

FORM A-2



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

At the request of the ASHWINI BEEDGAR ("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 7,35,000/- (Rupees SEVEN LAKH THIRTY FIVE 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 22/09/2026 and Sanction Letter dated 25-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 02 day of SEP 2026, 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 _____ 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. ASHWINI BEEDGAR, 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

Ashwini *AS*

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 no4, 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: BH.

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
1	ASHWINI BEEDGAR	Plot No 13 A-part ABC-Grand-40
2	AKASH MUSALE	Gut No 374/p. mawje. Chikalthana
		Aurangabad.

2. Details of the Borrower:

Name: Ashwini Beedgar **Address:** Plot No-13. A-part ABC-Grand-40, Gut No 374/p. mawje. Chikalthana, A/BAD

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 13, A-part
Municipal No. : ABC Grand-40
Khasra No. : Gut No 374/p
Situating at : mawje, Chikalthana
Area : Aurangabad
Leasehold or freehold :
Bounded as under

North : _____

South : _____

East : _____

West : _____

PART II

(List of Title Deeds)

1.	Proof
2.	NOC
3.	SH
4.	sale deed.
5.	

Branch Office: AURANGABAD
Applicant: ASHWINI ASHOKRAO BEEDGAR
AKASH ASHOK MUSALE

Date: 25-Aug-2026
Ref No.: HOU/ARNG/0826/5205815

Guarantor: N/A
Address: PLOT NO 7/1, SURVEY NO 68 LANE NO 3 JAY BHAWANI NAGAR, N-4 CIDCO AURANGABAD, Aurangabad,
MAHARASHTRA, 431001, Aurangabad, India
Email: ashwinibeedgar11@gmail.com

Version No.: 4
Contact No. 7385524813

Dear Sir/Madam,

With reference to your loan application dated 23-08-2026, 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 700000 (INR Seven Lakh Only)
Insurance Premium	INR 35000 (INR Thirty Five Thousand Only)
Total Loan Amount	INR 735000 (INR Seven Lakh Thirty Five Thousand Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.55% = 8.60% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 7281 (INR Seven Thousand Two Hundred and Eighty One Only)
8. Processing fees receivable:	INR 9001.00 (INR Nine Thousand One Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Plot No. 13, A-Part ABC Grand 40, Gut No. 374/P, Mauje Chikalthana, 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. Co-app income documents to be taken on-record (recent salary slips/ salary credit BKST/ recent 2 yr FORM 16)
2. Subject to Legal & Technical Clearance. LTV to be restricted as per PNBHFL policy norms.
3. Plot to be identified and Demarcated
4. Digilocker aadhar verification for app and co-app to be done
5. Property to be registered in joint name of Applicant and/OR Co-Applicant
6. Repayment to be taken from Salary A/c of HDFC bank 2496
7. 1.The customer is required to inform about commencement / completion of construction and submit necessary regulatory documents to PNBHFL and request for conversion of scheme from "Residential Plot Loan" to "Construction Loan" / "Self-Construction" to claim income tax benefits. 2.Declaration from the customer to be submitted stating "I/we hereby declare that I/we intend to construct a house on the plot for which I am availing the loan facility on the address mentioned above within a period of three years from the availment of said loan. 3.If the customer fails to complete the construction of the house within the specified time frame of 36 months from the date of first disbursement, the interest rate will be increased by 100 bps over and above the applicable rate of interest.
8. OCR clearance (if applicable) to be taken before disbursement.
9. Acknowledged Key Facts Statement to be taken.
10. Co -Applicant BSV/ SV proof to be taken on record
11. Applicant BSV/ SV proof to be taken on record

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).

Ashwin



₹7680

Paid to THINKBIGZ INITIATIVE PVT LTD

19 SEPT 2026 , 03:50 PM



PAID TO

THINKBIGZ INITIATIVE PVT LTD ✓

Transaction Details

Transaction ID **82855660748**

Paid using **9307144154@pz**

HDFC BANK LTD - SAVINGS - 4805

RRN **935870599342**

Message **Payment to 9892834356
-2@okbizaxis**



POWERED BY









भारत सरकार
Government of India



Aadhaar no. issued: 03/07/2012



अश्विनी अशोकराव बिडगर
Ashwini Ashokrao Beedgar
जन्म तारीख/DOB: 30/10/1996
महिला/ FEMALE

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).

5144 3595 4259

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

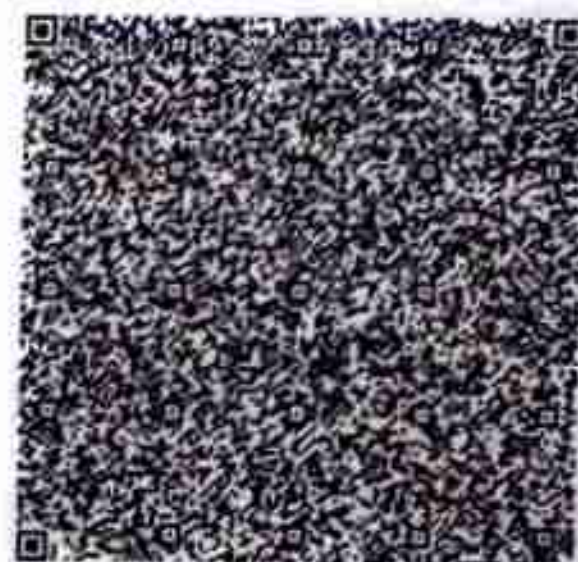


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EYWGPB3882B



नाम / Name

ASHWINI ASHOKRAO BEEDGAR

पिता का नाम / Father's Name

ASHOKRAO MAROTRAO BEEDGAR

जन्म की तारीख /

Date of Birth

30/10/1996

Ashwini

24012020

◀ PAN Application Digitally Signed, Card Not
Valid unless Physically Signed



भारत सरकार
Government of India



Aadhaar no. issued: 19/08/2013



आकाश अशोक मुसळे
Akash Ashok Musale
जन्म तारीख / DOB : 22/03/1991
पुरुष / Male



5707 5188 4933

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
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मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EPFPM4808Q



नाम / Name

AKASH ASHOK MUSALE

पिता का नाम / Father's Name

ASHOK BABURAO MUSALE

जन्म की तारीख / Date of Birth

22/03/1991



A PAN Application Digitally Signed, Card Not Valid unless Physically Signed

12042018