



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:3/RERA/Newproj. (1154)/2023 | 674

Date: 16/05/2024

ORDER (Date: 16/05/2024)

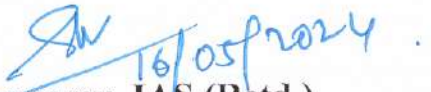
Sub: In the matter of registration of real estate project, “**JMD Shambhu Central**”.

Shri Varun Kudchudkar S/o Shri Shantaram V Kudchadkar, promoter of the proposed project “**JMD Shambhu Central**” has applied for registration of the said project on behalf of the partnership firm “**JMD Developers**” before this Authority on 21.03.2023 in Survey No. 166/5, Taluka Quepem, village Curchorem, District South Goa.

2. During first scrutiny held by this Authority between the period 24.03.2023 to 18.04.2023, promoter has been directed to furnish duly registered Irrevocable Power of Attorney by the Sub- Registrar and Conversion Sanad issued by the Revenue Authority.
3. The Promoter has replied on 22.04.2023. He submitted registered Irrevocable Power of Attorney with Sub-Registrar. With regard to Conversion Sanad, he stated that Sanad is not required due to existing 61% covered area as shown in the survey plan, the old structure is to be demolished for the proposed project.

4. The Authority decided to hear the Promoter. Shri Amol Kudchadkar has represented on behalf of the promoter. Hearing scheduled since 26.07.2023 onwards to ascertain requirement of sanad. Ample opportunities extended to furnish reply upto 23.03.2024.
5. As per Section 4(1)(2) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 3(1)(2) of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects), Rule, 2017 certain set of information and documents are necessary for registration of the project.
6. As per Rule 3(2) (k) of the said Rules, nature of land as per the Goa Land Revenue Code,1968, and the Zone of land as per Town and Country Planning Act, 1974 is necessary. Hence, Conversion Sanad issued by the Revenue Authority is one of the mandatory documents required for registration of real estate project.
7. In spite of many opportunities accorded to the promoter, he failed to submit either Conversion Sanad or its exemptions from the Revenue Authority.
8. In the light of above, the Authority directs the promoter either to furnish reply obtained from the Revenue Authority with regards to exemption from Conversion Sanad for the said survey number or furnish Conversion Sanad on or before 02 months from the date of issue of this order. Failing which, the registration for the project hereby stands rejected and registration fee shall not be reimbursable.

9. The registration matter is decided accordingly. The promoter shall have to apply afresh with fees and documents in case if he decided to register the project again.
10. Order of the copy may also be provided to the Technical Section for follow up.


S. Kumaraswamy, IAS (Retd.)
Chairperson, Goa RERA

To,
Mr. Varun Kudchadkar,
JMD Developers,
FF2 Gurudev Mansion, 1st Floor,
Next to KTC Busstand,
Curchorem-403706.