

FORM A-2

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

At the request of the Sunil Shamrao Fekale ("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 24,86,000/- (Rupees Twenty four lakh Eighty four thousand 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 _____ and Sanction Letter dated _____.

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 _____ 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 Aurangabad (hereinafter for the sake of brevity referred to as "**Mortgagee**") and saw Mr./Ms. Rahul Mahajan 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 Aurangabad 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. Amol wakekar and Mr./Mrs. Asmita Kulkarni [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. _____] 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 _____ and she/he furnished a certified true copy of the said resolution/power of attorney/letter of authority to _____, 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

This Memorandum of Entry shall form an integral part of the Loan Documents and shall be read in conjunction with the General Terms and Conditions ("GTC"). All capitalized terms used herein but not specifically defined shall have the meaning ascribed to it under the General Terms and Conditions ("GTC").

*This General Terms and Conditions ("GTC") is registered with the office of Sub-Registrar VII at New Delhi/Delhi, on June 03, 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 294 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. 1614 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

A fake
C Kapale

Authorized representative

Name:

Designation:

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
1)	Sunil S. Kapale	Plot No-17, Hanaji Nagar, Near - Sardar Vallabhai, Jatawala Road, Amangabad.

2. Details of the Borrower:

Name: Sunil S. Kapale Address: Amangabad

Constitution: _____

3. Date of Disbursement Letter:

4. Date and Reference number of Sanction Letter:

SCHEDULE B

PART I

DESCRIPTION OF PROPERTY

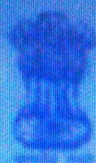
Property No. : Plot No-17, Hanaji Nagar Part 2
Municipal No. : Survey No-221/A/1 Jatawala
Khasra No. : Road Model
Situated at : Amangabad
Area : 1563 sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold : _____
Bounded as under
North : Road South : Plot No-14 & 21
East : Plot No-16 West : Plot No-18

PART II

(List of Title Deeds)

1.	
2.	
3.	
4.	
5.	

आयकर विभाग
INCOME TAX DEPARTMENT

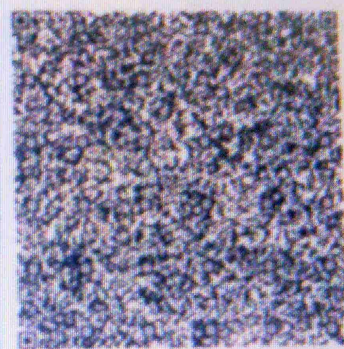


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPPF1938H



नाम / Name

SUNIL SHAMRAO FEPALE

पिता का नाम / Father's Name

SHAMRAO LAXMANRAO FEPALE

जन्म की तारीख

Date of Birth

06/09/1973

हस्ताक्षर / Signature

26122020



भारत सरकार

Government of India



Aadhaar no. issued: 16/09/2011



सुनील शामराव फेपाळे

Sunil Shamrao Fepale

जन्म तारीख/DOB: 06/09/1973

पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी 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).**

2582 2275 7586

माझे आधार, माझी ओळख

Entities seeking Aadhaar are obligated to seek consent.

Edit Scan



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India



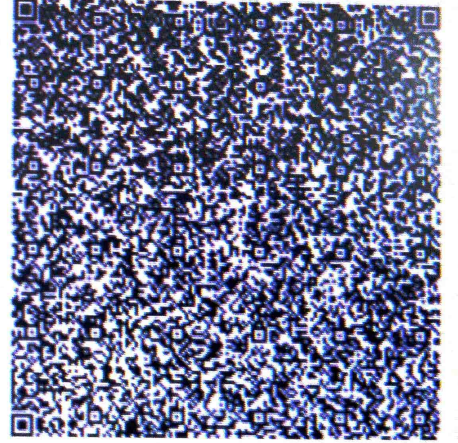
पत्ता:

S/O शामराव फेपाळे, सारा वैभव जवळ, प्लॉट नं. १७, होनाजी
नगर, जटवाडा रोड, औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:

S/O Shamrao Fepale, NEAR SARA VAIBHAV,
PLOT NO. 17, HONAJI NAGAR, JATWADA
ROAD, Aurangabad, DIST: Aurangabad,
Maharashtra - 431001

Details as on: 27/01/2025



2582 2275 7586

VID : 9166 7528 7788 7561

1947



help@uidai.gov.in



www.uidai.gov.in



दस्तावेज क्र. व वर्ष: 2013/2004

Thursday, November 06, 2014

1:40:14 PM

मुख्य निबंधक: औरंगाबाद 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : हरसूल

पृष्ठ 63 व

Page: 63 of 6

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 160,000.00
बा.भा. रु. 159,750.00

- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 04/11/2004

- (8) नोंदणीचा 04/11/2004

- (9) अनुक्रमांक, खंड व पृष्ठ 2013 /2004

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 8000.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 1600.00

- (12) शेर

(1) सर्वे क्र.: 221 फायनल प्लॉट क्र.: 17 वर्णना विभागाचे नाव : मीर्जे हरसूल (औरंगाबाद महानगरपालिका), उपविभागाचे नाव - 20.570 - हरसूल तेंककडे जाणारा रस्ता जटवाडा रस्त्यावरील मिळकती. सदर मिळकत सर्व्हे संख्ये - 221/अ-1 व 221/1-3 मध्ये आहे.
(1) मिळकतीचे एकूण क्षेत्रफळ 145.227 चौ.मी. आहे.

(1)-

(1) जुलैखा बेगम भ. महमद सिदीक बांध्या तर्फे मु. आम म्हणून सुर्वा डेव्हलपर्स तर्फे मागील संभाजी रामकृष्ण अतकरे; घर/प्लॉट नं. -; गल्ली/रस्ता -; ईमारतीचे नाव -; ईमारत नं. -; पेठ/वसाहत: एन-3, सिडको; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पिन नंबर: -

(1) सुनिल शामराव केपाळे; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: घर नं. ए-106-एच-18 स्वामी विवेकानंद नगर हडको एन-12; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पिन नंबर: -



Transaction Successful

18 August 2026 at 10:47 AM

Paid to



THINK BIGZ INITIATIVE PVT LTD

₹21,672

Vyapar.*****2080@hdfcbank



Payment Details



PhonePe Transaction ID

T2608181047029191534870



Debited from



XXXXXX5954

₹21,672

UTR: 243705082433



