

MEMORANDUM OF DEPOSIT OF TITLE DEEDS
(Applicable where all the Borrower(s) is/are also mortgagor)

This Memorandum of Deposit of Title deeds executed at Aurangabad on this 11 day of 09, 2026 by Santosh Sankpal son/daughter/wife of Shivaji Sankpal aged 47 about 47 years [and Sushma Santosh Sankpal son/daughter/wife of Santosh Sankpal, aged about 35 years resident at Rm 103/3 wadgaon Kolhaji Bai/ nagik (hereinafter referred to as the "Mortgagor(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 and having its registered office at ICICI Bank Towers, Bandra – Kurla Complex, Mumbai - 400051, and having among others a branch office at ICICI Home Finance Company Limited, Aurangabad², (hereinafter called the "Mortgagee" or "ICICI HFC" which term shall wherever the context mean and include its successors and permitted assigns)

WHEREAS UPON request of the Mortgagor(s), Mortgagee has sanctioned a credit facility of Rs. 13,00,000³/- (**Rupees** thirteen lakh **Only**) more particularly described in **Schedule A** hereunder, to the Mortgagor(s) (hereinafter referred to as "**the Facility**") on condition that the Facility shall be secured, *inter-alia*, by way of equitable mortgage over immoveable property of the Mortgagor(s) more particularly described in Schedule B hereunder ("**Immoveable Property**") for the due repayment, discharge and redemption by the Mortgagor(s) of the Facility together with all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies payable to the Mortgagee.

NOW THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSTH that in consideration of ICICI HFC granting/agreeing to grant the said Facility to the Mortgagor(s), the Mortgagor(s) have on ____ day of ____, 20__⁴ deposited the documents of title, more particularly specified in Schedule C) ("**Title Deeds**") pertaining to Immoveable Property at ICICI HFCs office (more particularly described in Schedule A) with an intent to create security by way of an equitable mortgage over Immoveable Property in favour of Mortgagee to secure the due repayment and

¹ Delete if not applicable

² Enter ICICI HFCs office details.

³ Enter facility amount.

⁴ Enter date, month and year when the title deeds are deposited.

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discharge by the Mortgagors of all amounts due and payable and owing to the Mortgagee under the said Facility.

The Mortgagor(s) state and confirm that the said Title Deeds so deposited are the only documents of title relating the said Immovable Property in the possession and control of the Mortgagor(s) and that the Mortgagor(s) have clear and marketable title to the said Immovable Property and that the Immovable Property is not subject to any charge or encumbrance, *lis pendens*, claim or attachment in any manner whatsoever and that they have not entered into any agreement for sale, transfer or alienation of the said Immovable Property and that no other person has any right, title, interest, with respect to the said Immoveable Property.

The security so created shall be, always remain a continuing security and shall be in addition to any other security for any such indebtedness or liability now held or hereafter to be held by the Mortgagee.

Schedule A

1. Address of the place where title deeds are deposited:
ICICI HFC branch/zonal/regional/corporate office/other address:

ICICI HFC branch authorized officer accepting the Title Deeds:

2. Description of the Credit facility

S.No.	Nature of Facility	Amount of secured facility	Ranking of charge Exclusive/First/Second/Third
		Rs. <u>13,00,000/-</u>	

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Schedule B
(Description of the Immovable Property)⁵

Flat/ Apartment / unit no. Plot No Rh-108 House Part No 15 measuring 567 sq. ft/ sq.meters
on the _____ floor in the building no. Plot No 15 Rh-108, in the building Known as
_____ situated at Wadgaon Kolhadi Plot no Rh-108
Madhuban Nagar Sahakar: Grehnieman Sanstha Mazhidat Near Sai Baba
Mandir At Wadgaon Kolhadi MIDC Waluj Tal And Dist Aurangabad
OR
All that part and parcel of the property known as Plot no. Plot No Rh-108 House Part
No 15 _____ yard /meter/ feet lying, being and situate at
_____ within the Sub-Registration
District of _____ and the Registration District of _____ bounded;

On the North by : Plot No Rh-108 House No. 14
On the South by : Plot No Rh-108 House No. 16
On the East by : Plot No Rh-109
On the West by : Society Internal Road

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.

Schedule C
(List of Documents of Title, Deeds and writings deposited)

Sl. No.	Date & document number	Original/certified true copy/photocopy	Description of document
1.			
2.			
3.			
4.			
5.			
6.			

In witness whereof the Mortgagor(s) has set their hand and signature on the day
month and year first above written in the presence of: -

⁵ Mention the correct one according to the property being mortgaged.

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WITNESS

MORTGAGOR(s)

1.

2.

I, _____, authorized signatory of ICICI HFC, hereby acknowledge receipt of the Title Deeds in respect of the Immovable Property mentioned in Schedule B above.

Authorized signatory,
ICICI Home Finance Company Limited

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