

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed at RATNAGIRI on this day of 21/08/2026 by the persons named in Schedule 'A' hereunder (hereinafter called the "Mortgagor/Borrower(s)", which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representative and permitted assigns)

in favour of

ICICI Home Finance Company Limited a company incorporated under the Companies Act, 1956, having its registered office at ICICI Bank Towers, Bandra-Kurla Complex, Mumbai 400 051 and having among others, a branch office at Ratnagiri (hereinafter called the "Lender/Mortgagee" which term shall wherever the context admits, mean and include its successors and assigns)

WHEREAS at the request of the Borrower(s)/Co-Borrower(s), the Lender has sanctioned a Facility for an amount of Rs. 9,00,000/- to the Borrower(s)/Co-Borrower(s), the details of which are more particularly described in Clause 2 of Schedule 'A' hereinafter referred to as "the Facility" on condition that the Facility shall be secured, inter-alia, by way of mortgage by deposit of title deeds more particularly described in Schedule 'B' hereunder ("Title Deeds") in respect of the Borrower(s)/Co-Borrower(s) Immoveable Property/ies more particularly described in Schedule 'C' here together with all buildings and structures thereon ("Immoveable/ Mortgaged Property") for the due repayment, discharge and redemption by the Borrower/Co-borrower of the Facility together with all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies payable by to the Lender.

NOW THE MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSTH that in consideration of the said Facility, the Mortgagor has deposited the Title Deeds on 21/08/2026 (Date) at RATNAGIRI (Place) in respect of the Schedule 'C' Property, with the ICICI Home Finance Company Limited /Lender to create mortgage by deposit of title deeds in favour of the Lender for due repayment and discharge of the said Facility.

The Mortgagor further states that the said Title Deeds so deposited are the only documents of title relating the said Schedule 'C' Property in the possession, power and control of the Mortgagor

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Ratnagiri

रौहिणी रमाकांत गुरव

and that the said Schedule 'C' Property is free from all encumbrances of any kind whatsoever and that the Mortgagor has clear and marketable title to the said Schedule 'C' Property.

Schedule - A

1. Details of the Mortgagor
2. Details of Borrower(s)/Co-Borrower(s)

S.No.	Name	Age	PAN Card Details	Address	
1.	Prathmesh Ramakant Gurusav	24	DMHPG4152B	1739 Teli ali, Ratnagiri, Maharashtra	415612
2.	Rohini Ramakant Gurusav	50	EHAPG5054H	— Same as Above —	
3.					
4.					

3. Address of the place where title deeds are deposited
ICICI Home Finance Company Limited <Branch Address>

A. B. Gurusav

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4. Details of the Facility:

Sr. No.	Loan Account No.	Amount of secured facilities (Rs. in mn.)
1	77000302204	9,00,003

Schedule B

(List of Documents of Title, Evidences, Deeds and writings deposited)

S.No.	Date of document	Description of document	Original
1.	16/07/2026	Agreement to Sale	original
2.		4796/2026	
3.			
4.			

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Schedule C

(Description of the Immovable/Mortgage Property/ies)

All that piece and parcel of residential/Commercial Unit/Plot/Flat No. 105 Wing/Building
No. 1 situated in Society/ Apartment Laxmi Apartment on land bearing Survey/CTS/Plot No. 1984, 1984/1
1984/2 1984/3
admeasuring 371 Sq. fts which is bounded as follows:

North By : Flat no 104
South By : open space
East By : open space
West By : passage, Stair case, Flat no 102

Together with all the buildings and structures thereon, rights, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

It witness whereof the Borrower(s)/Co-Borrower(s) has set his hand and signature on the day month and year first above written in the presence of:-

Mortgagor
Name:
Signature

A. Parav

Acknowledgement by Lender:

Name:
Signature:

SANDIP KAMBLE
TPMHE008697

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Dated this 21 day of 08/2026