

गोवा GOA

Sl. No. 1390 Place of issue Ponda Date of issue 17/04/2025
Value of Stamp 500/-
Name of the Person Arvind Dhaimodkar
Residing at Ponda Son of
As there is no stamp paper of the value of Rs. 500/-
Additional Stamp paper for the completion of the value is attached along with
Signature of The Vendor
Signature of the Purchaser

931428

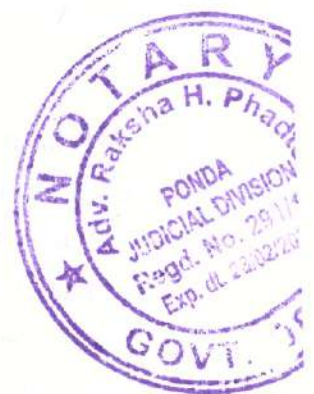


FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of the Promoter Mr. Arvind Vishwanath Naik Dhaimodkar Partner in and Authorized person of M/s Trimurti Real Estates along with Mr. Ameet Savio Da Piedade Pinto and his wife Mrs. Maria Amanda Laxmi Cardoso alias Maria Amanda L. Cardoso and Mr. Sunit Jose Da Piedade Pinto and his wife Mrs. Melissa Ema De Melo who are the Landowners and Co-Promoters of the Proposed Project, named "Nital Nisarg" ('Proposed Project') and do hereby duly authorize all the Partners of M/s Trimurti Real Estates to develop and construct thereon on the Proposed Project, a Residential cum Commercial Building, comprising of Shops and Apartments along with other common amenities and car parking spaces for the purpose of sale to prospective Purchasers/Transferees in the Plot situated at P.T. Sheet No. 196, Chalta No. 52, Aquem, Margao, Salcete – Goa.

Arvind Dhaimodkar



I, Mr. Arvind Vishwanath Naik Dhaimodkar, Age 61 years, Adult, Occupation Business, residing at 9/13/38(2), Flat No. F1, First Floor, Dhaimodkar Mansion, Khadpabandh, Ponda - Goa, 403401, Promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That I/Promoter have/has a legal title report to the Plot situated at P.T. Sheet No. 196, Chalta No. 52, Aquem, Margao, Salcete – Goa on which the development of the Proposed Project is proposed.

OR

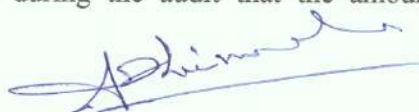
Have/has a legal title report to the Plot situated at P.T. Sheet No. 196, Chalta No. 52, Aquem, Margao, Salcete – Goa on which the development of the Proposed Project is to be carried out.

AND

A legally valid authentication of title of such the Plot situated at P.T. Sheet No. 196, Chalta No. 52, Aquem, Margao, Salcete – Goa on which the development of the Project named “Nital Nisarg” is proposed along with an Authenticated copy of the Agreement between such Landowners and Co- Promoters and the Promoter for development of the Real Estate Project is enclosed herewith.

2. That the Project land is free from all Encumbrances.
3. That the time period within which the Proposed Project shall be completed by me/Promoter from the date of registration of the Proposed Project is 30/06/2028.
4. That Seventy per cent of the amounts realized by me/Promoter for the Real Estate Project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rule 2017.
6. That I/ the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a Statement of Accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular

APPROVED
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project have been utilized for the Proposed Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Proposed Project.

7. That I/ the Promoter shall take all the pending approvals on time, from the Competent Authorities.
8. That I/ the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 o the Act and under Rule 3 of the said Rules, within seven days of the said changes occurring.
9. That I/ the Promoter have/has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. That I/ the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment, shop or covered parking, as the case may be.

Solemnly affirmed on dated 19.4.2025



Deponent



VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

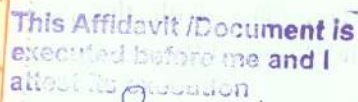
Verified by me at Ponda on dated 19.4.2025



Deponent

Represented by **MR. ARVIND VISHWANATH NAIK DHAIMODKAR** Authorized person and Partner for the project **M/S TRIMURTI REAL ESTATE** authorized to sign vide POA dated 10.11.2022 and Authority Letter dated 19.04.2025 given by the Landowners and Co- Promoters Mr. Ameet Savio Da Piedade Pinto and his wife Mrs. Maria Amanda Laxmi Cardoso alias Maria Amanda L. Cardoso, Mr. Sunit JoseDa Piedade Pinto and his wife Mrs. Melissa Ema De Melo

P.T.O



DATE: 19/04/2025- 826/2025-