



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F.No: 3/RERA/New Proj.(555)/2019/76

Date: 23/01/2020

Subject: Application for Registration of Project by Margao Estate and Developers received through Website on 18th November, 2019.

Order

Applicant 'Margaon Estate and Developers' has applied for Registration of Real Estate Project named 'Sky View Villa' under Goa RERA through Website on 18/11/2019. Alongwith his application, Applicant by now has submitted all the documents required under The Real Estate (Regulation and Development) Act, 2016 and Rules framed under the Act. However, it was observed during the scrutiny of documents that promoter has already undertaken marketing prior to obtaining Registration which is against the provision of Law.

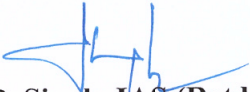
2. Accordingly, notice was issued to Applicant and he was heard on 7/1/2020. Applicant also filed reply dated 6/1/2020 which has been taken on record.

3. It is the case of the Applicant that he is new in Construction line and just started his business in this regard. As per Applicant, he has not taken up marketing. He has only put up a temporary banner on site just to specify TCP and Panchayat approvals numbers and it was removed from the site immediately after receipt of the notice. He has not given any advertisement in this regard in any Newspaper etc. and he has not sold / agreed to sale any unit so far. He has not taken any booking.

4. I have considered the case. Putting banner on site amounts to advertisement and Contrary to the provisions of Law. However, so far no booking has been done by the Applicant. The said banner was also removed by Applicant immediately. The very fact, that this fact of putting banner was brought to the notice of Authority by Applicant himself, shows the ignorance and innocence of Applicant. Hence, in my opinion a lenient view should be taken in the matter.

5. Considering above, I impose a penalty of Rs. 1,00,000/- (Rupees One Lakh Only) on the applicant. On payment of this penalty, the project will be registered.

Order accordingly-


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

To,
Ram Sheth Dessai,
M/s Margao Estate and Developers,
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Curchorem, Quepem-Goa.
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