

Branch Office: NAGPUR
Applicant: RANJEET
SONALEE

Date: 16-May-2026
Ref No: HOUB-NAG/0426/108/193

Guarantor: N/A
Address: C/O ORDINANCE FACTORY, QTR NO 05 049 6 TYPE 2 ORDINANCE FACTORY, AMBAHARI ESTATE
NAGPUR, Nagpur, MAHARASHTRA, 440021, Nagpur, India
Email: ranjeetranwani501@gmail.com
Version No: 4
Contact No: 7400612970

Dear Sir/Madam,

With reference to your loan application dated 25-04-2026, 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 1997000 (INR Nineteen Lakh Ninety Seven Thousand Only)
Insurance Premium	INR 99000 (INR Ninety Nine Thousand Only)
Total Loan Amount	INR 2096000 (INR Twenty Lakh Ninety Six Thousand 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% - 4.85% - 8.30% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 20396 (INR Twenty Thousand Three Hundred and Ninety Six Only)
8. Processing fees receivable:	INR 531118 (INR Five Thousand Three Hundred and Eleven Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Unit Plot no 26, Block Plots, Project SILVER STAR 3, KHASRA NO. - 106/1, at Nagalwadi (CT), Hingna, Nagpur, 440016, Nagpur, Nagpur, MAHARASHTRA, India, 440016
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. Employee ID card to be taken
3. LTV to be restricted to 75% of COP or MV whichever is lower
4. Repayment to be taken from Salary Account Uco Bank 280*
5. Sale deed draft to be documented
6. Aadhar E verification to be done through DIGILOCKER
7. Builder Con Sheet to be taken
8. Plot fencing & technical concurrence to be taken
9. Co-applicant Sign verification to be documented
10. Subject to legal & technical clearance
11. 1. The customer is required to inform about commencement / completion of construction and submit necessary regulatory documents to PNBHFL and request for conversion of scheme from "Residential Plot Loan" to "Construction Loan" / "Self-Construction" to claim income tax benefits. 2. Declaration from the customer to be submitted stating "I/we hereby declare that I/we intend to construct a house on the plot for which I am availing the loan facility on the address mentioned above within a period of three years from the availing of said loan. 3. If the customer fails to complete the construction of the house within the specified time frame of 36 months from the date of first disbursement, the interest rate will be increased by 100 bps over and above the applicable rate of interest.
12. OCR clearance (if applicable) to be taken before disbursement
13. Acknowledged Key Facts Statement to be taken
14. Subject to satisfactory insurance verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
15. Subject to satisfactory employment verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
16. Subject to satisfactory residence verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)

FORM A-2



MEMORANDUM OF ENTRY IN CASE OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

At the request of the Mr. Rajeev Rajkumar & others ("Borrower"), PNB Housing Finance Limited, a company incorporated under the Companies Act, 1956, with Corporate Identity Number L65922DL1988PLC033856 and having its registered office at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 ("PNBHFL") had sanctioned a loan in favour of Borrower, to the tune of INR 2096000 (Rupees Twenty one Lakh Fifty Six Rs

Only) ("Loan"), in accordance with General Terms and Conditions ("GTC") read with the Loan Documents including but not limited to Application Form, Disbursement Letter dated 11-08-2020 and Sanction Letter dated 16-5-2020.

One of the conditions of the Loan Documents, duly agreed and acknowledged by the Borrower, was to create an equitable mortgage on the Property (as defined hereunder), in favour of PNBHFL, in accordance with the terms and conditions of the Loan Documents including without limitation, GTC, Application Form, Disbursement Letter and Sanction Letter.

On the 11-08-2020 day of _____, the Mortgagor(s) (details whereof have been mentioned in **Schedule A**) (hereinafter referred to as the "Mortgagor(s)") attended the office of PNBHFL at its branch office at Chharon Nagar (hereinafter for the sake of brevity referred to as "Mortgagee") and saw Mr./Ms. Rajeev Rajkumar of the said Mortgagee and the Mortgagor(s) stated that the documents relating to the title deeds, evidences and writings (hereinafter called "Title Deeds", details whereof are specified in **Part II of Schedule B**) in respect of the Property as set out in **Part I of Schedule B**) (hereinafter referred to as the "Property") were deposited on Nagar with the Mortgagee.

The above said deposit of Title Deeds of the Property for securing the due Repayment, discharge and redemption by the Mortgagor to the Mortgagee for the Loan together with Interest, Overdue Charges, further Interest, liquidated damages, compound interest, cost, Other Charges, expenses and other monies payable under the Loan Documents and other documents.

The Mortgagor(s) on the same day accorded and gave consent to PNBHFL to hold and retain the said Title Deeds as and by way of mortgage by deposit of title deeds on the Property together with all buildings and structures constructed/to be constructed thereon as Security for the due repayment, discharge and redemption by the Borrower(s) to PNBHFL of the Amounts Due under the Loan advanced by PNBHFL together with Interest, Overdue Charges, further interest, liquidated damages, compound interest, costs, Other Charges, expenses and other monies payable under the Loan Documents and other documents, as amended from time to time.

The detailed list of the said Title Deeds in relation to the Property are mentioned in Part II of Schedule B hereunder which are deposited with PNBHFL, to create Security by way of equitable mortgage by deposit of the Said Title Deed(s) in respect of the Property.

While giving oral consent the Mortgagor(s) stated that he/she/they did so with intent to create Security on the Property in favour of the Mortgagee.

The Mortgagor(s) has/have given aforesaid oral consent in presence of Mr./Ms. Sandeep R. Pillay Sir and Mr./Mrs. _____ [authorized representative of the Mortgagors]¹ of PNBHFL.

The Mortgagor(s) further stated that the Title Deeds so deposited were the only documents of title relating to the Property which properties are in the possession, power and control of the Mortgagor and that the Mortgagor is the absolute owner of the Property and the Mortgagor has a good, clear and marketable title to the Property and further stated that there is no mortgage, charge, lien or any other encumbrance or attachment on the Property or any part or parts thereof in favour of any government or the income-tax department or any other Governmental Authority, or any person, firm or company, body corporate or society or entity whatsoever and that the Mortgagor has not entered into any agreement for sale, transfer, lease or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the Property or any part or parts thereof in favour of or on behalf of any Government or Governmental Authority or any person, firm, company, body corporate or society or entity whatsoever except with the prior permission of PNBHFL so long as the Mortgagor continues to be indebted to or liable to PNBHFL on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Mortgagor under the Income Tax Act, 1961 or any other law in force for the time being and that no notice has been issued and/or served on the Mortgagor under the Income Tax Act, 1961, or under any other law, relating to recovery of tax.

[Mr./ Ms. Rajeev Rajkumar also stated that he / she was authorized to give such oral consent and make deposit of the Title Deeds pursuant to the board resolutions passed by the board of directors/partners of the Mortgagor or Letter of Authority or power of attorney dated 11-8-2020 and she/he furnished a certified true copy of the said resolution/power of attorney/letter of authority to Sandeep R. Pillay Sir, of PNBHFL and further stated that the said resolution/power of attorney were in full force and effect.]²

(Footnotes)

¹ Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society

² Applicable in case the Mortgagor is a company, LLP, partnership firm, Trust, Society

Conditions ("GTC")*. This General Terms and Conditions ("GTC") is registered with the office of Sub-Registrar VII at New Delhi/Delhi, on 24th June, 2022 having Registration Number 392 in Book No. 4, Vol. No. 1733 on Page Number 63 to 106 and is in furtherance to the GTC which is registered at the office of Sub-Registrar VII at New Delhi/Delhi, on August 03, 2021 having Registration Number 4 in Book no 4, Vol. No. 1708 on Page Number 114 to 157 and also at the office of Sub-Registrar V A, Haus Khaz at New Delhi/Delhi, on May 03, 2019 having Registration Number 867 in Book No. 4, Vol. No. 463 on Page Number 98 to 151 and also at the office of Sub-Registrar VII at Delhi/New Delhi, on December 09, 2016 having Registration Number 979 in Book no 4, Vol. No. 14 on Page Number 57 to 103 and also at the office of Sub-Registrar at Karnal, Haryana on December 04, 2014 as Document Number 9326 under Book I, Vol. No. 534 at Page Number 82

Signature of the person accepting the title deeds
for and on Behalf of PNBHFL

Authorized representative

Name:

Designation:

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
17	Rajeev Rajkumar	Plot no- 05, 0496, Type-2
27	Sonali Rajeev	Ordinance Factory Ambazari Estate, Nagpur-440021.

2. Details of the Borrower:

Name: Rajeev Rajkumar Address: Plot no- 05, 0496, Type-2.
Constitution: Individual Ordinance Factory Ambazari
Estate Nagpur-440021.

3. Date of Disbursement Letter: 16 May 2020.

4. Date and Reference number of Sanction Letter: 1400/NA9/0420/5081792.

SCHEDULE B

PART I

DESCRIPTION OF PROPERTY

Property No. : Plot no-26.
Municipal No. : Silverstar-3.
Khasra No. : 106/1.
Situated at : Nagaland.
Area : 1199.647 sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold : Free hold.
Bounded as under

North : Plot no- 27.

South : Plot no- 25.

East : Plot no- 13 & 14.

West : 9.00 mtrs wide Rd.

PART II

(List of Title Deeds)

1.	<u>Allotment letter</u>
2.	<u>MOA to mortgage.</u>
3.	<u>Demand letter</u>
4.	<u>Possession letter</u>
5.	<u>sale Deed</u> <u>OR</u>