



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

ORIGINAL PROPERTY PAPERS (OPP) VETTING REPORT

Date: 18/09/2026; 19/09/2026; 22/09/2026; 05/10/2026; 06/10/2026; 08/10/2026
Ref. No. LVB-SEP26-ICHF-1192

To,
ICICI HOME FINANCE
Vashi

Dear Sir/Madam,

Subject: Certificate of Vetting of Original Title Documents in respect of: AMISHA AMIT SHAH

Flat No. 303, admeasuring **345 Square Feet** carpet area, on the **3rd Floor, D Wing**, Building known as **"Integrated Arya, Society Known as INTEGRATED ARYA CO-OPERATIVE HOUSING SOCIETY LIMITED"**, constructed on Land Bearing C.T. S. No. 183-C (Part), 183-C/1 to 183-C/70 lying being & situated at Narayan Nagar, L.B.S. Marg, Ghatkopar West, Village Kiroli, Taluka Kurla, within the boundaries of N Ward of Mumbai Suburban District. 400086 (**Said Property**) as bounded under,

Boundaries:

On or towards the East: NOT PROVIDED

On or towards the West:

On or towards the North:

On or towards the South: (Said Land)

- B. In continuation of my/our above referred Legal Opinion (with search), where I/ we had perused the photocopies of the Title Documents of the proposed property, this is to certify that I/ we have vetted the below original documents as produced before me/ us and I/ we have found them in order and correct as per law.
1. Original Registered Agreement for Alternate Accommodation dated 29/12/2014 bearing Registration No. KRL-01/620/2015 executed by M/s. Integrated Spaces Limited in favour of **Shri. Rajesh Champaklal Shah, Shri. Manish Champaklal Shah and Shri. Jayesh Champaklal Shah (Comprising Pages of 01 to 126)**.
 2. Original Registration Receipt No. 794 dated 12/01/2015 issued by Joint Sub-Registrar Kurla-1 in the name of **Rajesh Champaklal Shah**.
 3. Original Stamp Duty Paid Challan dated 23/12/2014.
 4. Online Generated Index II dated 15/04/2025 bearing Registration No. KRL-01/620/2015 attached in Registered Release Deed dated 15/04/2025 bearing Registration No. MBI-27/8271/2025.
 5. Original Registered Release Deed dated 15/04/2025 bearing Registration No. MBI-27/8269/2025 executed by Smt. Amisha Amit Shah in favour of **Smt. Smita Manish Shah (Comprising Pages of 01 to 44)**.



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

Note – CTC of Registered Release Deed dated 15/04/2025 bearing Registration No. MBI-27/8269/2025 is verified.

6. Original Registration Receipt No. 9445 dated 15/04/2025 issued by Joint Sub-Registrar Mumbai-27 in the name of **Smita Manish Shah**.
7. Original Stamp Duty Paid Challan dated 31/03/2025.
8. Original Index II dated 15/04/2025 bearing Registration No. MBI-27/8269/2025
9. Original Registered Release Deed dated 15/04/2025 bearing Registration No. MBI-27/8271/2025 executed by Shri. Rajesh Champaklal Shah, Shri. Jayesh Champaklal Shah in favour of **Smt. Amisha Amit Shah (Comprising Pages of 01 to 34)**.

Note – CTC of Registered Release Deed dated 15/04/2025 bearing Registration No. MBI-27/8271/2025 is verified.

10. Original Registration Receipt No. 9447 dated 15/04/2025 issued by Joint Sub-Registrar Mumbai -27 in the name of **Amisha Amit Shah**.
11. Original Stamp Duty Paid Challan dated 15/04/2025.
12. Original Index II dated 15/04/2025 bearing Registration No. MBI-27/8271/2025.
13. Scanned Copy of Public Notice dated 15/08/2026 published by Advocate, Lalit Dhumesh published in English Newspaper Active Times, Marathi Newspaper – Mumbai Lakshadeep wherein mentioned that Late. Manish Champaklal Shah expired on 27/04/2019 leaving behind him his wife **Smt. Smita Amit Shah and daughter Smt. Amisha Amit Shah as only legal heirs** and thereby invited claims and objections within 14 Days of date of publication.
14. Original No Claim Letter dated 31/08/2026 issued by Advocate Lalit Dhumesh in respect of Public Notice dated 15/08/2026 published in English Newspaper Active Times, Marathi Newspaper – Mumbai Lakshadeep.
15. Original NOC for Mortgage dated 27/09/2026 issued by Integrated Arya Co-Operative Housing Society Limited in favour of **ICICI Home Finance Company Ltd.** along with confirmation that Said Society not issued Share Certificate to any of its members.
16. Scanned Copy of Notarized Indemnity Cum Declaration dated 08/10/2026 executed by Amisha Amit Shah and Kirtikumar Shah in favor of **ICICI Home Finance Company Ltd.** for **(1)** unavailability of Agreement for Alternate Accommodation dated 25/05/2008 executed by M/s. Shah Construction Company in favour of **1) Smt. Shanta Champaklal Shah and 2) Shri. Champaklal Mohanlal Shah (Tenants)** in respect of Flat No. 301. **(2)** Due to Property area difference unit number change in 2014, from 301 to 303.



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

17. Notice of Intimation dated 08/10/2026 bearing Reg. No. MBE-8/2178/2026 to Sub- Registrar, intimating the equitable Mortgage in favor of **ICICI Home Finance Company Ltd.**

Please note that below documents are not produced in original before me/ us for verification:
NIL

Please note that below documents are additional produced in original before me/ us for verification: NIL

POST DISBURSAL: - NIL

You are therefore advised to take due legal precaution in respect of such pending/ missing original documents as per the policies of your company

Thanking you,

For Law Veritas West

Saloni Digitally signed
by Saloni
Sandesh Sandesh Bhise
Bhise Date: 2026.10.08
17:21:18 +05'30'

AUTHORIZED SIGNATORY
Advocates & Legal Consultants

Law Veritas
West
Simple Legal Solutions