

**PRASAD S. NAIK**

**ADVOCATE & NOTARY**

Tel.: 0832-2756345

Mobile: 9422058561

EMAIL: [naik\\_prasad@yahoo.com](mailto:naik_prasad@yahoo.com)

*Chamber:*

*R-6, Marelda Residency,  
Laymati, Davorlim,  
Margao, Salcete, Goa.*

Date: 06/02/2025

**SEARCH REPORT  
AND  
CERTIFICATE OF TITLE**

*This Report and Certificate of Title is given at the request of Mr. Habib Ballari resident of H. No. 370, Housing Board, Davorlim, Salcete, Goa in respect of the Plot described herein below:-*

**DESCRIPTION OF THE PLOT:**

All that portion of land identified as PLOT-B admeasuring 3000 sq. mts. presently independently surveyed under Survey No. 6/1-A of Village Davorlim, which is formed out of the larger property named GORWALLA admeasuring 5,700 sq. mts. surveyed under Survey No. 6/1 of Village Davorlim, situated at Davorlim, within the jurisdiction of Village Panchayat of Davorlim, Taluka and Sub District of Salcete, District of South Goa, State of Goa, comprising of one half of the property Soncolo Viciantum, described in the Land Registration Office of Salcete, at Margao, Goa, under No. 3579, seven eight and half of eight of half of the north of the property Soncolo Viciantum, described in the Land Registration Office of Salcete, at Margao, Goa, under No. 3577, half of half of the property Soncolo Viciantum, described in the Land Registration Office of Salcete, at Margao, Goa, under No. 1487, all of old series and not enrolled in the Land Revenue Office of Salcete and the said Plot-B is bounded as under:

  
PRASAD S. NAIK  
ADVOCATE & NOTARY  
MARGAO, GOA

EAST: originally by property bearing Survey No. 16 and presently by property bearing Survey No. 16/1-C of Davorlim Village;

WEST: by property bearing Survey No. 9/2, and partly by property bearing Survey No. 9/3 and 6/2 of Davorlim Village.

North: by Survey No. 6/1 of Village Davorlim; and

South: presently by property bearing Survey No. 6/2 of Davorlim Village.

## **II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:**

1. From the English Translation of the Public Deed of Gift dated 10/12/1935, it can be seen that Joaquim Atanasio da Piedade Mascarenhas also known as Joaquim Piedade Mascarenhas and his wife Remigia Vas gifted in favour of their son Pedro Fransisco Dias Nevis Mascarenhas the said property.
2. From the Deed of Declaration for Succession dated 24/07/1991, it can be seen that it was declared that Pedro Francisco Das Nevis Mascarenhas also known as P. F. N. Mascarenhas or Mascarenhas P.F.N. or Nevis Mascarenhas expired leaving behind his widow Juliet Mascarenhas and as his sole and universal heirs his children Melwin Frederick Filomeno Mascarenhas, Joslin dos Neves Mascarenhas, Remegia alias Remigia Mascarenhas, Merlyn alias Merlyn Mascarenhas, Sybide alias Sybil Mascarenhas, Janet alias

Janet Mascarenhas, Daniel Atanasio Mascarenhas and Hazel Bernadette Conceicao alias Hazel Bernardette Conceicao Mascarenhas.

3. From the Deed of Sale dated 20/03/2006, registered in the Office of the Sub Registrar of Salcete under Reg. No. 1517 at pages 286 to 306 of Book No. I, Vol. No. 1990 dated 29/03/2006, it can be seen that Julieta Mascarenhas alias Maria Julieta Joaquina Josefina Calazancia Camilo e Barreto, Mr. Melwyn Mascarenhas alias Melwyn Frederick Filomeno Mascarenhas and his wife Mrs. Maria Lydia Mascarenhas, Dr. Daniel A. Neville Mascarenhas and his wife Mrs. Maria Suzette Valeriano Barreto, Mr. Joslin Mascarenhas and his wife Mrs. Leticia Audrey Miranda, Mrs. Remmie Rodricks and her husband Mr. William Rodricks, Mrs. Merlyn Mascarnahas and her husband Mr. John Mascarenhas, Mrs. Hazel Conceicao Fernandes and her husband Capt. Benicto Francisco Fernandes, Mrs. Sybil Silvester and husband Mr. Harold Sylvester have sold and transferred in favour of Mr. Govindraj K. Pai Kakode the said property named GORWALL admeasuring 5700 sq. mts. surveyed under Survey No. 6/1 of Village Davorlim.

4. From the Deed of Deed of Rectification and Ratification dated 30/12/2013, registered in the office of the Sub-Registrar of Salcete under Reg. No. MGO-BK1-00006-2014, CD Number MGOD73 dated 02/01/2014, it can be seen that the parties to the Deed of Sale dated 20/03/2006 have

PRASAD S. NAIK  
ADVOCATE & NOTARY  
MAY 2001  
MARGAOTI GMA

rectified the same and the parties namely Janet D'Souza and her husband Ivor Celestino D'Souza have ratified the said Deed of Sale.

5. From the Deed of Sale dated 28/08/2007, registered in the Office of the Sub Registrar of Salcete, Margao, under Reg. 4345 at pages 161 to 180 of Book No. I Vol. No. 2624 dated 13/09/2007, it can be seen that Govindraj K. Pai Kakode and his wife Shobhana G. Pai Kakode, sold and transferred in favour of Habib F. Ballari the Plot of land identified as PLOT-B admeasuring 3000 sq. mts.
6. From the Deed of Sale 26/10/2007, registered in the Office of the Sub Registrar of Salcete under Reg. No. 5309 at pages 168 to 183 of Book No. 1, Vol. No. 2700 dated 02/11/2007, it can be seen that Mr. Habib F. Ballari and his wife Sabrina H. Ballari sold and transferred in favour of Mr. Suresh Patel a portion of land identified as PLOT-B2 admeasuring 1500 sq. mts. which was disannexed from Plot-B.
7. From the Deed of Sale dated 16/10/2023, registered in the Office of the Sub Registrar of Salcete under Reg. No. MGO-1-4347-2023, dated 17/10/2023, it can be seen that Mr. Suresh Patel and his wife Mrs. Manisha Ben Suresh Patel alias Manisha Suresh Patel sold and transferred in favour of Mr. Habib Ballary the said PLOT-B2.
8. From the Form I & XIV of the property bearing Survey No. 6/1-A of Village Davorlim, it can be seen that same stands recorded in name of Habib F. Ballari. As per the survey

PRASAD S. NAIK  
ADVOCATE  
MARGAO  
GOA

records it is seen that the said land is totally admeasuring 3000 sq. mts.

9. From the Sanad dated 19/02/2024, issued by the Office of the Collector, South Goa District, Margao, bearing No. CAD1SAL01-24-19/71, it can be seen that permission is granted to use the said plot of land bearing Survey No. 6/1-A admeasuring 2260 sq. mts. for the purpose of Residential use only.
10. From the Technical Clearance Order dated 04/07/2024, issued by the Town and Country Planning Department, Margao, bearing Ref. No. TPM/35092/Davorlim/6/1-A/2024/5593, it can be seen that technical clearance is granted for carrying out the proposed construction of Row Villas in the said property bearing Survey No. 6/1-A.
11. From the NOC dated 08/07/2024, issued by the Primary Health Centre, Curtorim, Goa, bearing No. DHS/2024/DHS09018/104, it can be seen that NOC from sanitary point of view is granted for the proposed construction of Row Villas in the said property bearing Survey No. 6/1-A.
12. From the Construction Licence dated 15/11/2024, issued by the Office of the Village Panchayat of Davorlim, Salcete, bearing No. VP/DD/CL-16/2024-25/1491, it can be seen that licence is granted for proposed construction of Row Villas in property bearing Sy. No. 6/1-A situated at Davorlim, Salcete, Goa.

PRASAD S. NAIK  
ADVOCATE & NOTARY  
MARGAO  
GOA

### III. OPINION:

*(Note: The present Opinion is given based on documents which are set out hereinabove and of which photocopies were perused by me and which I believe to be genuine and not modified in any manner and further that all signatories to each and every documents have signed/executed the same in their legal capacity and such signatures are original and not forged in any manner and the present Opinion is in accordance with the applicable laws in India and in the event any of the documents are forged/inaccurate and/or in the event any false information is submitted, I shall not be liable in any manner for such false information and/or inaccurate document.)*

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

- (a) That the said PLOT-B admeasuring 3000 sq. mts. presently independently surveyed under Survey No. 6/1-A of Village Davorlim is owned by Habib F. Ballari and his wife Sabrina H. Ballari.
- (b) The said Habib F. Ballari and his wife Sabrina H. Ballari have obtained required Development Permission from Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa and Construction Licence from Village Panchayat of Davorlim-Dicarpale for the purpose of constructing Row Villas thereon.

  
PRASAD S. NAIK  
ADVOCATE & NOTARY  
MARGAO  
Prasad S. Naik  
Advocate & Notary