



## GOA REAL ESTATE REGULATORY AUTHORITY

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FNNo: 3/RERA/New Proj.(1255)/2023/ 913

Date: 04/07/2024

**Sub: In the matter of Registration of the Real Estate Project "Trident"**

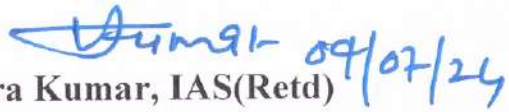
### ORDER

(Dated 04.07.2024)

Planet Infraplan Private Limited (hereinafter referred as the applicant), the applicant had applied for registration of the project '**Trident**' 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 06/09/2023.

2. Whereas, during the scrutiny of documents, deficiencies were observed and the applicant was asked to submit the following documents/explanation. Accordingly an inquiry emails were sent on 14/09/2023 and the applicant was asked to submit the following documents/furnish requisite clarification.
- 1) Submit Draft Agreement for sale as per Annexure-A under Rule 10(1)
  - 2) Submit Agreement for development cum sale after masking/hiding all the PAN/Aadhar nos.
  - 3) Submit notarized Affidavit (form II)
  - 4) Submit the copy of Sanad
  - 5) Sale Deed of the purchase of land.
  - 6) To give explanation as in the project application form, the Land owner details are not entered as per the Agreement for development cum sale.

3. Whereas the applicant has uploaded most of the documents but the copy of Sanad was not uploaded. Instead the applicant uploaded a letter dated 06/10/2023 and sought 1 months time and undertook to immediately intimate this office on receipt of the same. The Authority granted the applicant 1 months time and directed the applicant to reply once the sanad was received.
4. Whereas, It was also observed that an Agreement of Development cum Sale was executed on 14/08/2013, subsequently a Deed of Sale was executed on 31/08/2023, However the Title report dated 20/07/2023 has not been updated accordingly and also the Form "D" submitted, has not been updated as it does not reflect the name of the present land owner.
5. Whereas, a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project 'Trident'.
6. Whereas, the applicant has submitted the requisite documents/ clarification and the case has been examined by technical section of the office and the project is recommended for registration. It is accordingly decided to accord registration of the said project. Technical section is further directed to ensure that all documents are properly uploaded at RERA website and thereafter issue registration certificate to the said project.

  
Virendra Kumar, IAS(Retd) 09/07/24  
Member, Goa RERA

To,  
**Mr. Jitendra Govind Dewoolkar**  
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