

PRASAD S. NAIK

ADVOCATE & NOTARY

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Chamber:

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

Ref No.: AMIT/TSR/2026

Date: 02/03/2026

**SEARCH REPORT
AND
CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of Mr. AMIT R. NAIK resident of Amble, Gopshitta, Karwar, Uttara Kannada, Karnataka in respect of the PLOT described herein below:-

All that Plot of land identified as PLOT NO. 4 [BEARING UNIQUE PROPERTY IDENTIFICATION NO. 7B01D] admeasuring 1050 sq. mts. surveyed under Survey No. 180/4 of Village Dramapur which plot is formed out of the property named OLLY MODY and/or FIRGUEAM MODY or MANDOP or ODLI MUDDI NAWDI having UNIQUE IDENTIFICATION NO. 7B01D of the Revenue Village Dramapur, situated at Village Dramapur, within the area and jurisdiction of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 43074 (new) at folio 187 of Book B-111 and recorded in the Land Revenue Office under Matriz No. 1898 and the same is bounded as under:

East: By Public Road of 15 mts. width;

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West: By property under Survey No. 179/7 of Village Dramapur;
North: By property under Survey No. 180/10 of Village Dramapur;
and

South: By property under Survey No. 180/5 of Village Dramapur.

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

- 1) From the Deed of Sale dated 04/05/1972 duly registered in the Office of the Sub-Registrar of Salcete under Reg. No. 848 at pages 211 to 214 of Book No. I, Vol. No. 93 dated 18/07/1972, it can be seen that Antonio Rosario Joao do Reis Antao and his wife Elvina Pascola Frias sold said Plot to Argentina Dias.
- 2) From the Records and Proceedings of the Inventory Proceedings No. 609/2024/A before the Court of the Civil Judge Senior Division, at Margao, it can be seen that said Inventory were instituted upon death of Argentina Dias and her husband John alias Joao Santana de Mello. It is seen that they expired leaving behind them as their sole and universal heirs namely: (1) Leo Norbert de Melo married to Maria Balbina D'Mello; (2) Rita Souza (widow of Eric Eugenio D'Mello) and her children John Joe D'Mello and Andrew Benedict D'Mello married to Andrea Anthony Dias; (3) Agostinho Robert Ollwin D'Mello married to Luiza Maria Fernandes D'Mello; (4) Dixon John Vincent D'Mello married to Gieselle D'Mello; (5) Wiless Vianney D'Mello married to Allen Sebastiana Rodrigues.


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- 3) From the Deed of Sale dated 31/10/2023 duly registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-4937-2023 dated 22/11/2023, it can be seen that the abovenamed legal heirs sold the said Plot to Juaib Jesus de Souza alias Juaib de Souza also known as Juaib De Souza.
- 4) From the Deed of Sale dated 16/08/2025 registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-3984-2025 dated 21/08/2025, it can be seen that Juaib Jesus de Souza alias Juaib de Souza also known as Juaib de Souza have sold and transferred in favour of Amit R. Naik and Akash Yallappa Ambi the said Plot.
- 5) From the Form I & XIV of the property bearing Survey No. 180/4 of Village Dramapur, it is seen that the name of Amit R. Naik and Akash Yallappa Ambi is recorded in the Occupants column thereof.
- 6) From the Sanad dated 01/08/2023 issued by the Office of the Collector, South Goa District, Margao, Goa, it can be seen that permission is granted for change in use of land bearing Survey No. 180/4 of Village Dramapur for residential use.
- 7) From the Technical Clearance dated 02/02/2026 under Ref. No. TPM/36887/Const/Dramapur/180/4/2026/843 issued by the Town and Country Planning Department, Margao, Goa, it is seen that Technical Clearance is granted for carrying out construction of residential building and shops and compound wall on said property bearing Survey No. 180/4 of Village


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- 8) From the Construction Licence No. VP/N/Const.L.62/2025-26 dated 24/02/2026 issued by the Office of the Village Panchayat of Navelim, it is seen that licenec is granted for construction of residential building and shops and compound wall on said property bearing Survey No. 180/4 of Village Dramapur.

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. 4 [BEARING UNIQUE PROPERTY IDENTIFICATION NO. 7B01D] admeasuring 1050 sq. mts. surveyed under Survey No. 180/4 of Village Dramapur belongs to Amit R. Naik and Akash Yallappa Ambi and their title thereto is clean, valid, absolute and marketable.

As owners the said Amit R. Naik and Akash Yallappa Ambi have obtained all required permissions/licences for construction of Residential Building.


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