

Ratnabai G. Chaudhari,
B.A., LL.B., LL.M. Advocate,
Mob:- 99227 27886
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Office- Office No. 309, Illrd Floor,
Vishwakarma Sankul,
Opp. Gold City Hospital,
Jalgaon. (Pin- 425001)

Application No:- 77000334931

To,
Branch Credit Manager,
ICICI HFC LTD.

Reference:-

Loan Proposal of **Suresh Raju Borase**, (Intending Borrower), R/o- Tongaon.

Description of the Property:-

All the piece and parcel from the portion of East side part of Plot No. 16 from Gat No. 447/1, Admeasuring Area 167.37 sq. mtr. out of totally Admeasuring Area 337.00 sq. mtr., situated at Tongaon, Tal. Bhadgaon, Dist. Jalgaon.

Type of Transaction:-

In my opinion the Type of Transaction is **Regular HL (Resale Purchase)**.

I am of the opinion that the title of the present owner **Lalitabai Sharad Patil** 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/NA/SR/13/2008, Dt.- 30/09/2008 issued from Hon'ble Sub-Divisional Officer, Pachora.
- 4) **Copy** of Lay-out.
- 5) **Original** Reg. Sale Deed executed by Lalitabai Sharad Patil in favor of **Suresh Raju Borase** registered at the office of Sub- Registrar, Bhadgaon along with Registration Receipt.
- 6) **Original** Reg. Sale Deed executed by Virendra Ashok Bhandarkar for himself & POA of Kiran Ashok Bhandarkar, Vinay Dattatray Birari, Dipali Vinay Birari, Kantilal Ramchandra Bagul, Shaila Kantilal Bagul, Madhav Ramakant Jagtap in favor of **Lalitabai Sharad Patil** registered at the office of Sub- Registrar, Bhadgaon along with Registration Receipt. (Dast No. 507/2010, Dt.- 17/02/2010).

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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,
Bhikmchand Jain Nagar, Jalgaon, Maharashtra
India 425002 Near S.M.L.T College, title=8486,
2.5.4.20=8b552646072d89676279d888b816
420877166bda743b005c92a1ba4d6d6,
serialNumber=6088fb112a4e0ed99241b23402
40e57950b9b30c079e5467263368621969eb1e,
email=adv.ratnac@gmail.com, cn=Chaudhari
Ratnabai Gulab
Date: 2026.09.15 10:49:41 +05'30'

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- 7) **Copy** of Permission of Construction, Dt.- 16/11/2012.
- 8) **Copy** of Building Plan.
- 9) **Original / Online** Notice of Intimation of ICICI HFC.
- 10) **Original** Legal Title & Search Report dated- 15/09/2026 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/NA/SR/13/2008, Dt.- 30/09/2008 issued from Hon'ble Sub-Divisional Officer, Pachora.
- 4) **Copy** of Lay-out.
- 5) **Copy** of Reg. Sale Deed executed by Virendra Ashok Bhandarkar for himself & POA of Kiran Ashok Bhandarkar, Vinay Dattatray Birari, Dipali Vinay Birari, Kantilal Ramchandra Bagul, Shaila Kantilal Bagul, Madhav Ramakant Jagtap in favor of **Lalitabai Sharad Patil** registered at the office of Sub- Registrar, Bhadgaon along with Registration Receipt. (Dast No. 507/2010, Dt.- 17/02/2010).
- 6) **Copy** of Permission of Construction, Dt.- 16/11/2012.
- 7) **Copy** of Building Plan.

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

Hence, this Report.

Date - 15/09/2026.

**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=77/02, Bhikamchand Jain Nagar,
Jalgaon, Maharashtra India 425002 Near S.M.L.T College,
tel=8486,
2.5.4.20=8b553b64607d896762729d888b816420977166bda
7832050572a1ba4edee,
serialNumber=6baffb112a4ed099241b2340246e57950b8b3
0a779e4c7203366219e9ab1e,
email=adv.ratna@gmail.com, cn=Chaudhari Ratnabai Gulab
Date: 2026.09.15 10:50:07 +05'30'