

**Ratnabai G. Chaudhari,**  
B.A., LL.B., LL.M. Advocate,  
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**Office-** Office No. 309, Illrd Floor,  
Vishwakarma Sankul,  
Opp. Gold City Hospital,  
Jalgaon. (Pin- 425001)

Application No:- 77000335062

To,  
Branch Credit Manager,  
ICICI HFC LTD.

**Reference:-**

Loan Proposal of **Anita Premraj Baviskar**, (Intending Borrower), R/o- Jalgaon.

**Description of the Property:-**

All the piece and parcel from the portion of East side part (Tukada No. 13) of Plot No. 12 from S. No. 18, Admeasuring Area 34.00 sq. mtr. out of totally Admeasuring Area 1838.24 sq. mtr., situated at Jalgaon, Tal. & Dist. Jalgaon.

**Type of Transaction:-**

In my opinion the Type of Transaction is **Resale Purchase**.

I am of the opinion that the title of the present owner **Bapu Latkan Nikam** is clear and marketable title in respect of property and can be considered as acceptable security by ICICI HFC, LTD.

**I. Subject to condition documents required to be taken for security purpose as follows:-**

- 1) **Original/ Digital** copy of Property Extract. (Latest)
- 2) **Certified/ Copy** of Recorded all Mutation Entries which appears on Latest 7/12 extract since 13 years.
- 3) **Copy** of NA Order vide No. Land/1092/SR/35/1992, Dt.- 03/04/1992 issued from Hon'ble Collector, Jalgaon.
- 4) **Copy** of Lay-out.
- 5) **Original** Reg. Sale Deed executed by Bapu Latkan Nikam in favor of **Hemant Premraj Baviskar & Anita Premraj Baviskar** registered at the office of Sub- Registrar, Jalgaon along with Registration Receipt.
- 6) **Original** Reg. Sale Deed executed by Nivrutti Sharavan Kale, Bhagirathibai Ramdas Kale, Suresh Ramdas Kale, Subhash Ramdas Kale, Prabhakar Ramdas Kale in favor of **Bapu Latkan Nikam** registered at the office of Sub- Registrar, Jalgaon along with Registration Receipt. (Dast No. 805/1992, Dt.- 30/11/1992).

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**Chaudhari  
Ratnabai  
Gulab**

Digitally signed by Chaudhari Ratnabai Gulab  
DN: c=IN, o=Personal, postalCode=425002,  
l=Jalgaon, st=Maharashtra, street=77/02,  
Bhikamchand Jain Nagar, Jalgaon, Maharashtra  
India 425002 Near S.M.L.T College, title=BA46,  
2.5.4.20=8b552b64607b8967b20296d8b816420f  
977166bda743b005c92a1b4a86dca,  
serialNumber=60e8fb1124e0e99241b2340246e  
-57950b83dc779c54d72635f8c2196Web1e,  
email=adv.ratnac@gmail.com, cn=Chaudhari  
Ratnabai Gulab  
Date: 2026.08.31 13:47:52 +05'30'

..2..

- 7) **Copy** of Commencement Certificate, Dt.- 26/04/2019.
- 8) **Copy** of Building Plan.
- 9) **Copy** of Completion Certificate, Dt.- 17/07/2020.
- 10) **Original / Online** Notice of Intimation of ICICI HFC.
- 11) **Original** Legal Title & Search Report dated- 27/08/2026 issued by Adv. Ratnabai G. Chaudhari, along with Search paid Receipt for 13 years.

### **ANNEXTURE**

#### **DOCUMENTS:-**

For the purpose of opinion in respect of the aforesaid immovable property, following documents were made available for my perusal:

- 1) **Copy** of Property Extract.
- 2) **Copy** of Recorded all Mutation Entries which appears on Latest 7/12 extract since 13 years.
- 3) **Copy** of NA Order vide No. Land/1092/SR/35/1992, Dt.- 03/04/1992 issued from Hon'ble Collector, Jalgaon.
- 4) **Copy** of Lay-out.
- 5) **Copy** of Reg. Sale Deed executed by Nivrutti Sharavan Kale, Bhagirathibai Ramdas Kale, Suresh Ramdas Kale, Subhash Ramdas Kale, Prabhakar Ramdas Kale in favor of **Bapu Latkan Nikam** registered at the office of Sub- Registrar, Jalgaon along with Registration Receipt. (Dast No. 805/1992, Dt.- 30/11/1992).
- 6) **Copy** of Commencement Certificate, Dt.- 26/04/2019.
- 7) **Copy** of Building Plan.
- 8) **Copy** of Completion Certificate, Dt.- 17/07/2020.

**Remark:-** Documents are collected as per your policy & verify the all original documents of Present owner.

Hence, this Report.

**Date - 27/08/2026.**

Chaudhari  
Ratnabai Gulab

**Ratna G. Chaudhari**  
**Advocate.**

Digitally signed by Chaudhari Ratnabai Gulab  
DN: c=IN, o=Personal, postalCode=425002, st=Jalgaon,  
st=Maharashtra, street=77/52, Bhikamchand Jain Nagar,  
Jalgaon, Maharashtra India 425002 Near S.M.I.T College,  
100-0400,  
2.5.4.20=8055266460728896762729d888b16420f77166b  
da783005c92a1b4abedae,  
serialNumber=c0a0b112a4a0ed99241b2340246e57950b8b  
30c079e546726336621969eb1e,  
email=adv.ratna@gmail.com, cn=Chaudhari Ratnabai Gulab  
Date: 2026.08.31 13:49:21 +05'30'