



SACHIN P. SUDAME
ADVOCATE

OFFICE: Row House No. 85, Kasliwal Marvel (West), Beed Bypass Road, Satara
Parisar, Chhatrapati Sambhajnagar

MOB- 9371791119, advsacchin@gmail.com

- 2) It is seen from the record that, Mr. Shaikh Usman Shaikh Ratan sold and transferred the above said land in favor of Smt. Apshanbi Mira Patel by way of registered Sale Deed vide daybook serial No. AGG-4/1619/1996 dated 19/08/1996.
- 3) It is seen from record that, Smt. Apshanbi Mira Patel transferred her ownership rights over the above said land in favor of Mr. Mohammad Isak Gulab Patel by way of Notarised Hibanama dated 08/01/2018.
- 4) It is seen from record that, the above said land forming part of Gut No. 88, situated at Mauje Devlai, Tq. & Dist. Chhatrapati Sambhajnagar was converted into Non-Agricultural land u/s 42-C of the Maharashtra Land Revenue Code, 1966 by the authority Upper Tahasil Office, Aurangabad vide its NA Order No. Ja Kra 2025/Akrushik/42-C/CR-226 dated 24/12/2025.
- 5) It is seen from record that, the authority Chhatrapati Sambhajnagar Municipal Corporation approved the final land Sub-Division/layout plan over the above said land forming part of Gut No. 88, situated at Mauje Devlai, Tq. & Dist. Chhatrapati Sambhajnagar vide its order/letter No. DDMCB/LF/2026/APL/00040 dated 20/02/2026 and accordingly the owner demarcated various plots over the said land.
- 6) It is seen from record that, the owner Mr. Mohammad Isak Gulab Patel is willing to sell the Plot No. 25, area admeasuring 806.6 square feet, forming part of Gut No. 88, situated at Mauje Devlai, Tq. & Dist. Chhatrapati Sambhajnagar in favor of intending Borrowers Mr. Abhishek Subhash Trimbake, Anita Subhash Trimbake and Mr. Abhishek Subhash Trimbake.

Adv. SPS

Page | 3

Digitally Signed by
Name: Sachin P. Sudame
Date: 27-Aug-2026 09:35:55
Location: No. 85, Kasliwal Marvel (West), Beed Bypass Road, Satara

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- 5.7 Whether required documents are available for creating mortgage?
No
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property?
No
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible?
No
- 5.10 What is the tenure of the land; is it is leased?
Freehold property
- 5.11 Whether the land is Adivasi (tribal) land?
No
- 5.12 Whether the land/property are joint family property?
No
- 5.13 Whether SARFAESI Act applicable?
Yes
- 5.14 Is land/property/flat being subject to any reservations/acquisitions/requisitions?
No
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant?
No
- 5.16 Whether the said POA holder has/had authority to sell the property under POA?
Not applicable
- 5.17 Whether POA as recorded in 5.15 is registered?
Not applicable

Adv. SPS

Digitally signed by
Advocate Sachin P. Sudame
Date: 27-Aug-2023 09:58:33
Audience: No one else (19)

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- 5.18 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 the permission/NOC is required and list all permission/No objection required

Not applicable

- 5.19 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

Not applicable

- 5.20 Whether Search Report is obtained and submitted?

Yes

- 5.21 Whether EC is obtained?

No

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, Mr. Mohammad Isak Gulab Patel has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/Co-Borrower.

Adv. SPS

Page | 6

Digitaly Signed by
Name : Sachin Pandurang Sudame
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Author No : 9999 9999 1983
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The following original documents to be collected by the ICICI HFC for creation of registered/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) Original NOC from the Developer.
- 2) Original registered Sale Deed (with ORR) which is going to be executed in favor of intending Borrowers Mr. Abhishek Subhash Trimbake, Anita Subhash Trymbake and Mr. Abhishek Subhash Trimbake.

REMARKS (if any)

Mr. Mohammad Isak Gulab Patel has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/Co-Borrower.

Submitted by

Sachin P. Sudame
Advocate

Adv. SPS

Page | 7

Digitally Signed by:
Name: Sachin P. Sudame
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