

**MEMORANDUM OF DEPOSIT RECORDING PAST TRANSACTION OF MORTGAGE BY
DEPOSIT OF TITLE DEEDS**

THIS MEMORANDUM is executed for recording the past transaction of mortgage by deposit of title deeds at the place and on the day, month and year set out in Serial Nos. 1 and 2 of Annexure I hereto respectively by the person(s) named in Serial No. 1 of Annexure II hereto (hereinafter referred to as the **"Owner(s)"**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include: (a) in case of a company, its successors and permitted assigns; (b) in case of a partnership firm, the partners for the time being and from time to time of the partnership firm, the partners or survivors of them, their respective heirs, administrators, executors, legal representatives and successors of the partner(s); (c) in case of a trust, the trustee or trustees of the trust for the time being and from time to time; (d) in case of a Hindu undivided family, the Karta and the members for the time being and from time to time of the said Hindu undivided family and their respective heirs, executors, administrators and permitted assigns; (e) in case of an individual proprietor, the proprietor, his heirs, administrators, executors and legal representatives).

1. HDFC BANK LIMITED is a company, incorporated under the Companies Act, 1956 and is licensed as a bank under the Banking Regulation Act, 1949, and has its registered office at HDFC Bank House, Senapati Bapat Marg, Lower Parel (W) Mumbai 400013 (hereinafter referred to as the **"Bank"**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns), and a branch office, *inter alia* at the place set out in Serial No. 3 of Annexure I hereto (hereinafter referred to as the **"Branch Office"**).
2. In accordance with and subject to the terms and conditions of the sanction letter(s) and the loan / facility agreement and other documents executed and / or to be executed in connection therewith from time to time (hereinafter collectively referred to as the **"Facility Documents"**) the Bank had granted / agreed to grant to the person(s) named in Annexure III hereto (hereinafter referred to as the **"Borrower(s)"**) certain fund based / non fund based / other facilities (hereinafter referred to as the **"Facility(ies)"**) on the terms and conditions contained in the Facility Documents. The details of the Facility(ies) are set out in Annexure III hereto.
3. In consideration of the Bank having granted / agreeing to grant the Facility(ies) to the Borrower(s), the Owner(s) had agreed to create a first ranking mortgage by deposit of title deeds in favour of the Bank to secure the obligations of the Borrower(s) in relation to the Facility(ies), including without limitation, interest, additional interest, penal interest, commission, commitment charges, losses, including any loss caused due to fluctuation in currency rates, liquidated damages, losses due to revaluation and / or devaluation, premia on prepayment, costs, charges, expenses, exchange fluctuation losses, or otherwise whatsoever stipulated in the Facility Documents or payable in relation to the Facility(ies) (irrespective of any change in limits and facilities within the aggregate limit from time to time) (hereinafter referred to as the **"Outstandings"**).
4. In this regard, on the day, month and year set out in Serial No. 3 of Annexure II hereto, the Owner(s) mentioned in Serial No. 1 of Annexure II hereto / authorised representative(s) of the Owner(s) mentioned in Serial No. 2 of Annexure II hereto, attended the Branch Office and met the authorised representative(s) of the Bank, whose name(s) is / are mentioned in Serial No. 4 of Annexure II hereto, acting for and on behalf of the Bank (hereinafter referred to as the **"Bank's Authorised Representative(s)"**), and deposited with the Bank's Authorised Representative(s), the title deeds of the property(ies) of the Owner(s) (hereinafter referred to as the **"Property(ies)"**) (hereinafter referred to as the **"Title Document(s)"**) for the purpose of creating a first ranking mortgage by deposit of title deeds on the Property(ies) as and by way of security for the repayment of the Outstandings. The details of the Property(ies) and the Title Document(s) are set out in Serial No. 5 and Serial No. 6 of Annexure II hereto, respectively.

For UNITED HEAT TRANSFER LIMITED



Director

5. The Owner(s)/ authorised representative(s) of the Owner(s) at the time of deposit of the Title Document(s) declared to the Bank, *inter alia* that, the Owner(s) are the absolute owner(s) of the Property(ies), that the Owner(s) have the right to create a mortgage over and in respect of the Property(ies), that the Title Document(s) are the only documents of title relating to the Property(ies) and that the same had been deposited with the Bank, as aforesaid, with an intent to create a mortgage by deposit of title deeds to secure the Outstandings and that they would remain as security till the Outstandings secured by the aforesaid mortgage by deposit of title deeds were paid / repaid to the Bank in full.

For UNITED HEAT TRANSFER LIMITED



Director

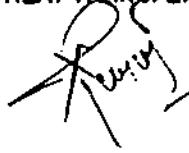
For UNITED HEAT TRANSFER LIMITED

Director

ANNEXURE I

Sr. No.	Clause	Details
1.	Place of execution of the Memorandum of Deposit	Nasik
2.	Date of execution of the Memorandum of Deposit	16/05/2025
3.	Location of the Branch Office of HDFC Bank Limited	Nasik

For UNITED HEAT TRANSFER LIMITED



Director

For UNITED HEAT TRANSFER LIMITED

Director

Annexure II

Details of the Owner(s), authorised representative(s) of the Owner(s), date of deposit of the Title Document(s), Bank's Authorised Representative(s), description of the Property(ies) and List of Title Document(s) deposited

Property1

Sr. No.	Clause	Details			
		For UNITED HEAT TRANSFER LIMITED			
1.	Description of Owner(s) [Note: In case of joint ownership of property, description of all co-owners needs to be mentioned.]	Name of the owner(s) 1. United Heat Transfer Ltd 2. 3. 4.			
2.	Authorised representative(s) of the Owner(s) (if any)	United Heat Transfer Ltd			
3.	Date of deposit of Title Document(s) by the Owner(s) / authorised representative(s) of the Owner(s)	16/05/2025			
4.	Name and designation of the Bank's Authorised Representative(s)	Mahesh Nalawade SR Manager			
5.	Description of the Property [Note: The description of the property will include Address, Gala number, Area etc.]	Plot No F-131, MIDC Nagik			
6.	Title Document(s)				
	Description of Title Document(s)	Original / Copy	Description of Title Document(s)	Original / Copy	
	(a) Noque letter Dt. 29/11/2016	original	(e) Deed of Assignment and R. 2758/2007 of 29/03/2007	original	

Transfer order
by MIDC Dt.
03/04/2007

original

lease dated
25/03/1999

original

For UNITED HEAT TRANSFER LIMITED

Director

(b) Allotment letter by MIOC dt. 16/10/1992	photo copy	(f) Possession Receipt by MIOC dt. 17/11/1992	photo copy
(c) Transfer order by MIOC 27/08/2007	photo copy	(g) Tripartite Agreement by MIOC dt. 02/01/2017	original
(d) Deed of Assignment and R.R. 07/02/2007 dt. 20/09/2007	original	(h) Consent from MIOC for mortgage dt. 29/12/2016	original

[Note: There could be cases where the deposit of Title Document(s) of more than one Property will be captured in one MOD. Please repeat the above table depending on the number of Properties.]

Property2

Sr. No.	Clause	Details
1.	Description of Owner(s) [Note: In case of joint ownership of property, description of all co-owners needs to be mentioned.]	Name of the owner(s) 1. 2. 3. 4.
2.	Authorised representative(s) of the Owner(s) (if any)	
3.	Date of deposit of Title Document(s) by the Owner(s) / authorised representative(s) of the Owner(s)	
4.	Name and designation of the Bank's Authorised Representative(s)	
5.	Description of the Property [Note: The description of the property will include Address, Gala number, Area etc.]	
6.	Title Document(s)	

UNLIMITED HEAT TRANSFER LIMITED

Director

Director

Description of Title Document(s)	Original / Copy	Description of Title Document(s)	Original / Copy
(a)		(e)	
(b)		(f)	
(c)		(g)	
(d)		(h)	

[Note: There could be cases where the deposit of Title Document(s) of more than one Property will be captured in one MOD. Please repeat the above table depending on the number of Properties.]

Property3

Sr. No.	Clause	Details
1.	Description of Owner(s) [Note: In case of joint ownership of property, description of all co-owners needs to be mentioned.]	Name of the owner(s) 1. 2. 3. 4.
2.	Authorised representative(s) of the Owner(s) (if any)	
3.	Date of deposit of Title Document(s) by the Owner(s) / authorised representative(s) of the Owner(s)	
4.	Name and designation of the Bank's Authorised Representative(s)	

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Director

Director

5.	Description of the Property [Note. The description of the property will include Address, Gala number, Area etc.]		
6.	Title Document(s)		
	Description of Title Document(s)	Original / Copy	
	(a)		(e)
	(b)		(f)
	(c)		(g)
	(d)		(h)

[Note: There could be cases where the deposit of Title Document(s) of more than one Property will be captured in one MOD. Please repeat the above table depending on the number of Properties.]

Property4

Sr. No.	Clause	Details
1.	Description of Owner(s) [Note: In case of joint ownership of property, description of all co-owners needs to be mentioned.]	Name of the owner(s) 1. 2. 3. 4.
2.	Authorised representative(s) of the Owner(s) (if any)	For UNITED HEAT TRANSFER LIMITED

Director

For UNITED HEAT TRANSFER LIMITED

Director

3.	Date of deposit of Title Document(s) by the Owner(s) / authorised representative(s) of the Owner(s)		
4.	Name and designation of the Bank's Authorised Representative(s)		
5.	Description of the Property [Note. The description of the property will include Address, Gala number, Area etc.]		
6.	Title Document(s)		
	Description of Title Document(s)	Original / Copy	Description of Title Document(s)
	(a)		(e)
	(b)		(f)
	(c)		(g)
	(d)		(h)

[Note: There could be cases where the deposit of Title Document(s) of more than one Property will be captured in one MOD. Please repeat the above table depending on the number of Properties.]

Property 5

Sr. No.	Clause	Details
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For UNITED HEAT TRANSFER LIMITED

For UNITED HEAT TRANSFER LIMITED

Director

Director

1.	Description of Owner(s) [Note: In case of joint ownership of property, description of all co-owners needs to be mentioned.]		Name of the owner(s) 1. 2. 3. 4.	
2.	Authorised representative(s) of the Owner(s) (if any)			
3.	Date of deposit of Title Document(s) by the Owner(s) / authorised representative(s) of the Owner(s)			
4.	Name and designation of the Bank's Authorised Representative(s)			
5.	Description of the Property [Note: The description of the property will include Address, Gala number, Area etc.]			
6.	Title Document(s)			
	Description of Title Document(s)	Original / Copy	Description of Title Document(s)	Original / Copy
	(a)		(e)	
	(b)		(f)	
	(c)		(g)	
	For UNITED HEAT TRANSFER LIMITED		(h)	

[Note: There could be cases where the deposit of Title Document(s) of more than one Property will be captured in one MOD. Please repeat the above table depending on the number of Properties.]

For UNITED HEAT TRANSFER LIMITED

Director

ANNEXURE III**Description of Borrower(s) and their respective Facility(ies)****Borrower1:** United Heat Transfer Ltd

[Note: Name and incorporation details of the Borrower to be inserted]

Facility Details *	
Description	Amount (Rs. Lakhs)
Overall Facility Limit under MFA	400
Other Facilities <u>Bank Guarantee</u>	1000
a) <u>Bank Guarantee</u>	1500
b)	
c)	
Total	Amount in words <u>Twenty Nine Crore only</u>

For UNITED HEAT TRANSFER LIMITED

Director

Borrower2: _____

[Note: Name and incorporation details of the Borrower to be inserted]

Facility Details *	
Description	Amount (Rs. Lakhs)
Overall Facility Limit under MFA	
Other Facilities	
a)	
b)	
c)	
Total	Amount in words _____

[* And any other ad-hoc Limit that may be granted from time to time.]

[Note: Repeat the above table in case there are more than one Borrower(s)]

For UNITED HEAT TRANSFER LIMITED

Name of the Mortgagor(s) / Owner(s)

Signature

Director

For _____

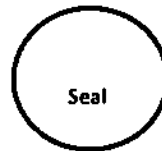
For UNITED HEAT TRANSFER LIMITED

Director

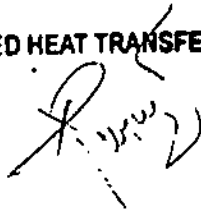
Authorised Signatory/Proprietor/Partner/Director

[For non-individuals execute with seal]

The common seal of M/s United Heat Transfer Ltd affixed pursuant to the resolution passed by its Board of Directors in their Meeting held on 06/02/25 in the presence of Yogesh Patil And _____ who have affixed their signatures in token thereof.



For UNITED HEAT TRANSFER LIMITED



Director