

FORM A-2

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



At the request of the Usha. C. Idhate. ("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 1863000/- (Rupees Eighteen lakh sixty three 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. Ramu maharan 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. Amal awasthi and Mr./Mrs. Amrita 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

U. Idhate

Amal

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").

*This General Terms and Conditions ("GTC") is registered with the office of Sub-Registrar VII at New Delhi/Delhi, on 24th June, 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

U. Jethat
C. Jethat

Authorized representative

Name:

Designation:

SCHEDULE A

1. Details of the Mortgagor(s):

Sr. No.	Name of the Mortgagor(s)	Address
1)	Usha. C. Idhate	Plot No-5, Shanti Sadan, Gurgaon.
2)	Sagar. R. Tambe	Society: Mayur Park, Near Mahan Oil Petrol Pump, Alwarangabad.

2. Details of the Borrower:

Name: Usha. C. Idhate Address: Alwarangabad

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-01, Shri Krishna Park.
Municipal No. : Plot No-219/11, P. Maus Sawant
Khasra No. : Alwarangabad
Situated at : Alwarangabad
Area : 1078 sq.ft./sq.yds./sq.mts.; and
Leasehold or freehold : _____
Bounded as under

North : 6:00 m wide Road

South : cidco. open space of same Gert.

East : 6:00 m wide road

West : Plot No-02

PART II

(List of Title Deeds)

1.	<u>Demol</u>
2.	<u>NOC</u>
3.	<u>Receipt</u>
4.	
5.	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGGPI6264E



नाम / Name

USHA CHANDRABHAN IDHATE

पिता का नाम / Father's Name

CHANDRABHAN GIRJUBA IDHATE

जन्म की तारीख /

Date of Birth

02/04/1997

U. Idhate

हस्ताक्षर / Signature

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Aadhaar no. issued: 22/06/2011



उषा सागर तांबे

Usha Sagar Tambe

जन्म तारीख/DOB: 02/04/1997

महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हो कावात प्रदात/अदाईत हो कावरसे जखवे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे
स्कीनिंग/ 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).

3309 7836 7170

माझे आधार, माझी ओळख

Details as on: 13/01/2026

Entities seeking Aadhaar are obligated to seek to issue.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:

मु सावखेडा बु ता सिल्लोड, सावखेडा बद्रुक., बोरगाव बझार,
Chhatrapati Sambhajnagar,
महाराष्ट्र - 431113

Address:

At Sawkheda Budruk Tq Sillod, Sawkheda Budruk.,
PO: Borgan Bazar, DIST: Chhatrapati
Sambhajnagar,
Maharashtra - 431113



3309 7836 7170

VID : 9198 6954 6946 9198

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

Details as on: 13/01/2026

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BGVPT5815J



नाम / Name
SAGAR RAGHUNATH TAMBE

पिता का नाम / Father's Name
RAGHUNATH TAMBE

जन्म की तारीख /
Date of Birth
12/06/1997


हस्ताक्षर / Signature

31072019



माझे आधार, माझी ओळख



भारत सरकार
Government of India



Aadhaar no issued: 02/12/2012



सागर रघुनाथ तांबे

Sagar Raghunath Tambe

जन्म तारीख/DOB: 12/06/1997

पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे. नागरिकत्व किंवा जन्मतारखेचा नाही.
आधार नसल्याने कोणताही नागरिकत्व किंवा जन्मतारखेचा पुरावा देऊ शकत नाही.
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Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (or the
authentication or scanning of QR code / offline XML).

3819 5638 1998

माझे आधार, माझी ओळख

security when not using Aadhaar/biometrics.

- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

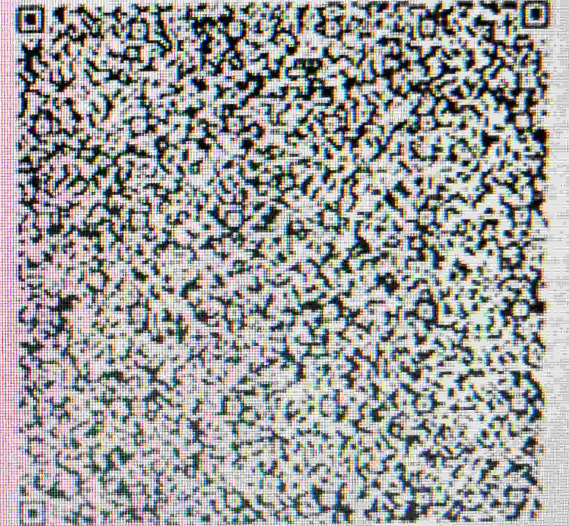


पत्ता:

S/O रघुनाथ तांबे, सावखेडा बद्रुक., बोरगाव बाझार, औरंगाबाद,
महाराष्ट्र - 431113

Address:

S/O Raghunath Tambe, Sawkheda Budruk, PO:
Borgaon Bazar, DIST: Aurangabad,
Maharashtra - 431113



3819 5638 1998

VID : 9109 2960 0701 3177

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

Details as on: 09/02/2026



Transaction Successful

06:42 pm on 19 Aug 2026

Paid to



THINK BIGZ INITIATIVE
PVT LTD

₹16,720

Vyapar

.169705262080@hdfcbank



Transfer Details



PhonePe Transaction ID

T2608191842533369755270

Debited from



XXXXXXXXXX13900

₹16,720

UTR: 651816852772

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