

Branch Office: WARJE
Applicant: PARTH DEVELOPERS
EDENIC ENTERPRISES PRIVATE LIMITED
MAHENDRA JAGANNATH YEOLE
ANIKET MAHENDRA YEOLE
SEEMA MAHENDRA YEOLE
NACHIKET MAHENDRA YEOLE

Date: 17-Sep-2026
Ref No.: NHL/WRJE/0826/5204894

Guarantor: N/A
Address: 1196/B, OFFICE NO.2, SHRISHTI CHAMBERS, GHOLE ROAD, SHIVAJINAGAR, PUNE,
PUNE, MAHARASHTRA, 411005, INDIA, ., Pune, MAHARASHTRA, 411005, Pune, India
Email: mahendra@parthdeveloper.in

Version No.: 7
Contact No. 9822037373

Dear Sir/Madam,

With reference to your loan application dated 21-08-2026, 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	Non Housing Loan, Personal use
2. Loan Amount	INR 100000000 (INR Ten Crore Only)
Insurance Premium	INR 106200 (INR One Lakh Six Thousand Two Hundred Only)
Total Loan Amount	INR 100106200 (INR Ten Crore One Lakh Six Thousand Two Hundred Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% - 3.35% = 9.80% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 1063532 (INR Ten Lakh Sixty Three Thousand Five Hundred and Thirty Two Only)
8. Processing fees receivable:	INR 826000.00 (INR Eight Lakh Twenty Six Thousand Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	W 1501, 15TH FLOOR, SR NO 61/21/193/21, A WING, WEST TOWER, Sr No - 61/21/193/21, PRESTIGE JASDAN CLASSIC, MUMBAI, NEAR ST. IGNATIUS HIGH SCHOOL, MAHALAXMI., Mumbai, N M JOSHI MARG, Mumbai, MAHARASHTRA, India, 400011
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:

- Foreclosure Charges to be 1% after 30 months and NIL after 42 months provided payment done through own sources
- Nil Part Payment Charges on 25% part payment in one financial year after April-2027
- Subject to clearance of Processing Fees.
- End use declaration from the applicants to be held on record
- PSL declaration as per PNBHFL format to be held on record.
- Sanction and disbursement is Subject to Legal & Technical clearance of the property
- All property owners to be added in loan structure
- Repayment from ICICI Bank Current Ac no ending ****6779
- LTV to be restricted at 65.50% of market value of property
- OSV to be done on redacted aadhaar of all applicants
- Aadhaar verification of all applicants to be done through digilocker before disbursement
- Valid LEI registration certificate of Parth Developers to be submitted
- BT from unapproved lender - Original LOD and FCL from ICICI Home Finance Co Ltd to be submitted
- Property loan of Rs.7.50 Cr from ICICI Home Finance Co Ltd to be foreclosed vide disbursement of this LAN
- Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
- Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)



M/s. Parth Developers

For Edenic Enterprises Pvt. Ltd.

Partner

Director

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

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