GOA REAL ESTATEREGULATORY AUTHORITY
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FNo: 3/RERA/New Proj(1403)/2024/ 1626 Date: 02 /11/2026

To,
Bharat Developers And Realtors Pvt Ltd,
C- 002, Ruby Residency, Behind Bhagayat Bazar,
Chawdi, Canacona- 403702

ORDER

(Dated: 02.11.2026)

1. Whereas, Bharat Developers And Realtors Pvt Ltd (hereinafter referred as the promoter), had applied for registration of the project 'RUBY RESIDENCY PHASE II BLOCK C' 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 13/08/2024 respectively.

2. And whereas, during the scrutiny the deficiencies were observed and the promoter was directed to submit necessary documents. Accordingly, inquiry emails were sent on 30/08/2024, 28/02/2025, 13/05/2025, 04/07/2025, 15/07/2025, 11/08/2025, 19/09/2025, 25/11/2025, to comply the observation and to produce the above information/ documents.

3. And whereas, the following are the deficiencies observed during scrutiny and the promoter was directed to submit documents/information listed as below:
   a. Submit form I&XIV of property bearing Sy.No.26/4 of village Chavadi.
   b. Clarification regarding mismatch in survey Nos. of Sale deed dated 02.09.2010 wherein Sy.No. 26/3 Sy.No. 35/13 of Village Chavdi of Canacona Taluka is mentioned whereas application submitted is for Sy.No.26/3 and 26/4.
   c. Clarification regarding mismatch in area for Sy.No. 26/3 on application it is mentioned as 5264 sq.mts however Sy.No.26/3 area is admeasuring 4657 sq.mts. Similarly, on application area for Sy.No. 26/4 is mentioned as 5264 sq.mts., however Sy.No.26/4 area is admeasuring 5489 sq.mts.
   d. Sanad is received for area of 2500 sq.mts. whereas the project area is 5264 sq.mts. Submit sanad for remaining area in the name of promoter or explanation regarding Sanad issued in the name of Chandrahas K Naik Dessai.
   e. Submit Title report of property in sy.no. 26/3 & 26/4 of village chavdi.
   f. Submit updated Affidavit (Form II).
   g. Submit Affidavit stating No Litigations pending for the project Ruby Residency Phase II Block C in Sy.no. 26/3 &26/4 of village Chavdi, canacona.
   h. Explanation regarding mismatch in Sy.No. mentioned on Nil Encumbrance Certificate and Sale deed dated 26.09.2010.

4. And whereas, a Final Show Cause Notice dated 23/01/2026 was issued and you were directed to submit the above documents within a period of 30 days.

5. And whereas, the promoter filed a reply dated 18/02/2026 and made the following submissions:-

a. That they acknowledge the deficiencies listed, particularly regarding the requirement for a Conversion Sanad for the remaining project area.

b. That they wish to formally demonstrate our commitment to compliance by providing evidence that the conversion process for the additional area (Survey No. 26/3 of Chaudi Village) is already well underway with the Office of the District Collector, South Goa.

c. That the following actions have already been initiated by the Additional Collector II, Margao, as part of our application (Entry No. CCCAN10-25-637)

i. **Town & Country Planning:** A request for comments on the proposed conversion was sent to the Dy Town Planner, Canacona, on 13-Nov-2025.

ii. **Local Enquiry:** The Mamlatdar of Canacona was directed on 13-Nov-2025 to conduct a site inspection and an enquiry regarding tenancy, mundkars, and other land details.

iii. **Forest Clearance:** A reference was sent to the Dy Conservator of Forest, South Goa Division, on 13-Nov-2025 to verify that the land does not fall under forest category or eco-sensitive zones.

iv. **Survey and Mapping:** An order was issued on 13-Nov-2025 to the **Inspector of Survey & Land Records, Canacona,** to conduct a physical survey of the 2,157 sq.mts. area in question.

d. That as evidenced by these official inter-departmental memorandums, the process is currently in the hands of the respective government departments for their final reports.

e. That the promoter is following up with each department, the final issuance of the Sanad is dependent on these collective responses. And requested the Authority to grant them an extension of 45 days to submit the final Conversion Sanad and complete the registration of 'Ruby Residency Phase II Block C'.

f. We remain committed to resolving all other minor deficiencies mentioned in your notice concurrently.

6. And Whereas, this office sent a reminder to the promoter vide an email dated 01/04/2026. Further an email was received from the promoter on 26/05/2026 stating that,

"We would like to inform you that obtaining the sanad for the balance area is taking longer than expected. Due to this delay, We have decided to withdraw our project application for the time being.

We shall apply fresh once sanad is obtained."

7. And whereas, this office vide an email dated 21/07/2026 asked the promoter to submit an affidavit stating details of advertising /marketing and sale of units done, etc if any. A reminder was also sent by email on 04/08/2026. however till date the promoter has not submitted the information/ documents.

8. It is noted that the initial application for registration of project was made on 13/08/2024. The documents enclosed with the application for the proposed project reveal that the Technical Clearance for the said project was issued in March 2024 and Construction license was issued in May 2024. The query raised and the clarification asked by the Authority during the scrutiny of application essentially related to land documents and particularly the Sanad which was obtained for a lesser area compared to area of the project land.

9. In above view of the matter and particularly since a period of more than two years have elapsed after having made the application for registration of project, the promoter with a view to protect the interest of the consumers

of Real Estate Sector, was asked to file an affidavit to the effect that it has not violated the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 before or after the making of the application for registration (i.e 13/08/2024) and till date.

Order

Since the promoter has not submitted the requisite Affidavit so far which raises an apprehension of violation of provisions of the said Section 3 in respect of the said project; the Authority has decided that though the withdrawal of the application for registration of project "'Ruby Residency Phase II Block C'" is allowed, the applicant promoter M/s Bharat Developers And Realtors Pvt Ltd, however, needs to be proceeded against for possible violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 and levy of penalty under Section 59 of Real Estate (Regulation and Development) Act, 2016, in case a requisite affidavit as to compliance of Section 3 of the Act is not submitted to the Authority by 23/11/2026. The attention of the promoter is further invited to the provision under Section 59 of RERA Act which is extracted as below:-

Section 59.

(1) If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten per cent. of the estimated cost of the real estate project as determined by the Authority.

(2) If any promoter does not comply with the orders, decisions or directions issued under sub-section (1) or continues to violate the provisions of section 3, he shall be punishable with imprisonment for a term which may extend up to three years or with fine which may **extend up to a**

further ten per cent. of the estimated cost of the real estate project, or with both.

The registry may accordingly process the matter for issue of notice to the promoter after registering a Sou Motu complaint pursuant to the instant after the due date if the said is not submitted by promoter by 23/11/2026.

Virendra Kumar
Member, Goa RERA

Vincent D'Silva
Member, Goa RERA

Dharmendra Sharma
Chairperson, Goa RERA