GOA REAL ESTATEREGULATORY AUTHORITY
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FNo: 3/RERA/New Proj(1461)/2024/ 1700 Date: 17 /11/2026

To,
Pradeep Jolly
39/1, East Patel Nagar,
S.O Central, Delhi,
Delhi- 110008

ORDER

(Dated: 16.11.2026)

1. Whereas, Pradeep Jolly (hereinafter referred to as the promoter), had applied for registration of the project 'Aero Cidade' under Section 3 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 vide an application submitted through online portal dated 28/11/2024 respectively.

2. And whereas, during the scrutiny several deficiencies & anomalies were observed in the documents submitted, and thereafter, the promoter was directed to submit necessary documents. Accordingly, following inquiry/emails were sent to comply the observations and to produce the above information/clarification/documents.

a. 1st inquiry/email was sent on 12/12/2024 reply received on 14/12/2024,
b. 2nd inquiry/email was sent on 30/12/2024 reply received on 11/02/2025
c. 3rd inquiry/email was sent on 13/02/2025 reply received on 17/02/2025,
d. 4th inquiry/email was sent on 27/02/2025 reply received on 04/03/2025,
e. 5th inquiry/email was sent on 02/04/2025 reply received on 02/04/2025,
f. 6th inquiry/email was sent on 11/04/2025 reply received on 15/04/2025,
g. 7th inquiry/email was sent on 23/04/2025 reply received on 23/04/2025,
h. 8th inquiry/email was sent on 29/04/2025 reply received on 29/04/2025,
i. 9th inquiry/email was sent on 02/06/2025 reply received on 03/06/2025,
j. 10th inquiry/email was sent on 02/07/2025 reply received on 18/07/2025,
k. 11th inquiry/email was sent on 29/07/2025 reply received on 30/07/2025,
l. 12th inquiry/email was sent on 07/08/2025 reply received on 07/08/2025,
m. 13th inquiry/email was sent on 18/09/2025 , no response received.
n. 14th inquiry/email was sent on 24/10/2025 reply received on 28/10/2025,
o. 15th inquiry/email was sent on 07/11/2025 reply received on 09/11/2025,

3. And whereas, 16th inquiry/email was sent on 05/12/2025. No response was received. Accordingly Show Cause Notice was issued on 21/01/2026. Response to the email was received on 24/01/2026, however, the queries were not fully replied and the application for registration still remained deficient.

4. And whereas, a Notice under Section 5(1)(b) RERA Act, was issued on 22/07/2026, which was served on 25/07/2026 and a hearing was fixed on 29/07/2026. The following documents were sought from the promoter.

a. the Development Permission from MPDA excluding Survey no. 61/1,

b. Development Permission/NOC from Village Panchayat excluding Survey no. 61/1.

c. Title report mentioning Survey nos. 61/1-AD, 61/1-AE, 61/1-AF, 61/AG & 61/AH.

d. Affidavit giving status of Litigation if any against the project. 5) Updated Form II (Affidavit cum Declaration).

e. Nil encumbrance certificate for survey no 61/1-O, 61/1-Q, 61/1-U, 61/1-X, 61/1-Z. 6) Details of Project Area, plot area, and Inventory of Plots.

f. Form I & XIV of Survey no. 61/1-Z.,

5. And whereas, on 29/07/2026, Adv Amey Shetye remained present for promoter and sought time to file documents on 07/08/2026.

6. And whereas, on 07/08/2026, Adv Amey Shetye had brought the documents without a covering letter. He was directed to file the documents with covering letter and affidavit for delay for documentation /or registration of said project. Matter was adjourned to 11/08/2026.

7. And whereas, on 11/08/2026, Adv Amey Shetye submitted the following documents.

   a. Wakalatnama

   b. Development Permission from MPDA

   c. Development permission/NOC from village Panchayat

d. Title reports (two different survey numbers)
e. Affidavit with respect to litigation
f. Form II Affidavit
g. Details of project area, plot area & inventories of plot.
h. Form I & XIV

And under took to submit NIL encumbrance certificate by 17/08/2026. Also submitted that Phase II there is no construction. Technical Section was directed to conduct inspection.

8. And whereas, a site inspection was conducted the above documents at Para 7 was checked and further a query was raised on 31/08/2026 to furnish hard copy of approved sub-division plan showing proposed development work with its survey Numbers duly marked within 7 days.

9. And whereas, another Notice dated 28/09/2026 was issued by email dated 30/09/2026 and hearing was fixed on 05/10/2026.On 05/10/2026 none remained present for promoter. Promoter was given last and final opportunity to appear on 22/10/2026.

10. And whereas, on 22/10/2026 Adv Amey Shetye remained present and filed survey plans with covering letter. During the course of hearing on 22.10.2026, it was also submitted on behalf of the Noticee Promoter that the proposed 10 mtrs ODP Road shown on the approved plan in survey No. 61/1 of Village Dabolim is approved by the authorities which divides the project into two parts and some of the sub divided approved plots are one side of the road and some of the approved sub divided plots are on the other side of the road of survey NO. 61/1 of Dabolim Village. There is no any misrepresentation or fraud played by the applicant while getting up approvals for the project. The authorities are aware of the 10 Mtrs ODP

road which is shown on the approved plan. No prejudice will be caused if the said project is registered and certificate of RERA is granted to the said project.

11. Technical Section was accordingly asked to verify submissions and Plans/ documents submitted by the Promoter Noticee, Technical Section has noted that the copy of the plan submitted by the counsel for the promoter during the hearing on 22/10/2026 is only a certified copy of the earlier plan which was issued on 18/03/2024 and reported that these does not at all address the issues in question. It was pointed out that the promoter vide query dated 05.12.2025 was asked to submit a revised development permission excluding Survey No. 61/1 for which ownership was not with the Promoter Applicant. The promoter has, however, failed to submit requisite documents after exclusion of Survey No. 61/1 so far. Upon verifying all documents submitted by the Promoter during the hearing or prior to that, the Technical Section has reiterated that, the applicant/promoter has not submitted any revised Development plan or any revision development permission from Marmugao Planning and Development Authority or any revised Provisional NOC from V.P Chicalim.

12. In this regard, it is noted that the promoter while submitting the various documents and responses to queries made by Authority had also interalia submitted a copy of the internal note of the Marmugao Planning and Development Authority dated 31/10/2025 which reveals that with reference to the query of the Authority asking for a revised plan excluding Sy.No.61/1; a revised proposal in this regard was also submitted by the promoter to Marmugao Planning and Development Authority seeking

deduction of an area of 5423 sq.mts. falling under Sy.No. 61/1 of Village Chicalim from the plan.

13. The relevant extract of the said note are as follows:-

"The Revised proposal submitted for Sub-division (Provisional) have been scrutinized and it is seen that the Applicant has sought for deducting the area of proposed 10.00 mtrs. wide ODP Road for which ownership is not with the applicant which is 5423.00 m2. Earlier Development Permission for Amalgamation & sub-division (Provisional) was issued by Order No. MPDA/9-S-273/2023-24/1471 dated 18/03/2024. By virtue of the ODP Road bifurcating the property the status of Amalgamation of plots issued earlier may be checked and verified.

The provisional approval was earlier referred to the Government vide Note No. 28/03/2024 and the same has been approved by the Government as intimated to this Office vide Ref. No. MPDA/9-S-104S dated 06/03/2024 273/2023-24/1343 dated 15/03/2024.

The proposal of sub-division revised (provisional) is hereby forwarded, as per the Official Gazette, Government of Goa, Series I No. 50 dated 16/3/2023 wherein the Notification No. 21/2/TCP/GRLDBC/2023/475 dated 15/3/2023, to the Committee for approval".

14. As noted above, the copy of the plan submitted by the counsel for the promoter during the hearing on 22/10/2026 is only a certified copy of the earlier plan which was issued on 18/03/2024. The above extract of the note dated 31/10/2025 of the Marmugao Planning and Development Authority clearly reveals that the request of the promoter for approval of the revised

proposal seeking exclusion of area of 5423.00 falling in Sy.No.61/1 of village Chicalim, with regard to earlier development permission has perhaps still not been disposed of by the Marmugao Planning and Development Authority or the promoter is reluctant to submit the final status of the same before the Authority despite having being given several opportunities both at the query stage as well as hearing stage.

15. And whereas, the information/clarification/documents being sought by RERA are necessary for accord of Registration to the project by RERA under section 5 RERA Act.

In view of the above, we pass the following order.

Order

The non-submission of documents listed at Para 4 above, which are assessed to be material and having a direct legal nexus with the prescribed registration process, the application for registration of the project **'Aero Cidade'** stands rejected under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016. However the applicant/promoter is given liberty to apply afresh for registration of the same project after paying necessary fee and uploading requisite documents.

Virendra Kumar 16/11/26
Member, Goa RERA

Vincent D'Silva
Member, Goa RERA

Dharmendra Sharma
Chairperson, Goa RERA