

PRASAD S. NAIK

ADVOCATE & NOTARY

Tel.: 0832-2756345

Mobile: 9422058561

EMAIL: naik_prasad@yahoo.com

Chamber:

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

Ref No.: YALLAPPA/TSR/2025

Date: 20/11/2025

**SEARCH REPORT
AND
CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of Mr. YALLAPPA BURMAPPA AMBI resident of Telaulim, Salcete, Goa in respect of the PLOT B1 & B2 described herein below:-

PLOT NO. B-1

All that plot of land designated as **PLOT NO. B-1** admeasuring 950.00 sq. mtrs situated at Village Telaulim, within the jurisdiction of the Village Panchayat of Telaulim, Taluka and Sub-District of Salcete, surveyed under no. 322/2-B of village Telaulim, forming a distinct and Independent property form part of the whole property known as "SIDUVIGADALEM VANGOR XETA" and locally known as per the survey Records as Predio Aframento' described in the Land Registration office of Salcete under Registration No. 40929 and 40930 of Bk. B No. 106 New and enrolled in the Taluka Revenue Office of Salcete under matriz no's 670 and 677 and the said plot is bounded as under:

East: by the Plot A1 allotted to Mrs. Lourenca Maria Dias and others;

West: by the property surveyed under Survey No.322/1;

North: by the Plot B-2 surveyed under Survey No. 322/2-A;

and

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South: by the road and property surveyed under Survey No.322/3.

PLOT NO. B-2

All that plot of land designated as **PLOT NO. B-2** admeasuring 950.00 sq. mtrs situated at Village Telaulim, within the jurisdiction of the Village Panchayat of Telaulim, Taluka and Sub-District of Salcete surveyed under no. 322/2-A of village Telaulim, forming a distinct and Independent property forming part of the whole property known as "SIDUVIGADALEM VANGOR XETA" and locally known as per the survey Records as Predio Aframento' described in the Land Registration office of Salcete under Registration No. 40929 and 40930 of Bk. B No. 106 New and enrolled in the Taluka Revenue Office of Salcete under matríz no's 670 and 677 and the said plot is bounded as under:

East: by the Road & drainage;

West: by the property surveyed under Survey No.322/1;

North: by the Plot A2 allotted and owned by Lourenca Maria Dias;
and

South: by the Plot No. B-1 surveyed under Survey No. 322/2-B.

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

1. From the Deed of Family Partition dated 27/09/2000, registered in the Office of the Sub Registrar of Salcete under Reg. No. 2559, at pages 233 to 252, Book No. I, Volume No. 1127, dated 04/10/2000, it can be seen that Mr. Antonio Nicolau Matias Soares and his wife Mrs. Rosalina Gracias as

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the First Party, Mr. Lourenca Maria Dias and her children Hermenegildo Trindade Soares and his wife Mrs. Leopoldina Hilaria Azavedo, Mario Soares and his wife Mrs. Myra Perpetua Fernandes, Johnson Soares and his wife Mrs. Willma Jacinta Antao as the Second Party, mutually divided the said property named SIDUVIGADALEM VANGOR XETA into four plots, namely, Plot A-1, Plot A-2, Plot B-1 and Plot B-2 each admeasuring an area of 950.00 sq. meters. By virtue of the said Deed of Partition Mr. Antonio Nicolau Matias Soares and his wife Mrs. Rosalina Gracias were allotted Plot No. B-1 and B-2, and Mr. Lourenca Maria Dias and her children Hermenegildo Trindade Soares and his wife Mrs. Leopoldina Hilaria Azavedo, Mario Soares and his wife Mrs. Myra Perpetua Fernandes, Johnson Soares and his wife Mrs. Willma Jacinta Antao, jointly, were allotted Plot No. A-1 and A-2.

2. From the Judgment and Decree dated 07/10/2022, passed by the Court of Civil Judge, Junior Division at Margao, Goa, in Regular Inventory Proceeding No. 208/2022/H, it can be seen that the said Regular Inventory Proceeding was initiated upon the death of Mr. Antonio Nicolau Matias Soares alias Anton Niclau Soares who expired leaving behind his widow Mrs. Rosalina Gracias and as his sole and universal heir his sons, Mr. Melwin Soares married to Mrs. Silvia Soares alias Silvia Clementina Fernandes and Mr. Leslie Soares.

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3. From the Order dated 28/04/2023, passed by the Inspector of Survey and Land Records, Salcete, Goa, in Case No. PISAL04-23-862/1011, it can be seen that the said property was divided and a new survey number was allotted, i.e., Survey Nos. 322/2-A and 322/2-B.
4. From the Land Zoning Information dated 12/06/2023, issued by the Town & Country Planning Department, South Goa District Office, Margao, Goa, under Ref. No. TPM/2079/Zon-Ing/Tala/322/2B/2023/3149, it can be seen that the said plot of land surveyed under Survey No. 322/2-B falls in Settlement (S3) Zone.
5. From the Land Zoning Information dated 13/06/2023, issued by the Town & Country Planning Department, South Goa District Office, Margao, Goa, under Ref. No. TPM/2075/Zon-Ing/Tala/322/2A/2023/3171, it can be seen that the said plot of land surveyed under Survey No. 322/2-A falls in Settlement (S3) Zone.
6. From the Sanad dated 29/01/2024, issued by the Office of the Collector, South Goa District, Margao, Goa, under No. CCSAL10-23-212/37, it can be seen that permission is granted to use the said plot of land admeasuring an area of 703.00 sq. meters surveyed under Survey No. 322/2-A, for the purpose of residential use only.
7. From the Sanad dated 29/01/2024, issued by the Office of the Collector, South Goa District, Margao, Goa, under No. CCSAL10-23-213/36, it can be seen that permission is

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granted to use the said plot of land admeasuring an area of 950.00 sq. meters surveyed under Survey No. 322/2-B, for the purpose of residential use only.

8. From the Deed of Sale dated 20/03/2024, registered in the Office of the Sub Registrar of Salcete under Reg. No. MGO-1-1573-2024, dated 26/03/2024, it can be seen that Mr. Melwin Soares and his wife Mrs. Silvia Soares alias Silvia Celemetina Soares, and Mr. Leslie Soares sold and transferred in favour of Mr. Yallappa Burmappa Ambi, the said Plot B-1 admeasuring an area of 950 sq. meters surveyed under survey no. 322/2-B and Plot No. B-2, admeasuring an area of 950 sq. meters surveyed under survey no. 322/2-A.
9. From Form I & XIV pertaining to the property surveyed under Survey No. 322/2-A, of Village Talaulim, Salcete Taluka, it can be seen that name of Yallappa Burmappa Ambi is reflected in the Occupant's Column.
10. From Form I & XIV pertaining to the property surveyed under Survey No. 322/2-B, of Village Talaulim, Salcete Taluka, it can be seen that name of Yallappa Burmappa Ambi is reflected in the Occupant's Column.
11. From the Technical Clearance Order dated 09/06/2025, issued by the Office of the Senior Town Planner, Town & Country Planning Department, Margao, Goa, under Ref. No. TPM/35861/Telaulim/332/A-1&A-2/2025/4252, it can be seen that technical clearance is granted for carrying out the

work of proposed construction of proposed residential/commercial building & villas in the said plot of land surveyed under Survey Nos. 322/2-A & 322/2-B of Taulim, Salcete, Goa.

12. From the Construction Licence dated 23/09/2025, issued by the Office of the Village Panchayat of Taulim, Salcete, Goa, under Ref. No. VPT/2025-26/549, it can be seen that construction licence is granted for carrying out the work of proposed construction of proposed residential/commercial building & villas in the said Plot of land.

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. Further, other information is as given by the concerned party as detailed in my report)

From the above, I Opine that the said PLOT NO. B-1 & PLOT NO. B-2 are owned by Yallappa Burmappa Ambi and his title thereto is clean, valid, absolute and marketable.

As owner the said Yallappa Burmappa Ambi has obtained all required permissions/licences for construction of residential/commercial building & villas.


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