

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRASAD TUKARAM PATIL
TUKARAM SHANKAR PATIL

3/04/1981
Permanent Account Number
BXRPP5878A

P. T. Patil
Signature



P. T. Patil

ORIGINAL SEEN AND VERIFIED
NAME :- SANDEEP GAIKWAD
EMP ID-HE007072
SIGNATURE:-

Jagannath Bavadekar
Territory Portfolio Manager
EMP ID HE007453



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10601/01106

To,
प्रसाद तुकाराम पाटील
Prasad Tukaram Patil
GHORI PLOT NO 22. NEAR LAXMEE MANDIR, HADAKO
COLONY
Sangli
Sangli Sangli
Maharashtra 416416

Ref: 112/01E/223287/223440/P



UE393070897IN



आपला आधार क्रमांक / Your Aadhaar No. :

6250

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रसाद तुकाराम पाटील
Prasad Tukaram Patil
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



6250

आधार — सामान्य माणसाचा अधिकार

Jagannath Bavadekar
Territory Portfolio Manager
EMP ID HE007453

P. T. Patil

ORIGINAL SEEN AND VERIFIED
NAME :- SANDEEP GAIKWAD
EMP ID-HE007072
SIGNATURE:-

आयकर विभाग
INCOME TAX DEPARTMENT
PATIL SUREKHA PRASAD
SUKUMAR ARVIND DHUMAL
23/11/1985
Permanent Account Number
DEVPP2562A
S. P. Patil
Signature

भारत सरकार
GOVT. OF INDIA

20082016

S. P. Patil

Jagannath Bavadekar
Territory Portfolio Manager
EMP ID HE007453

ORIGINAL SEEN AND VERIFIED
NAME :- SANDEEP GAIKWAD
EMP ID-HE007072
SIGNATURE:- S



भारतीय विशिष्ट ओळख पाधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10601/01105

To
सुरेखा प्रसाद पाटील
Surekha Prasad Patil
NEAR LAXMEE MANDIR, HADAKO COLONY
Sangli
Sangli Sangli
Maharashtra 416416

Ref: 620 / 04E / 702920 / 704019 / P



UE409397792IN



आपला आधार क्रमांक / Your Aadhaar No. :

2139

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सुरेखा प्रसाद पाटील
Surekha Prasad Patil
जन्म वर्ष / Year of Birth : 1985
स्त्री / Female



2139

आधार — सामान्य माणसाचा अधिकार

Jagannath Bavadekar
Territory Portfolio Manager
EMP ID HE007453

S. P. Patil

ORIGINAL SEEN AND VERIFIED
NAME :- SANDEEP GAIKWAD
EMP ID-HE007072
SIGNATURE:-

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed at SANSE on this day of 22-9-2024 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 SANSE (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. 150000/- 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 22-9-24 (Date) at SANSE (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.

P. T. Patil

S. P. Patil

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 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

PRASAD TUKARAM PATIL

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

SUREKHA PRASAD PATIL

S.No.	Name	Age	PAN Card Details	Address
1.	PRASAD PATIL	55	BXLPSP88A	YASHWANT NAGAR, SAHSC
2.	SUREKHA PATIL	41	DEUPLS12A	YASHWANT NAGAR, SAHSC
3.				
4.				

3. Address of the place where title deeds are deposited

ICICI Home Finance Company Limited <Branch Address>

^A
P.T. Patil

(S.P. Patil)

4. Details of the Facility:

Sr. No.	Loan Account No.	Amount of secured facilities (Rs. in mn.)
1	7700033574	1500.00/-

Schedule B

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

S.No.	Date of document	Description of document	Original
1.		7/12	Copy
2.		BURDAS PLAY	Copy
3.			
4.			

^A
P.T. Patil

< S.P. Patil

18/09/2018
12:00 PM
12/09/2018

(Description of the Immovable/Mortgage Property/ies)

Survey/CTS/Plot No. admeasuring Sq. fts which is bounded as follows:

North By : 9 mph N 60° E

South By : PL652010

East By : 505 No 32/12

West By : ALGT 108

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

Acknowledgement by Lender:

Name:

Signature:

Dated this day of 20

Jagannath Bavadekar
Territory Portfolio Manager
EMP ID HE007453

TO

Date :07/09/2026

ICICI HFC Ltd.

Br. Sangli

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of PRASAD TUKARAM PATIL (App no 77000335728)

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: PRASAD TUKARAM PATIL
2. Name of the Co-applicant/s: (if any): - SUREKHA PRASAD PATIL
3. Type of Loan: APNA GHAR
4. Purpose of Loan: - SELF CONSTRUCTION
Name of the Property Owner/s: -): SUREKHA PRASAD PATIL AND PRASAD TUKARAM PATIL

1) Description of the Property (with Boundaries):

All the piece and parcel of residential use N.A. open plot no. 9 admeasuring 126.88 sq. mtrs. Out of S.NO. 32/1 situated at Kupwad within SMKC limits, Tal. Miraj, Dist . Sangli which is bounded as follows:

TOWARDS EAST: GAT NO 32/2

TOWARDS WEST: Plot no. 8

TOWARDS SOUTH: Plot no 10

TOWARDS NORTH: 9 mtrs road

Nature / Status of the Property: Legal and marketable Subject to document list given below.

2) Type of Property: Residential property.

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

- 9) Copy of a regi. Sale Deed dt. 20/05/1996 B.R NO. 1776
- 2) Copy of a regi. Sale Deed dt. 17/02/2023 B.R NO. 981
- 3) Copy of Compromise Pursis and order
- 4) Copy of 7x12 extract
- 5) Copy of N.A. order and Lay out plan
- 6) Copy of sale deed dated २८/०५/२०२४ bearing R No. ३६२०

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

1. From the available records it appear that S.NO. 32/1 total area of it 1.22 R was an agricultural land and originally owned by Smt. Akawwa Shivgonda Patil and Krishnabai Malgonda Patil and their names were recorded in the 7x12 extract as owners.
2. Further it appears that said original owners sold the entire area of the said property to Sou. Manisha Rantadip Hendre by a regi. Sale Deed dt. 20/05/1996 B. R NO. 1776 and in pursuance of the said sale deed the name of purchaser entered in 7x12 extract as the absolute owner of the said S. NO. by M.E NO. 6343.
3. Further it appears that Sou. Manisha Ratnadip Hendre sold the said property to Shri. Ramakant Ghodake , Shri.Vijay Kumbhar, Sou. Prajakta Kumbhar and Shri. Shivmurti Kumbhar by executing a regi.Sale Deed dt. 17/02/2023 B. R NO. 981 and in pursuance of the said sale deed the names of the purchasers were entered into 7x12 extract as the absolute owners of the said property in common share.
4. Further it appears that I have the copy of the said sale deed and after perusing the same it is clear that the names of purchasers, seller ,consenter and description of property are rightly mentioned and same has been register in appropriate registrar office.
5. Further it appears that there was a Regular Civil Suit No.153/2023 filed at Sangli Civil Court by Shri. Shivmurti Kumbhar against the co-owners for the partition by metes and bounds of the said property.
6. Further it appears that a compromise pursis dt.05/07/2023 has been filed in the said suit at exh.12 and accordingly compromise decree has been passed in which Shri. Vijay Kumbhar has got the area admeasuring 0-30.50 R towards South side of the adjacent share of Sou.Prajakta Kumbhar.
7. Further it appears that I have the copy of the said compromise pursis and after perusing the same it is clear that the area got to Shri. Vijay Kumbhar has been rightly described with the boundaries.
8. Further it appears that according to said compromise decree the name of Shri. Vijay Kumbhar has been entered in 7x12 extract for the area admeasuring 0-30.50 R as the absolute owner of the said area out of the said S.NO. by M.E.NO. 49381.
9. Further it appears that the name of Shri. Vijay Kumbhar has been seen in the Khata no. 152256 of namuna 8 A extract for the said area.
10. Further it appears that according to Zone Certificate dt.12/01/2023 which is issued by SMK C according to DP plan of the said S. NO. by Town Planning Authority some area of the said S. NO. has come under the residential zone.

11. Further it appears that as the some part of the said S. NO has been come under the residential zone, Shri. Vijay Kumbhar by approved Lay out plan dt. 27/10/2023 has divided the area owned by him in various residential useful plots.
12. Further it appears that Shri. Vijay Kumbhar has converted the area owned by him i.e. an area admeasuring 0.30.50 R i.e. area 3050 sq.mtrs from agricultural to non-agricultural use for residential purpose by order dt.31/01/2024 issued by Uppar Tahasildar, Sangli and accordingly got Sanad for N.A. use.
13. Further it appears that out of those plots, plot no. 3 i.e caption property is owned by Shri. Vijay Kumbhar with clear, legal and marketable title.
14. Further it appears that Shri. Vijay Kumbhar has mortgage his share i.e. area 0.30.50 R to Swatantrasenani Late. Shripal Alase (kaka) Kurundwad Urban Co-Op. Bank Ltd. Kurundwad by executing a regi. Mortgage Deed dt. 14/08/2023 B.R NO. 5473 and said loan is still pending.
15. It further appears that, Shri. Vijay R Kumbhar sold captioned property to Surekha Prasad Patil and Prasad Tukaram Patil vide sale deed dated 28/05/2024 bearing R No. 3620. Accordingly the name of purchaser was entered into records.
16. It further appears that, captioned property was mortgaged to Padmalakshmi Mahila Urban Co-Op Credit Society Ltd., Sangli, however landowner has satisfied said debt vide re-conveyance deed dated 06/07/2026 bearing R No. 5884.
17. It further appears that, landowner has mortgaged captioned property ICICI HFC Bank Ltd. The said loan is out standing and the entire loan documents are in the possession of the bank.
18. From the available record it appears that title of Surekha Prasad Patil and Prasad Tukaram Patil over captioned property is legal and marketable subject to loan of HFC Bank Ltd.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY

As per PART III above.

PART V: OTHER PROVISIONS:

Whether provisions of urban land ceiling act are applicable? NO

Whether any property lies intend to be given as security is subject to any minor's claim/share? NO

Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? NO

Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? YES

Adv. SIDDHARTH SUDHIR SHAH | B.SC, LL.B, DCL
12411/a gulmohar colony siddharth bungalow SANGLI MOB:- 9423830355/8421933355

Whether up to date tax/land revenue has been paid in respect of the property? YES

Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? NO ; ***However Xerox Copies Are Made Available.***

Whether required documents are available for creating mortgage? YES

Whether all the previous owners of the property had the right and competency to transfer the property? YES

Whether the proposed mortgage by deposit of title deeds is possible? YES

What is the tenure of the land; if it is leased? N/A years (remaining period)

Whether the land is Adivasi (tribal) land? NO

Whether the land /property are joint family property? NO

Whether SARFAESI Act applicable? YES

Is land/property/flat being subject to any reservations /acquisitions/requisitions? NO

Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? NO

Whether the said POA holder has/had authority to sell the property under POA? NO

Whether POA as recorded in 5.15 is registered? YES

Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required: NO

Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer NO

Whether Search Report is obtained and submitted? YES

Search Report Details: -

Search Conducted Years: 2009-2026

Name of the Advocate / Searcher: ADV. SIDDHARTH S. SHAH

Search Report Date:

Note: Whether EC is obtained? YES

EC Details: -

No. of Years EC Obtained:13 years

Any Encumbrance to Specify:

EC Applied by: Adv S S Shah

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that SUREKHA PRASAD PATIL AND PRASAD TUKARAM PATIL would derive a valid, clear, marketable and unencumbered title in the property/i.es stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower -

The following original documents to be collected by ICICI HFC for creation of equitable mortgage of the said property: -

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

- 1) Latest 7x12 extract
- 2) Copy of Re-conveyance Deed of Padmalakshmi Mahila Urban Co-Op Credit Society Ltd., Sangli,
- 3) No encumbrance /No litigation affidavit of present owner
- 4) Original Building plan

Following documents are required post disbursal: (if any): -

REMARKS (if any):

Date :07/09/2026

Yours Faithfully

**SIDDHARTH
H SUDHIR
SHAH** Digitally signed
by SIDDHARTH
SUDHIR SHAH
Date: 2026.09.16
20:08:57 +05'30'



CHALLAN
MTR Form Number-6



GRN	MH010652704202627U	BARCODE			Date	22/09/2026-17:58:22		Form ID
Department Inspector General Of Registration					Payer Details			
Type of Payment Search Fee Other Items					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name MRJ1_HQR SUB REGISTRA SANGLI MIRAJ1					Full Name		ADV S S SHAH	
Location SANGLI								
Year 2026-2027 One Time					Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				325.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any) S NO 32/1 PLOT NO 9 IN KUPWAD FOR 13 YRS		
						Amount In		Three Hundred Twenty Five Rupees Only
Total				325.00		Words		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572026092292936	CPAHDXIL6
Cheque/DD No.					Bank Date	RBI Date	22/09/2026-17:24:59	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : XXXXXX0355