



GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/New Proj (1571)/2025/1449

Date: 31/10/2025

ORDER

(Dated: 31.10.2025)

Sub: In the matter of Registration of the Real Estate Project "Green Fields".

- 1) Shri Pradutt Narayan Prabhu Lawande (herein after referred as the Promoter/Applicant) had applied online at Goa RERA portal for registration of the project '**Green Fields**' (hereinafter referred as the said project), under Section 3 and Section 4 of the Real Estate (Regulation and Development) Act, 2016 read with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates on interest and Disclosures on website) Rules 2017 on 10/07/2025.
- 2) During the scrutiny of the documents/ information submitted by the Promoter/Applicant for registration of the said project, certain discrepancies were observed which were responded to by the Promoter/Applicant. Further, the Promoter/Applicant was asked to submit the copies of other, documents/Agreement besides the Sale deed executed concerning the Joint Development of the project. The Applicant however stated that no Joint Development Agreement or any other related document, apart from the Sale Deed, has been executed concerning the said project.

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- 3) Further, perusal of clause (i) at page 7 & 8 of the sale deed dated 02.07.2025 read with clause (1) and (2) of the sale deed at page 9 and 10 of the said deed, revealed that whereas the Promoter Developer has purchased 78.33% undivided share (equivalent to 470 sq. mts.) of the project land admeasuring 600 sq. mts. for a total consideration of Rs. 56,40,000/- to be paid entirely in kind, the remaining 130 sq. mts. is retained by the vendors no. 1,2,3,4,5 and 6. Further, as per the approved sanctioned plan, the net plot area of the project land is 598 sq. mts. for which the plan has been sanctioned by the local authority including the issuance of technical clearance order as well as construction license. The promoter developer in response to this office query dated 19.07.2025 has confirmed that he is developing the entire property and has bought only 470 sq. mts. of land out of total land measuring 600 sq. mts. and the remaining 130 sq. mts. is retained by the vendors. This position gets further clarified and confirmed from clause 8, 9, 10 and 11 of the sale deed dated 02.07.2025. While Clause 8 of the said deed authorizes the promoter developer to renew all the licenses/ permissions/ approvals and construct the proposed and sanctioned building on the project land at his own cost, clause 10 and 11 of the sale deed clearly state that the possession of the project land is already handed over by the vendors to the purchasers and the vendors shall not interfere in any manner whatsoever in the construction of the proposed and sanctioned building on the project land.
- 4) In above view of the matter, the project "Green Field" was prima facie a case of joint development particularly when the sale deed did not reveal on what basis the development rights on the remaining 130 sq. mts. of land which constitute part of the project land as per the sanctioned plan; are being exercised by the promoter developer.


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Pertinently, the Promoter/Applicant (developer) in response to this office query dated 15.09.2025, submitted that besides sale deed, no Joint Development Agreement or any other related documents was executed in respect of the said project. Accordingly a notice dated 01/10/2025 was issued to the promoter/ applicant and the matter of registration of project was heard on 08/10/2025.

- 5) The matter was heard on 08/11/2025 jointly by both Members & Chairperson of the Authority, when promoter Mr. Pradutta Lawande remained present along with Adv Santosh Bharne. The advocate for the promoter/applicant orally argued the matter and filed a reply. He further sought time to file written argument as well as additional submissions if any with supporting relevant documents on or before 17/10/2025. However, no further submission were filed by the Applicant promoter till 17/10/2025.
- 6) Further, this office received an email from promoter/applicant on 22/10/2025 informing that a Deed of Rectification/ Ratification to clarify/address the issue raised in the notice dated 1/10/2025 has been submitted to Sub registrar's office.
- 7) The promoter on 23/10/2025 further submitted a copy of Form I & XIV dated 23/10/2025 pertaining Sy No. 74/20 of Village Goa Velha, Tiswadi, Goa, along with covering letter informing that name of Mr. Atmaram Sinai Bonsulo has been deleted, Names of 1) Loximocanta Porobo Loundo alias Lakshimi Anant Lawande and 2) Narayan Prabhu Lawande alias Narayan Anant Prabhu Lawande continue in occupant column and name of Mr. Pradutt Narayan Prabhu Lawande has been added by virtue of Deed of Sale dated 02/07/2025.
- 8) Accordingly another Notice was issued directing the Applicant/promoter to the applicant be present on **30/10/2025**. During the hearing held on 30/10/2025, the promoter remained present and submitted that the Deed of Rectification has been executed on

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27/10/2025 and registered with Sub Registrar of Ilhas, Tiswadi, Goa on 29/10/2025. He submitted a copy of the Form T and a copy of the executed Deed of Rectification. Further the promoter undertook to upload and submit the notarized copy of registered Deed of Rectification upon receipt of the same.

- 9) We have perused the records of the case and heard Adv for the Applicant/Noticee. In view of the submissions made by the Promoter/Applicant vide email dated 22.10.2025 and during the hearing held on 30.10.2025, the matter is considered accordingly.
- 10) As noted herein above, various clauses of the Sale Deed reveal that the project "Green Field" is prima facie a case of joint development particularly when the sale deed does not reveal on what basis the development rights on the remaining 130 sq. mts. of the project land retained by the owners and which constitute part of the project land as per the sanctioned plan; are being exercised by the promoter developer. Further, the promoter/Developer also confirmed that besides sale deed, no Joint Development Agreement or any other related documents were executed in respect of the said project.
- 11) The Perusal of the copy of Rectification Deed executed on 27/10/2025 read with Sale Deed dated 02/07/2025 reveals that the vendors of the property had retained the ownership of the 130 sq mts out of the total the total 600 sq mts of the land (470 sq mts sold to the promoter/applicant) on which project is sanctioned and proposed to be developed. Further vide the said rectification deed, vendors have now permitted the purchaser/Developer to exercise development rights over remaining 130 sq mts of the project land to facilitate construction of the Units of Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6 and the built up area of the said flats of vendors is claimed to be equal to the extent of land retained by these Vendors ie 130 sq mts.


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- 12) It is further noted that in response to query dated 11/08/2025 raised by the Authority with regards to the project being developed as joint development between land owners and promoters, Affidavit in Form II has already been submitted by the Land Owner/Promoter as well as Promoter/Developer. However the name of the land owners of remaining 130 sq mts of land were not reflected under the promoter/land owner category which needs to be incorporated by way of correction by Technical Section after payment of requisite charges and furnishing of detailed particulars of the land owners by the Applicant.
- 13) As no other deficiency noted by the Technical Section remains to be rectified, matter may be processed upon furnishing/uploading of a notarized copy of the registered Rectification Deed by the Applicant; for obtaining the approval of the Authority for the grant of registration of the project "Green Field".


Virendra Kumar, IAS(Retd.)
Member, Goa RERA


Vincent D'Silva
Member, Goa RERA


Dharmendra Sharma, IAS(Retd)
Chairperson, Goa RERA

To,
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