

TRIMURTI REAL ESTATES

Opp. Santos Garage, Aquem Alto, Margao, Goa - 403601.

Phone No.: 9049016241 Email: trimurtirealestates22@gmail.com

GST No: 30AAQFT0351F1ZI

CONSENT LETTER/ NO OBJECTION CERTIFICATE

To,

Date: 17.3.2026

1. **Mr. Raghuveer Vinayak Mapsekar**
R/o Flat No-AS-1, Lotus Heights,
Opposite Carmelite Monastery, Malbhat,
Margao, Salcete, South Goa, 403601
2. **Mr. Prasanna Mhapsekar**
R/o Flat No-AS-1, Lotus Heights,
Opposite Carmelite Monastery, Malbhat,
Margao, Salcete, South Goa, 403601

Dear Sir/ Ma'am,

Subject: Intimation, consent and No Objection regarding Modification of the sanctioned Plans in respect of the Project "NITAL NISRAG" situated at Chalta 52, 53 and 68 of P.T. Sheet No. 196 of Margao City, Surveyed in Property known as Tolcai Catem in the ward Torsamzori Aquem Vidhyanagar Goa, 403601, Goa

Ref: Agreement for Sale dated 9.9.2025 in respect of Apartment bearing No. 501, in the Project "NITAL NISRAG"

This is with respect to obtaining Consent and No Objection from you for the proposed modification of sanctioned plans of the Project; in this regard please note the following:

- 1) With reference to the above, the project namely "NITAL NISRAG" is being developed by us and has been registered under the provisions of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act") and the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017 under certificate No. **PRGO05252422**.
- 2) In view of the provisions of the Act and Rules becoming applicable to the project and view of the proposed modification of the sanctioned building plan of the project, by virtue of which the height of the buildings in the project is being modified to include



an additional three floors thus resulting in commercial cum residential comprising of basement, stilt and ninth floor and amalgamation of property.

- 3) It is hereby informed to you that as per the modified building plan, the plot/building may undergo the following changes:
- 4) We would further like to bring to your kind attention that in spite of the proposed modification, the project is expected to be completed as per the promised date and the time for completion will not undergo any change as far as your flat is concerned and concerned basement plus seven floors.

Details	Number of Apartments	No. of Shops	No of Floors
Present Details as per Technical Clearance No. SGPDA/P/6795/66224-25	24	6	Stilt plus 6 floors/basement plus 7 floors
Changes due to modification	32	6	Stilt plus 9 floors/basement plus 10 floors

- 5) We request your cooperation in this regard. We request you to sign a copy of this letter and send it back to us, acknowledging the information being given to you regarding the proposed modification of the sanctioned building plan for the project and giving your consent for the same, which shall be treated as under Section 14 (2) (ii) of the Said Act, to enable us to do the needful.

Thanking You,
Yours faithfully,

FOR TRIMURTI REAL ESTATES


**(Mr. Arvind Vishwanath Naik Dhaimodkar
alias Arvind Vishwanath Dhaimodkar)
Partner and POA Holder**




READ AND ACCEPTED

We, MR. RAGHUVVEER VINAYAK MAPSEKAR, son of Mr. Vinayak Raghuveer Mapsekar, aged 58 years, married, Retired, holding PAN CARD No. ACOPM2448J, Aadhar No. 6985 2658 6486, email id: mapsekar50@rediffmail.com Mobile No. 9850398368, and my son,

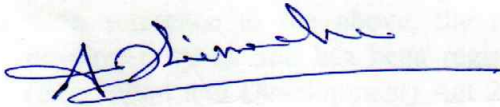
MR. PRASANNA MHAPSEKAR, aged 29 years, married, Service, holding PAN CARD No. DDDPM4305R, Aadhar No. 8910 7709 3863, email id: prasannamaps@gmail.com, Mobile No. 9623856658, both Indian Nationals, both residents of Flat No-AS-1, Lotus Heights, Opposite Carmelite Monastery, Malbhat, Margao, Salcete, South Goa, 403601 are the allottees, who have booked an apartment in the project namely "**NITAL NISARG**" situated at Chalta 52, 53 and 68 of P.T. Sheet No. 196 of Margao City, Surveyed in Property known as Tolcai Catem in the ward Torsamzori Aquem Vidhyanagar Goa, 403601, Goa.

We are aware that there will be modification of the sanctioned plans of the project and we have no objection for the proposed modification of the plan of the project which is not in contravention to the provisions of The Real Estate (Regulation and Development) Rules, 2017.

3. Name: **Mr. Raghuveer Vinayak Mapsekar**
Mr. Prasanna Mhapsekar

Apartment No: 501

Floor No: Fifth Floor



Signatures of the Allottees

1. 

2. 