

To,

M/s. Abhinav Realty & Infrastructure LLP,
CTS No. 927, Office No. 302, 3rd floor,
Sanas Memories, F.C. Road, Pune- 411004.

Subject: APF approval of project named "Pebbles Greenfields" developed by M/s. Abhinav Realty & Infrastructure LLP, Proposed Residential + Commercial Project at S. No. 146/4, 49/2/B/1, 49/2/B/2, 49/1, 49/1/5/1(P), Village –Tathawade, Taluka – Mulshi, Dist. Pune – 411033. For Individual Home Loan cases under Construction Linked Payment Plan.

Sir,

With respect to the above subject, we are pleased to inform you that we have approved your Project with reference no **Pune-1022-003101** on the basis of following documents:

- The approval will enable the members who have booked in the project to apply for a loan to PNBHFL. PNBHFL would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into norms.
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material facts is not disclosed and The same is found to be at variance with the statutory laws fulfilled or any other way detrimental to the interests of the project and its members.
- PNBHFL will require all original documents related to the property, the customer intends to Purchase, as per our Panel Lawyer / Valuer.
- PNBHFL request your co-operation in providing any further information or document that we require regarding the project.
- The approval is subject to Legal and Technical clearance from empaneled agencies from the PNBHFL.
- You may use our Logo in all your advertisement subsequent to clearance from Legal and Technical agencies.



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- Following Original Documents are required to be submitted as title deeds:

(A) Before First Disbursement

1. Release Letter/NOC from concern financier if loan availed any
2. Registered Agreement/Sale Deed B/w M/s Abhinav Realty and Infrastructure LLP and prospective purchasers
3. Registration receipt
4. SDR (Stamp Duty paid receipt)
5. Index II
6. Demand Letter
7. Allotment letter issued by M/s Abhinav Realty and Infrastructure LLP (if applicable)
8. NOC from M/s Abhinav Realty and Infrastructure LLP in our format for mortgage.
9. OCR/Payment receipts
10. Original Indemnity Bond issued by M/s Abhinav Realty and Infrastructure LLP & borrower for pending litigations

Your Payment will be made with below mentioned details. It is required that if any change is done in payment details, same needs to be confirmed by you to PNBHFL.

Collection Account Details: -

In favour	Abhinav Realty & Infrastructure LLP
Name of Bank	IDBI Bank Ltd.
Account No	0007102000035264
IFSC Code	IBKL0000007

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the **Mr. Dayanand Shevale, 9511911190** for any further information / Clarification.

Best Regards,



Yours Sincerely
For PNB Housing Finance Ltd
Authorized Signatory

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