Mobile No. 9096739506}

(Hereinafter individually referred to as the Purchaser with their respective number and collectively referred to as the "**PURCHASERS**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchasers as well as their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

{The Vendor and the Purchasers shall be collectively referred to as the "**PARTIES**" and where the context so requires, words and expressions referring to the parties jointly or individually also include the plural and vice versa. Any Reference to the Masculine gender shall, wherever required, include the feminine gender and vice versa.}

WHEREAS the Assistant Director, Town Planning of Municipal Corporation Amravati has approved & recommended the layout on the Land admeasuring about 6.00 Acres being the Part of the entire land bearing Survey No. 57/3 admeasuring about 13.08 Acres of Mouje: Peth Amravati, Pragane – Badnera, Tahsil and District: Amravati vide its Letter bearing No. 161/1995 dated 21/03/1995 {Hereinafter after referred to as the "**LAYOUT**"; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate, Resident of Baseshwar Chowk, Amravati, owned and possessed the Plot No. 9 admeasuring about 410 Sq. Mtrs. (4411 Sq. Ft.) and Plot No. 10 admeasuring about 556.60 Sq. Mtrs. (5989 Sq. Ft.) in the said layout {Hereinafter referred to as "**PLOT NO. 9**" and "**PLOT NO. 10**" respectively}; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate had transferred, conveyed and assigned the Land admeasuring about 270.6 Sq. Mtrs. being the Eastern Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr. Atul S/o. Devrao Thorat, Resident of Amravati, by executing Sale Deed dated 01/12/1995, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 1287 on even date; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate had transferred, conveyed and assigned the Land admeasuring about 286.00 Sq. Mtrs. being the Western Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr. Atul S/o. Devrao Thorat,

SALE - DEED

MOUZA – PETH AMRAVATI
WITHIN THE JURISDICTION OF SUB REGISTRAR AMRAVATI

Survey No. 57/3/9/10

As per the Ready Reckoner (Annual Statement Rates) for Year 2025-26
Item No. 8.251, Rate of Apartment/Flat is Rs. 25,300/- Per Sq. Mtrs.

Market Value - Rs. 30,09,950/-
Sale Consideration - Rs. 40,00,000/-

Stamp Duty of Rs. 2,40,000/- & Registration Fee of Rs. 30,000/- is paid

This Sale Deed {"Deed"} is made & executed at **Amravati** on this _____ day of
June 2026,

BY & BETWEEN

M/S. LIFESTYLE HOME SPACES, A Registered Partnership Firm having its Registered / Head Office at Shop No. 12/13/14/15, Balkrishnalaji Mandir Trust, Rallies Plot, Amravati, Tahsil & District Amravati - 444601 {Registration No. NG000009340, Permanent Account No. AALFL1174F & Email: lifestylehomespaces@gmail.com} acting through and represented by its Authorized Partners **1) MR. RAJESH S/O. KAMALAPRASAD MISHRA,** Aged 49 years, Occupation – Business, Resident of Balkrishnalaji Mandir Trust, Goverdhan Dham Mandir, Rallies Plot, Amravati, Tahsil & District Amravati – 444601 {Permanent Account No. AFTPM6195C, Aadhaar No. 8598 5041 3959, Mobile No. 9158111140 / 7058344085 & Email: kamakshienterprises.mishra42@gmail.com} and **2) MR. AMIT S/O. ASHOKKUMAR TALDA,** Aged about 34 Years, Occupation – Business, Resident of Plot No. 8, House No. 8, Shubham Colony, Shankar Nagar Road, Near Chintamani Coaching Classes, Amravati, Tahsil and District Amravati – 444606 {Permanent Account No. AGFPT0429H, Aadhaar No. 2044 5256 7535, Mobile No. 9730768962 & Email: amittalada@gmail.com} presented by their Constituted Attorney **MR. GAURAV S/O. PRAMODRAO PETHE,** Aged about 32 Years, Occupation: Service, Resident of Galli No. 3, Near Hanuman Mandir, New Saturnaa Nagar, Sai Nagar, Amravati – 444607 {Aadhaar No. 9508 0749 7235} (Hereinafter referred to as the "**VENDOR**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Partnership Firm as well as its Partners and their respective legal heirs, representatives, executors, administrators, successors and assigns) of the **ONE PART;**

AND

1) RASHMI GAGAN KUTE W/O GAGAN KUTE, Aged about 34 Years, Occupation – Job, Present Resident of Dhoman Pura, Yeoda Bk, PO: Yeoda, Dist Amravati, Maharashtra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DHTPK7006M



नाम / Name
RASHMI GAGAN KUTE

पिता का नाम / Father's Name
SHASHIKANT BHIMRAO KALBANDE

03052023

जन्म की तारीख /
Date of Birth
30/06/1992

◀ PAN Application Digitally Signed, Card Not
Valid unless Physically Signed