

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed at RATNAGIRI on this day of 25/7, 2025 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 favour 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..... (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. 9,00,000/- 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 25/7/2025 (Date) at RATNAGIRI (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



M. M. Utkar

and that 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

ICICI HFC

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

S.No.	Name	Age	PAN Card Details	Address
1.	Mandesh Utekar	44	ALRPV3616L	mu post wave tarf khed tel khed wave tarf khed wave. Postman's 415-718.
2.	Mayuri Utekar	33	AOPPV6564G	Same AS Above
3.				
4.				

3. Address of the place where title deeds are deposited

ICICI Home Finance Company Limited <Branch Address>

6/11

M.M. Utekar

4. Details of the Facility:

Sr. No.	Loan Account No.	Amount of secured facilities (Rs. in mn.)
1)	77000301113	9,00,000/-

Schedule B

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

S.No.	Date of document	Description of document	Original
1.		Sale deed Dredht	
2.			
3.			
4.			



M.M. Utekar

Schedule C

(Description of the Immovable/Mortgage Property/ies)

All that piece and parcel of residential/Commercial Unit/Plot/Flat No. 303 ^{3rd Floor} Wing/Building
No. situated in Society/ Apartment Shree Kaleshwari Residency on land bearing Survey/CTS/Plot No. N 0602/12
S. No 126/2
admeasuring Sq. fts which is bounded as follows:

North By : open
South By : open Terrace
East By : open
West By : Flat No 302

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:
Signature

Mangesh Utakar
[Signature]

Acknowledgement by Lender

Name:
Signature:

SANDIP KAMBLE
TPMHE008697
Sign

Dated this 25 day of 07 2026

M. M. Utakar
[Signature]