



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:3/RERA/Newproj. (1058)/2022 | 178

Date: 05 /02/2024

ORDER

(Date: 05/02/2024)

This is a matter under consideration for order with respect to Inventory Changes in a real estate project, namely "**Ocean Majestic**" bearing Goa Real Estate Regulatory Authority registration No. **PRGO11221826** dated 14.11.2022 situated in survey no. 48/6 and 51/1, village Pale, Mormugao, South Goa.

2. **Shri Shashidaran Shankaran Pillai, Proprietor of S. J. Constructions**, has filed an application dated 02.12.2023 seeking changes in the inventory details due to revision in the sanctioned plan. He has furnished/ uploaded revised plans, license, consent of allottees along with Affidavit dated 20.11.2023.
3. The Authority after scrutinizing the application, summoned the applicant in person on 31.01.2024 for hearing/ discussion and also to submit original documents mentioned at para-2 above.
4. Shri Michael Tawader, Consultant authorized by the promoter appeared before the undersigned on 31.01.2024 and submitted original documents pertaining to Affidavit, Consent Letters obtained from allottees comprising of 14 units already sold and 06 units already booked out of 26 units. He also


furnished Architect's Certificate and Annual Statement of Accounts for the period from 01.04.2023 to 24.01.2023.

5. The promoter has sought following inventory changes:
- Built up area as per approved FSI/ FAR from existing 2266.39 Sq. mts to 2272.99 Sq. mts.
 - Covered parking No. from existing 26 to 32 No. Total area of the covered parking from existing 329.42 Sq. mtrs to 401.92 Sq. mts. Open parking from 11 No. having an area of 137.39 sq. mts.
 - Project type from existing Residential / Group Housing to Mixed Development.
6. The Authority has examined the above inventory changes as per provisions under Section 14 (2) (ii) of the Real Estate (Regulation and Development) Act, 2016.

“Any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of atleast two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building”.

7. In the light of above provisions highlighted in the paragraph-6 above, I am of the view that the proposed inventory changes sought by the promoter as mentioned at paragraph-5 above, meets the criteria laid down as per provisions under Section 14 (2) (ii) of the Real Estate (Regulation and Development) Act, 2016, Subject to following Conditions:

- (i) The permission accorded for inventory changes is without prejudice to the rights of allottees.
- (ii) The promoter should inform all existing allottees and prospective buyers immediately.
- (iii) The promoter should upload in the web page Quarterly Progress Report, Renewal of Licences, receipt of Completion Certificate, Occupancy certificate, Annual Statement of Accounts and other Development details from time to time.
- (iv) Inventory Changes subject to applicable charges.


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

To,
Mr. Shashidaran Shankaran Pillai,
Proprietor of S. J. Constructions
196/1/3, Ambadi House, Near M.E.S. College,
Vidyanagar, Zuarinagar,
South Goa-403726.