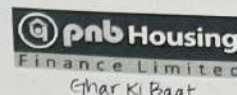


FORM A-2



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

At the request of the Dattaraj K. Jayade ("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 1680000 (Rupees Sixteen lakh Eighty 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 14/10/2026 and Sanction Letter dated 12-Aug-2026

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 A. bad (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 A. bad 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 Walkekar 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

Bayade Anita

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

*General Terms & Conditions ("GTC") are registered with 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 Sub-Registrar SR V A Hauz Khas New Delhi/Delhi, on 03, May, 2019 having Registration Number 867 in Book No. 4, Vol No. 463 on Page Number 98 to 151 and also at the 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

Authorized representative

Name: Rahul Mahajan

Designation: BBH

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
①	Dattarao Toyale	Row House No 42, on plot
②	Anita D. Toyale	No. 1 to 43, Aut No. 1941P,
		Ample Amulyam, Mauje Shender,
		Jahangir, Awangabad.

2. Details of the Borrower:

Name: Dattarao Toyale **Address:** _____

Constitution: _____

3. Date of Disbursement Letter:

4. Date and Reference number of Sanction Letter:

SCHEDULE B

PART I

DESCRIPTION OF PROPERTY

Property No. : _____
Municipal No. : _____
Khasra No. : _____
Situated at : _____
Area : _____ sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold : _____
Bounded as under

North : _____

South : _____

East : _____

West : _____

PART II

(List of Title Deeds)

1.	
2.	
3.	
4.	
5.	

Toyale Anita

Branch Office: AURANGABAD
Applicant: DATTRAO KASHIRAM TAYADE
ANITA DATTRAO TAYDE

Date: 12-Aug-2026
Ref No.: HOU/ARNG/0826/5193512

Guarantor: N/A
Address: H NO 546 G NO 66 SHENDRA KAMANGAR SHENDRA AURANGABAD, AURANGABAD, AURANGABAD,
Aurangabad, MAHARASHTRA, 431001, Aurangabad, India
Email: dattatayade123@gmail.com
Version No.: 2
Contact No. 9146609276

Dear Sir/Madam,

With reference to your loan application dated 07-08-2026, 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	Housing Loan, Housing
2. Loan Amount	INR 1600000 (INR Sixteen Lakh Only)
Insurance Premium	INR 80000 (INR Eighty Thousand Only)
Total Loan Amount	INR 1680000 (INR Sixteen Lakh Eighty Thousand Only)
3. Repayment Term	360 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.65% = 8.50% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 12918 (INR Twelve Thousand Nine Hundred and Eighteen Only)
8. Processing fees receivable:	INR 17701.18 (INR Seventeen Thousand Seven Hundred One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Row Hose No. 42, On Plot No 1 to 43, Gut No. 194/P, Ample Amulyam, Mauje Shendra Jahangir, Aurangabad, Aurangabad, MAHARASHTRA, India, 431001
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 satisfactory employment verification of applicant / co-applicant by FTE/ FI (to mitigate negative FI)
2. Subject to clearance of Processing Fees.
3. Digilocker aadhar verification for app and co-app to be done
4. Repayment to be taken from Salary A/c of Kotak Bank ac no 9593
5. Property to be registered in joint name of Applicant and/OR Co-Applicant
6. Subject to Legal & Technical Clearance. LTV to be restricted as per PNBHFL policy norms.
7. Acknowledged Key Facts Statement to be taken.
8. PMAY Application form to be submitted and geo tagging to be done before disbursement. Customer declaration required if customer does not want to apply.
9. Property being offered as collateral needs to be insured for the tenure of the loan
10. OCR clearance (if applicable) to be taken before disbursement.

This Sanction Letter is subject to unconditional, absolute and irrevocable acceptance by the Borrower of the GTC*, and also available on PNBHFL's website (www.pnbhfl.com).

*Subject to change from time to time at the discretion of PNBHFL.

Customer Service Manager: Ravindra Annasaheb Kakde
Landline No: 1800 120 8800





भारत सरकार
Government of India



Download Date: 06/08/2021



तायडे दत्तराव काशीराम
Tayade Dattarao Kashiram
जन्म तिथि/DOB: 08/08/1992
पुरुष/ MALE

Issue Date: 11/02/2021

3037 1886 2187

VID : 9198 6498 5953 7287

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता:

द्वारा: तायडे काशीराम, एच न 11821, शिक्षक नगर,
रजगाव (एस), औरंगाबाद,
महाराष्ट्र - 431136

Address:

C/O: Tayade Kashiram, H No 11821,
Shikshak Nagar, Ranjangaon (s),
Aurangabad,
Maharashtra - 431136



3037 1886 2187

VID : 9198 6498 5953 7287



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DATTRAO KASHIRAM TAYADE

KASHIRAM SITARAM TAYADE

08/08/1992

Permanent Account Number

AYKPT4737H

Signature



14102015





भारत सरकार
Government of India



Aadhaar no. issued: 15/08/2013



अनिता दत्तराव तायडे
Anita Dattrao Tayde
जन्म तिथि/DOB: 14/07/1999
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।

**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).

3693 7044 5312

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



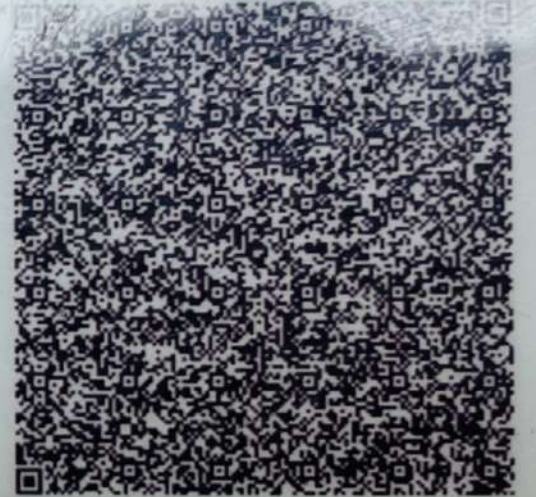
Details as on: 30/05/2026

पता:

., ., गुगळ पिंपरी, गुगल पिंपरी, माझोड, हिंगोली,
महाराष्ट्र - 431703

Address:

., ., gugal pimpri, Gugal Pimpri, PO: Mazod, DIST:
Hingoli,
Maharashtra - 431703



3693 7044 5312

VID : 9187 6700 3859 0394

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या
Permanent Account Number
CTAPT9972K

नाम / Name

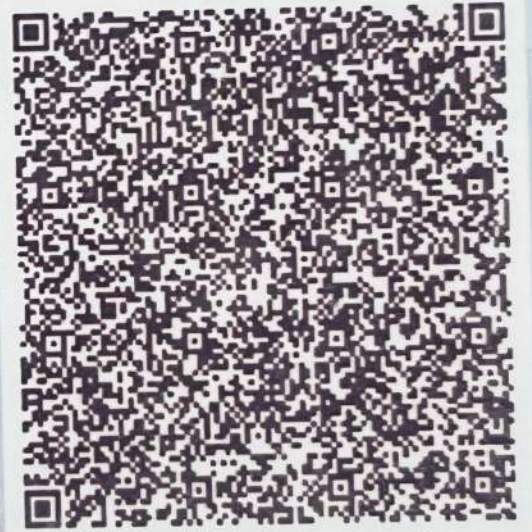
Anita Dattrao Tayde

जन्म तिथि / Date of Birth

14/07/1999

हस्ताक्षर / Signature :

ANITA





To THINK BIGZ INITIATIVE PVT LTD

₹15,240

✓ Completed

14 Oct 2026, 5:35 pm



ICICI Bank 8171



Payment of ₹15,240 completed

Receiver's bank has confirmed deposit of money to THINK BIGZ INITIATIVE PVT LTD's bank account

UPI transaction ID

131278735103

To: THINK BIGZ INITIATIVE PVT LTD

....2080@hdfcbank

From: TAYADE DATTRAO KASHIRAM (ICICI Bank)

....e123@okhdfcbank on Google Pay

Google transaction ID

CICAgPi25rTfXw