

Branch Office: NAGPUR
Applicant: ASHISH GANGADHAR THAKRE
RUPALI ASHISH THAKRE

Date: 03-Sep-2026
Ref No.: HOU/NAG/0826/5207851

Guarantor: N/A
Address: PLOT NO. 91A, OLD DNYANESHWAR NAGAR, PARVATI NAGAR, Nagpur, MAHARASHTRA, 440027, India
Email: ashishthakre.arushi@gmail.com
Version No.: 5
Contact No. 9096994254

Dear Sir/Madam,

With reference to your loan application dated 26-08-2026, 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 4211000 (INR Forty Two Lakh Eleven Thousand Only)
Insurance Premium	INR 137000 (INR One Lakh Thirty Seven Thousand Only)
Total Loan Amount	INR 4348000 (INR Forty Three Lakh Forty 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% - 4.90% = 8.25% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 32666 (INR Thirty Two Thousand Six Hundred and Sixty Six 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	SOUTHERN PORTION OF PLOT NO 91, MOUZA MANEWADA P H NO 39, KHASRA NO 3/1 G CORPORATION HOUSE NO 5884 SHEET NO 3, DNYANESHWAR NAGAR, WARD NO 14, Nagpur, CITY SURVEY NO 162, Nagpur, MAHARASHTRA, India, 440024
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 CIBIL to be document.
3. Online Adhar verification to be done through DG locker.
4. UBI HL EMI reflecting banking to be taken.
5. HDFC Bank Ltd HL EMI reflecting banking to be taken.
6. Repayment to be taken from salary A/c of applicant through ENACH.
7. Seller KYC and latest 6 months banking to be taken.
8. LTV as per PNBHFL Norms.
9. Acknowledged Key Facts Statement to be taken.
10. OCR clearance (if applicable) to be taken before disbursement.
11. 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).

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

Customer Service Manager: Sandip Bhusari
Landline No: 1800 120 8800



Signature *R. Bhatnagar*

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

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AKMPT4439L	मि. अश्वि-16880 13/01/2008 20 08
नाम / Name ASHISH GANGADHAR THAKRE	पिता का नाम / Father's Name GANGADHAR GULABRAO THAKRE	
जन्म की तारीख / Date of Birth 28/05/1988	 हस्ताक्षर / Signature	

Ashish

 भारत सरकार
Government of India

 आशिष गंगाधर ठाकरे
Ashish Gangadhar Thakre
जन्म तारीख / DOB : 28/05/1988
पुरुष / Male



2154 7264 4125

आधार - सामान्य माणसाचा अधिकार

 भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: गंगाधर गुलाब ठाकरे,
प्लॉट नं 91ए, मानेवाडा रोड, शारदा
मंदिर जवळ, ओल्ड दयानेश्वर नगर,
पार्वती नगर, पार्वती नगर, नागपूर,
महाराष्ट्र, 440027

Address: S/O: Gangadhar Guleb Thakre,
plot no 91A, manewada road, near sharda
mandir, old dnyaneshwar nagar, Parvati
Nagar, Parvati Nagar, Nagpur,
Maharashtra, 440027

2154 7264 4125

1847
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Thakre

आयकर विभाग
INCOME TAX DEPARTMENT
RUPALI ASHISH THAKRE

भारत सरकार
GOVT. OF INDIA

GANESHRAO KENE

07/12/1990

Permanent Account Number
AQUPT9443N

R. Thakre
Signature



R. Thakre



भारत सरकार
Government of India

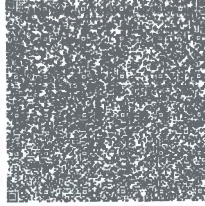
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/12097/01613

To

रूपाली आशिष ठाकरे
Rupali Ashish Thakre
W/O: Ashish Thakre,
plot no 91A,
manewada road,
near sharda mandir,
old dnyaneshwar nagar,
VTC: Parvati Nagar,
PO: Parvati Nagar,
Sub District: Nagpur,
District: Nagpur,
State: Maharashtra,
PIN Code: 440027
Mobile: 7972600293
Validity: unknown

Digital Signature of Aadhaar
Document Control Agency of India
On
Date: 2020/09/20 12:54:39
IST



आपला आधार क्रमांक / Your Aadhaar No. :

1537
VID : 9181 8963 4085 5680



भारत सरकार
Government of India



Aadhaar no. issued: 26/10/2019



रूपाली आशिष ठाकरे
Rupali Ashish Thakre
जन्म तारीख/DOB: 07/12/1990
गहिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्वा किंवा जन्मतारखेचा नाही.
हे फक्त प्रत्येकासाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन 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).

1537

माझे आधार, माझी ओळख



Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमांमध्ये निर्दिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- ह्या आधार पत्राची घडताळणी UIDAI-निषुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाइन प्रमाणीकरणाद्वारे किंवा ऑप स्टोअरमध्ये उपलब्ध mAadhaar किंवा Aadhaar QR स्कॅनर ऑप वापरून किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित QR कोड रीडर ऑप वापरून QR कोड स्कॅनिंगद्वारे सत्यापित केले जावे.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्यतनित केली जावीत.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar ऑप डाउनलोड करा.
- आधार/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- आधारची मागणी करणाऱ्या संस्थांनी संमती घेणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



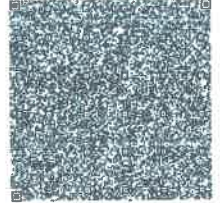
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



Details as on: 24/09/2020

पत्ता:
W/O: आशिष ठाकरे, प्लॉट नं 91ए, मानेवाडा रोड, शारदा मंदिर जवळ, ओल्ड दन्येश्वर नगर, पार्वती नगर, पार्वती नगर, नागपूर, महाराष्ट्र - 440027

Address:
W/O: Ashish Thakre, plot no 91A, manewada road, near sharda mandir, old dnyaneshwar nagar, Parvati Nagar, PO: Parvati Nagar, DIST: Nagpur, Maharashtra - 440027



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VID : 9181 8963 4085 5680

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www.uidai.gov.in

Rhake

Satish M. Bhargade

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 010

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_satishbhargade@yahoo.co.in

PNB HOUSING FINANCE LIMITED

LEGAL TITLE OPINION/SRO SEARCH REPORT

Ref. No. : - 2026/SMB/PNB/OPN/LEG/SEPT/25

Login: - HOU/NAG/0826/5207851

Date: 19/09/2026

Report: - Positive

Search Receipt No.	:	GRN MH010465582202627E
Date of search receipt	:	19/09/2026
Search for the period from	:	2014-2026= 13 Years.
ANNEXURE	:	Search Receipt
Sub-Registrar office at Nagpur.	:	
Type of Case	:	Plot Purchase
To,		
The Branch Manager,		
PNBHFL,		
Nagpur.		
Sir,		

As desired by you the records of Sub-Registrar, Nagpur have been verified by me for the period of last 13 Years for investigation of title in respect of the below mentioned property. I have also verified documents mentioned in schedule. On the basis of said documents my REPORT/CERTIFICATE is given as under:-

SUB:- TITLE CLEARANCE CERTIFICATE

- Name/s of all the Title holders/Present Owner/s of the Property/Properties:
Shri. Mayur Shivaji Chavhan
- Name/s of the person/s offering mortgage.
 - 1) Smt. Rupali Ashish Thakre
 - 2) Shri. Ashish Gangadhar Thakre
- Status of the Owner/s and Mortgageor/s : Individual

▪ **Description of the Property:**

All that undivided **Southern Portion of Plot No. 91** admeasuring 69.677 Sq. Mts, (750 Sq. ft.) along with RCC Construction admeasuring about 51.09 Sq. Mt. out of total admeasuring about 139 Sq. Mt. (1500 Sq. ft.), being a portion of entire land bearing **KH. NO. 3/1/G of Mouza- Manewada** bearing PH No.39, **City Survey No 167 of Sheet No 3** bearing **Municipal Corporation** **Manewada** bearing PH No.39, **City Survey**