

LEGAL SCRUTINY REPORT

Date	21/08/2026; 22/08/2026, 24/08/2026 ; 29/09/2026
LV Ref. ID.	LVP-AUG-26-ICHF-123
Status of L.O.R.	POSITIVE
Transaction Type	HL RESALE
LAN No.	77000340800

To,
**ICICI HOME FINANCE,
KHARADI**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – MR. ARSALAAN ABBAS ZAIDI

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. ARSALAAN ABBAS ZAIDI**
2. Name of the Co-applicant/s: **AREEB ABBAS ZAIDI**
3. Type of Loan: **HL RESALE**
4. Purpose of Loan: **HL RESALE**
5. Name of the Property Owner/s: **MR. SAYYED SARFARAZ FAROOK**
6. Name of the Proposed Property Owner/s: **ARSALAAN ABBAS ZAIDI AND AREEB ABBAS ZAIDI**
7. Description of the Property (with Boundaries):

Flat No. 204 area admeasuring 111.43 Square meters i.e. 1199 Square feet (including the areas of balconies)in on **Second Floor** in “**C wing**” in the Building known as “**Ashoka Mews**” in the Society known as “**Gopi Puram Co-op Housing Society Ltd**”, All that piece and parcel of land bearing Survey No. 40/3, 40/4, 40/6, 40/7, 40/8, 41/1B-1D/1, 41/1B-1D/2, 41/1B-1D/3, 41/1B-1D/4, 41/1B-1D/5, 41/1B-1D/6, 41/1B-1D/7, 41/1B-1D/8 lying and being situated at Village Kondhwa Khurd, Taluka Haveli, District Pune. Newly merged in Pune Municipal Corporation in the Registration District of Pune Sub Registration District Taluka Haveli (**Said Property**) and bounded are as follows-

Boundaries:

On or towards the East: By Survey No. 134.

On or towards the West: By Survey No. 79

On or towards the North: By Survey No. 79, 116, 118

On or towards the South: By Survey No. 134, 135 & 45. (Said Land).

8. Nature / Status of the Property: FREEHOLD LAND

9. Type of Property: RESIDENTIAL

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

1. Scanned Copy of Online 7/12 Extract for Survey No. 40/3 the name of **Gopi Puram Co-op Housing Society Ltd**
2. Scanned Copy of Online 7/12 Extract for Survey No. 41/1B/1 the name of **Gopi Puram Co-op Housing Society Ltd**
3. Scanned Copy of Society Registration Certificate dated 01/07/1994 issued by the Deputy Registrar of Co-operative Societies in the name of **“Gopi Puram Co-operative Housing Society Limited”** bearing Reg. No. PNA/PNA(1)HSG/(TC)/3060/94-95
4. Scanned Copy of Registered Agreement for Sale dated 15/05/1997 bearing Reg. No. HVL-3/338/1997 executed by M/s. Karia Erectors Pvt Ltd in favour of **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid**
5. Scanned Copy of Regularization Certificate dated 08/07/2004 bearing Ref. No. **** issued by Pune Municipal Corporation in favor of **M/s. Gopi Puram Co-operative Housing Society Limited**
6. Scanned Copy of Notarized Power of Attorney dated 06/09/2004 executed by **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab** in favor of **Mr. Aamir Abdul Majid & Mr. Amin Abdul Majid**
7. Scanned Copy of Registered Deed of Assignment dated 13/08/2007 bearing Reg. No. HVL-11/6790/2007 executed by Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid in favour of **Vijay Daulatrao Pawar**
8. Scanned Copy of Registered Deed of Assignment dated 08/12/2010 bearing Reg. No. HVL-11/11399/2010 executed by Vijay Dulatrao Pawar in favour of **Mr. Faiyaz M. Shafi Shaikh**
9. Scanned Copy of Share Certificate No. 337 dated **/10/2018 issued by **Gopi Puram Co-operative Housing Society Limited** in the name of **Mr. Faiyaz M Shafi Shaikh**
10. Scanned Copy of Electricity bill dated 16/10/2020 in the name of **Mr. Faiyaz Shafi Shaikh**
11. Scanned Copy of Registered Deed of Assignment dated 22/12/2020 bearing Reg. No. HVL-11/16666/2020 executed by Mr. Faiyaz M Shafi Shaikh in favour of **Mr. Sayyed Sarfaraz Farook**
12. Scanned Copy of Reverse Side of Share Certificate that Said Shares are transferred and endorsed in the name of **Mr. Sayyed Sarfaraz Farook** on 26/04/2025



13. Scanned copy of Property Tax Paid Receipt dated 13/04/2026 issued by PMC in the name of **Mr. Sayyed Sarfraz Farook**

14. Scanned copy of Draft Deed of Assignment to be executed by Mr. Sayyed Sarfraz Farook in favour of Arsalaan Abbas Zaidi and Areeb Abbas Zaidi

1. We have perused aforesaid documents and we find that, all that piece or parcel of Land bearing Survey No. 40/3, 40/4, 40/6, 40/7, 40/8, 41/1B-1D/1, 41/1B-1D/2, 41/1B-1D/3, 41/1B-1D/4, 41/1B-1D/5, 41/1B-1D/6, 41/1B-1D/7, 41/1B-1D/8 lying and being situated at Village Kondhwa Khurd, Taluka Haveli, District Pune. Newly merged in Pune Municipal Corporation in the Registration District of Pune Sub Registration District Taluka Haveli (**Said Land**) as per document provided us.
2. We further find that **Online 7/12 Extract** for **Survey No. 40/3** the name of **Gopi Puram Co-op Housing Society Ltd** appear to be the owners of an area admeasuring 00H 23.1000R as per Khata No. 985 (**Mutation Entry No. 7830**) and the same appears to be Class 1 Land & free from all the encumbrances

[illegible]

3. We further find that **Online 7/12 Extract for Survey No. 41/1B/1** the name of **Gopi Puram Co-op Housing Society Ltd** appear to be the owners of an area admeasuring 00H 14.00R as per Khata No. 985(**Mutation Entry No. 7832**) and the same appears to be Class 1 Land & free from all the encumbrances

[illegible]

4. We further find that **Society Registration Certificate** dated 01/07/1994 issued by the Deputy Registrar of Co-operative Societies in the name of “**Gopi Puram Co-operative Housing Society Limited**” bearing Reg. No. PNA/PNA (1) SG/(TC)/3060/94-95, under Maharashtra Co-operative Societies Act, 1960 (**Said Society**).

5. We further find from the recitals that by Various Registered Sale Deed dated 22/07/1994, 29/07/1994 bearing Reg. No. 3965, 3964, 3966, 4128, 4129, 4132, 4130, 4131, 4133, 4134, 4135, & 4136 wherein sold, transferred and conveyed the Said Land in favour of **Gopi Puram Co-op Housing Society Ltd.** for consideration and upon the terms and conditions mentioned therein.
6. We further find from the recitals that Development Agreement dated 05/12/1994 and confirmed vide Registered Deed of Confirmation dated 05/05/2004 executed by Gopi Puram Co-op Housing Society Ltd. in favour of **M/s. Karia Erectors Pvt Ltd.** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions mentioned therein.
7. We further find that **Registered Agreement for Sale** dated 15/05/1997 bearing Reg. No. HVL-3/338/1997 executed by M/s. Karia Erectors Pvt Ltd in favour of **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid** for consideration and upon the terms and conditions mentioned therein.
8. We further find that **Regularization Certificate** dated 08/07/2004 bearing Ref. No. **** issued by Pune Municipal Corporation in favor of **M/s. Gopi Puram Co-operative Housing Society Limited** Wherein Said Land Bearing Survey No. 40 & 41 along with Construction standing thereon area admeasuring 25,710 Square meters was seen to be regularized as per the provisions of Pune Municipal Corporation.

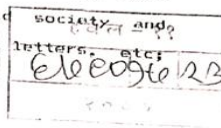
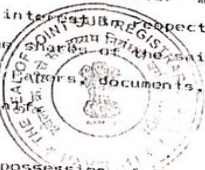
Genuineness of Regularization Certificate dated 08/07/2004 bearing ref No. * issued by PMC in favour of M/s. Gopi Puram Co-operative Housing Society Limited should be ensure by lender. Lender should follow all terms and conditions related to Gunthewari Property.**

9. We further find that **Notarized Power of Attorney** dated 06/09/2004 executed by **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab** in favor of **Mr. Aamir Abdul Majid & Mr. Amin Abdul Majid** wherein appointing the same as their constituted attorney for carrying out Sell, Assign and transfer all the rights, title, claims, share and interest in respect of the Said premises together with the shares of the said society and for that to sign necessary Papers, Documents, letters etc. as per clause No. 12 and as per terms and conditions mentioned therein.

letters, etc; in our name and on our behalf.

12. To Sell, Assign and transfer all our right, title, claim, share and interest in respect of the said Premises together with the shares of the said society and for that to sign necessary Papers, Documents, letters, etc; in our name and on our behalf.

13. To handover the possession



10. We further find that **Registered Deed of Assignment** dated 13/08/2007 bearing Reg. No. HVL-11/6790/2007 executed by Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid wherein sold, transferred and conveyed the Said Property in favour of **Vijay Daulatrao Pawar** for consideration and upon the terms and conditions mentioned therein.
11. We further find that **Registered Deed of Assignment** dated 08/12/2010 bearing Reg. No. HVL-11/11399/2010 executed by Vijay Dulatrao Pawar wherein sold, transferred and conveyed the Said Property in favour of **Mr. Faiyaz M. Shafi Shaikh** for consideration and upon the terms and conditions mentioned therein.
12. We further find that **Share Certificate** No. 337 dated **/10/2018 issued by **Gopi Puram Co-operative Housing Society Limited** in the name of **Mr. Faiyaz M Shafi Shaikh** and allotted 10 fully paid up shares of Rs. 50/- each numbered from 391 to 400 (**Said Shares**)
13. We further find that **Electricity bill** dated 16/10/2020 in the name of **Mr. Faiyaz Shafi Shaikh related to Said Property**.
14. We further find that **Registered Deed of Assignment** dated 22/12/2020 bearing Reg. No. HVL-11/16666/2020 executed by Mr. Faiyaz M Shafi Shaikh wherein sold, transferred and conveyed the Said Property in favour of **Mr. Sayyed Sarfaraz Farook** for consideration and upon the terms and conditions mentioned therein.
15. We further find from the **Reverse Side of Share Certificate** that Said Shares are transferred and endorsed in the name of **Mr. Sayyed Sarfaraz Farook** on 26/04/2025.
16. We further find that **Property Tax Paid Receipt** dated 13/04/2026 issued by PMC in the name of **Mr. Sayyed Sarfraz Farook** related to Said Property.
17. We further find that **Draft Deed of Assignment** to be executed by Mr. Sayyed Sarfraz Farook intends to sell and transfer the Said Property in favour of **Arsalaan Abbas Zaidi and Areeb Abbas Zaidi**.

Note- We recommend revised draft mentioning below mentioned requirements shall be in place prior to the registration. our opinion shall be subject to the same.

- **Consideration not mentioned**
- **Wing is Wrongly mentioned as Building C instead of Wing C.**
- **Society name is wrongly mentioned as Gopi Pooram Co-operative Housing Society Limited instead of correct name Gopi Puram Co-operative Housing Society Limited.**

WE HAVE BEEN PROVIDED DRAFT AGREEMENT PLEASE OBTAIN REGISTERED AGREEMENT FOR SALE PRIOR DISBURSAL. SINCE DRAFT AGREEMENT IS PROVIDED, LENDER TO ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY ONCE THE AGREEMENT GET REGISTERED BETWEEN DEVELOPER/VENDOR AND PROPOSED PURCHASER/BORROWER

LENDER TO FURTHER ENSURE THAT OC RELATED COMPLIANCES ARE TAKEN CARE AS PER TECHNICAL REPORT, OUR OPINION IS SUBJECT TO THE SAME

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: Search Report Attached

Status – Clear Search

Ref: Investigation Title Of The Property **Flat No. 204** area admeasuring 111.43 Square meters i.e. 1199 Square feet (including the areas of balconies), in on **Second Floor** in the Building known as “**Ashoka Mews**” in the Society known as “**Gopi Puram Co-op Housing Society Ltd**”, All that piece and parcel of land bearing Survey No. 40/3, 40/4, 40/6, 40/7, 40/8, 41/1B-1D/1, 41/1B-1D/2, 41/1B-1D/3, 41/1B-1D/4, 41/1B-1D/5, 41/1B-1D/6, 41/1B-1D/7, 41/1B-1D/8, Lying Being Situated At, Village Kondhwa Khurd, Taluka Haveli, District Pune.

MR. ARSALAAN ABBAS ZAIDI

Dear Sirs,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at **Haveli** S.R.O Record from the year 2014 to 2026 (13 Years) During the course of my searches the following details were found.

At Haveli S.R.O Record from the year 2014 to 2026 (13 Years)

2014 – NIL
2015 – NIL
2016 – NIL
2017 – NIL
2018 – NIL
2019 – NIL
2020 – Entry Found

HVL-11-16666	Agreement For Sale	22/12/2020
2020	Rs. 2920000/-	22/12/2020

Mr. Faiyaz M. Shafi Sheikh

To

Mr. Sayyed Sarfaraz Farooq

Schedule: All that piece and parcel of property being Flat No. 204, 2nd Floor, Building C, Ashoka Mews, Gopi Puram Co-operative Housing Society Limited, admeasuring 1199 Sq. Ft. i.e. 111.43 Sq. Mtr. Built-up Area, constructed on Survey Nos. 40/3, 40/4, 40/6, 40/7, 40/8, 41/1B+1D/1, 41/1B+1D/2, 41/1B+1D/3,

41/1B+1D/4, 41/1B+1D/5, 41/1B+1D/6, 41/1B+1D/7 and 41/1B+1D/8, Village Kondhwa Khurd, Taluka Haveli, District Pune.

2021 – NIL
2022 – NIL
2023 – NIL
2024 – NIL
2025 – NIL
2026 – NIL

NOTE: - Kindly note that, This Search Report Is Subject to the torn and Mutilated record, unready and unavailable record, and available records in the office, Withdrawal for register of certain years for binding and re-writing (Date Entry) By the office and the computer Records are not maintained properly and at the time of search some index II are not found also **NOI filled using Citizen log in is not updated in search record, hence the online NOI not shown during Public Search** and I am not responsible and/or liable for unavailable records or entries as on date of search

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **No.**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No.**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No.**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **NA order copy not shared with us. Society is formed and the premises is being used for residential purpose, thus we are of the opinion SARFAESI may be applicable on the Said Property, Request the lender to validate the same from the technical report and ensure the purpose of the respective usage permission is verified by the lender before disbursement**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Property Tax Paid Receipt dated 13/04/2026 issued by PMC in the name of Mr. Sayyed Sarfraz Farook related to Said Property.**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Not required, please refer at the time of Vetting.**
- 5.7 Whether required documents are available for creating mortgage? **Yes.**
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? **Yes.**
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? **Yes, if EM suggested.**
- 5.10 What is the tenure of the land; if it is leased?
- 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. As per documents submitted before us.**
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? **No, as per documents submitted before us.**
- 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.**
- 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 permission/NOC is required and list all permission/ No objection required? **NOC for Mortgage issued by the Society in favor of ICICI HFC LIMITED**
- 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? **Search Report Attached.**
Search Report Details: - **Receipt No - 1115386720**
Search Conducted Years: **2014 to 2026 (13 Years)**
Name of the Advocate / Searcher: **Harish Mestry**
Search Report Date: **24/08/2026**
Status – Clear Search

PART VI: CERTIFICATE:

In view of the foregoing, and in light of what is discussed above and subject to the observations and conditions made by us herein and Clear Search report, we certify that the title deeds intended to be deposited, relating to the Said Property and offered as security by way of **equitable mortgage** and the documents of title referred to above are evidence of the title and that if the said **equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of **equitable mortgage**.

Note- We recommend revised draft mentioning below mentioned requirements shall be in place prior to the registration. our opinion shall be subject to the same.

- **Consideration not mentioned**
- **Wing is Wrongly mentioned as Building C instead of Wing C.**
- **Society name is wrongly mentioned as Gopi Pooram Co-operative Housing Society Limited instead of correct name Gopi Puram Co-operative Housing Society Limited.**

We further certify that, upon execution of Registered Agreement, **ARSALAAN ABBAS ZAIDI AND AREEB ABBAS ZAIDI** would derive a valid, clear, marketable and unencumbered title in the Said Property/ies stated above.

Subject to appropriate loan documentations, the mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **MR. ARSALAAN ABBAS ZAIDI AND AREEB ABBAS ZAIDI**

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. Original Registered Agreement for Sale dated 15/05/1997 bearing Reg. No. HVL-3/338/1997 executed by M/s. Karia Erectors Pvt Ltd in favour of **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid** along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
2. Original Notarized Power of Attorney dated 06/09/2004 executed by **Mr. Abdul Habib Abdula, Mr. Ahmed Jusab** in favor of **Mr. Aamir Abdul Majid & Mr. Amin Abdul Majid** along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
3. Original Registered Deed of Assignment dated 13/08/2007 bearing Reg. No. HVL-11/6790/2007 executed by Mr. Abdul Habib Abdula, Mr. Ahmed Jusab through POA holder Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan, Mr. Aamir Abdul Majid @ Mr. Aamir Mazid Murdhan & Mr. Amin Abdul Majid in favour of **Vijay Daulatrao Pawar** along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
4. Original Registered Deed of Assignment dated 08/12/2010 bearing Reg. No. HVL-11/11399/2010 executed by Vijay Daulatrao Pawar wherein sold, transferred and conveyed the Said Property in favour of **Mr. Faiyaz Shaikh Shafi Shaikh** along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
5. Original Registered Deed of Assignment dated 22/12/2020 bearing Reg. No. HVL-11/16666/2020 executed by Mr. Faiyaz M Shafi Shaikh wherein sold, transferred and conveyed the Said Property in favour of **Mr. Sayyed Sarfaraz Farook** along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
6. Original Registered Deed of Assignment to be executed by Mr. Sayyed Sarfraz Farook in favour of **Arsalaan Abbas Zaidi and Areeb Abbas Zaidi** along with Registration Receipt, Stamp Duty Paid Receipt and Index II. (We recommend appropriate change/rectification to be done in the Draft Deed of Assignment before final execution/registration as mentioned in the Certificate Section)
7. Original Share Certificate No. 337 issued by Society in the name of the **Current Owners**.
8. Original NOC for Mortgage from Society in favor of **ICICI HFC Ltd.**

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

1. Notice of Intimation to Sub- Registrar, intimating the equitable Mortgage in favor of **ICICI HFC LIMITED**.



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

REMARKS (if any): -

Note:

1. We have not examined whether there is any litigation or dispute in respect of the said property, as it is out of the scope of our work.
2. The inspection of index records as being made available at the office of concerned sub-registrar, are normally incomplete, scattered in nature & manually managed, due to which it is impossible to find out other registered entries (if any) related to the said property.
3. Please note our report is based on the representations made in the photocopies of the documents submitted by you and translation (if any in vernacular language) to the best of efforts, however, no separate verification of original documents is carried out and no responsibility is taken for any false statements, misrepresentations or submission made in the documents submitted or for fraudulent documents submitted by the borrower. Also, the documents perused do not reflect any violations of any of the present statutes or do not demonstrate any irregularities in respect thereof. Your empaneled Technical Team to verify & certify that the building containing the 'Said Property' is constructed/ completed in accordance with requisite permissions and approvals from all concerned authorities.
4. As desired, the documents as received are returned herewith.
5. Should you desire any further information and/or clarification please do revert to us.

Thanking you,

For Law Veritas West

Snehal
Vasant
Ravade

Digitally signed
by Snehal
Vasant Ravade
Date: 2026.09.29
15:23:40 +05'30'

Authorized Signatory
Advocates and Legal Consultants

Law Veritas
West
Simple Legal Solutions