



GOA REAL ESTATE REGULATORY AUTHORITY
DEPARTMENT OF URBAN DEVELOPMENT
GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA
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F.No: 3/RERA/Complaint(118)/2020/ 582

Date: 11 /10/2021

Vanshika Rane,
UG1/UG2, Varadhranj Greens,
Near HP Gas Godown,
Matve Dabolim, South-Goa,403801.

.....

Complainant

V/s

Sandeep Shirodkar,
C-1, Tilak Commercial Complex,
Vasco-da-Gama- Goa, 403802.

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Respondent

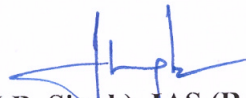
Order

This is to dispose off the complaint made by Mrs. Vanshika Rane against the project "Varadhranj Greens" by promoter Shri. Sandeep Shirodkar received on the website of RERA on 15/06/2020. The said project was commenced in June 2016. Complainant has pointed out that said project is not registered under RERA. Accordingly, this subject matter of non-registration was taken up and after hearing both the parties on this issue, an 'Interim Order' was passed by this Authority by its order dated 26/03/2021.

2. Apart from Registration aspect, complainant has filed many defects in the building. Construction not yet complete, compound walls and gate not yet done, only one water overhead tank constructed against the two tanks as per agreement, water proofing not done at all, substandard construction, paint finishing not done, water-clogging in the parking area, parking area pavers not put, parking space insufficient, society not yet formed etc. It has also been mentioned in the complaint that on June 12, 2020, there was a mud slide behind the building as there in no retaining wall constructed by the builder. Hence, complainant has sought the relief of completion of the building and compensation.

3. The Respondent/ promoter has filed reply dated 20/08/2020. As per reply, he has completed all the works before March 2018. It has been pointed out in the reply that promoter has solved the parking problem of complainant by raising the height of the parking space concrete PCC on 6th August 2020 and got the confirmation about her satisfaction of work from the Chairman of the society. Regarding the water sump, it had developed some dampness which is rectified by promoter by re-waterproofing and plastering the wall. Promoter has mentioned that regarding the under ground water tank, the repairs to it is pending due to the request from the flat purchasers. Further, as per promoter, he has completed all the above works and also all the works of all other flat purchasers.
4. Opportunity of hearing was given to both the parties for final arguments on 23/09/2021. During the hearing, complainant was present and contested the case while Respondent remained absent. It was seen that many opportunities were given to the parties and hence, case is being disposed on the basis of submissions of complainant as well as written reply of Respondent.
5. I have gone through the records and proceedings of the case. As per respondent, he has already completed the work but as per complainant, there are many defects pointed out in the complaint. Complainant has prayed for completion of work as well as compensation. Since, possession of the flat is already with complainant, I feel determination of compensation, if any, will meet end of the justice. Power of determining compensation under the Act is vested in Adjudicating Officer under section 71 of the Real Estate (Regulation and Development) Act, 2016.
6. Therefore, the case is referred to the Adjudicating Officer for determination of compensation, if any, under section 71 of the Act.

Order accordingly,


(J.B. Singh), IAS (Retd.)
Member, Goa RERA

To,

1. Vanshika Rane,
UG1/UG2, Varadhraj Greens,
Near HP Gas godown,
Matve Dabolim, South-Goa,403801.

2. Sandeep Shirodkar,
C-1, Tilak Commercial Complex,
Vasco-da-Gama- Goa, 403802.