

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This **Memorandum of Deposit of Title deeds** executed at BARAMATI on this day of 28-08-2026,
20 by the persons named in Schedule 'A' hereunder (hereinafter called the
"Mortgagor/Borrower(s)", which term shall wherever the context mean and include his/her heirs,
executors, administrators, legal representative and permitted assigns)

in favor of

ICICI Home Finance Company Limited a company incorporated under the Companies Act,
1956, having its registered office at ICICI Bank Towers, Bandra-Kurla Complex, Mumbai 400 051 and
having among others, a branch office at BARAMATI (hereinafter called the "Lender/Mortgagee" which term
shall wherever the context admits, mean and include its successors and assigns)

WHEREAS at the request of the Borrower(s)/Co-Borrower(s), the Lender has sanctioned a Facility
for an amount of Rs. 30,00,000 to the Borrower(s)/Co-Borrower(s), the details of which are more
particularly described in Clause 2 of Schedule 'A' hereinafter referred to as "the **Facility**" on
condition that the Facility shall be secured, inter-alia, by way of mortgage by deposit of title deeds
more particularly described in Schedule 'B' hereunder ("Title Deeds") in respect of the
Borrower(s)/Co-Borrower(s) Immoveable Property/ies more particularly described in Schedule 'C'
here together with all buildings and structures thereon ("Immoveable/ Mortgaged Property") for the
due repayment, discharge and redemption by the Borrower/Co-borrower of the Facility together with
all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies
payable by to the Lender.

NOW THE MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSTH that in
consideration of the said Facility, the Mortgagor has deposited the Title Deeds on 28-08-2026 (Date)
at BARAMATI (Place) in respect of the Schedule 'C' Property, with the ICICI Home Finance Company
Limited /Lender to create mortgage by deposit of title deeds in favour of the Lender for due
repayment and discharge of the said Facility.

The Mortgagor further states that the said Title Deeds so deposited are the only documents of title
relating the said Schedule 'C' Property in the possession, power and control of the Mortgagor and that

A. P. VIKAS

C. VANITA

the said Schedule 'C' Property is free from all encumbrances of any kind whatsoever and that the Mortgagor has clear and marketable title to the said Schedule 'C' Property.

Schedule - A

1. Details of the Mortgagor

①. VIKAS PRALHAD INGALE.

②. ANITA VIKAS INGALE

2. Details of Borrower(s)/Co-Borrower(s)

S.N o.	Name	Age	PAN Card Details	Address
1.	VIKAS PRALHAD INGALE	37.	AISPV2679N.	AIP:- FLAT S19, 2nd FLOOR
2.	ANITA VIKAS INGALE.	34.	AMHPI2062H.	2nd FLOOR MARUTHAM GATEWAY
3.				2nd MAIN ROAD, SRI SAINAGAR
4.				TAMBARAM WEST, KANCHEEPURAM TAMIL NADU - 600045.

3. Address of the place where title deeds are deposited

ICICI Home Finance Company Limited <Branch Address>

AIP:- 2nd FLOOR, SHOP NO-11, VIDHYA CORNER SUPER MARKET,
MIDC AREA CHOWK, RVZ, BARAMATI, PUNE, MAHARASHTRA-413133.

A P. Vikas

C Vanita

4. Details of the Facility:

Sr. No.	Loan Account No.	Amount of secured facilities (Rs. in mn.)
01.	77000277385	~~27,50,000~~ 30,00,000

P. Vikes

Schedule B

(List of Documents of Title, Evidences, Deeds and writings deposited)

S.No	Date of document	Description of document	Original
1.	28-08-2026	Original To be	Xerox
2.		Collect	
3.			
4.			

A P. Vikes

C V. Awit

Schedule C

(Description of the Immovable/Mortgage Property/ies)

All that piece and parcel of residential/Commercial Unit/Plot/Flat No..... Wing/Building No.

AIP:- FLAT NO-101, 1st FLOOR, PROPOSED RESIDENTIAL BUILDING ON
..... situated in Society/ Apartment _____ on land bearing Survey/CTS/Plot No.
S NO - 40/2, PLOT NO-6. PART, AT- PHALTAN, TAL- PHALTAN, DIST- SATARA.
admeasuring Sq. fts which is bounded as follows:

MAHARASHTRA - 415523.

North By : **SIDE MARGIN.**

South By : **SIDE MARGIN.**

East By : **STAIRCASE, PASSAGE AND SIDE MARGIN.**

West By : **SIDE MARGIN.**

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.

It witness whereof the Borrower(s)/Co-Borrower(s) has set his hand and signature on the day month and year first above written in the presence of:-

Mortgagor

Name: **VIKAS PRALHAD INGALE**

Signature **A P. Vikas**

C VAnita

Acknowledgement by Lender:

Name:

Signature:

HE010550

Dated this **28** day of **08** 20**26**

A P. Vikas

C VAnita