GOA REAL ESTATEREGULATORY AUTHORITY
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FNo: 3/RERA/New Proj(1552)/2025/ 1731 Date: 20 /11/2026

To,
Tony Rodrigues
Proprietor of T. R Constructions
House No 40, 7 C 11, Fatima Chambers
Atmaram Borkar Road, ,
Panjim, North Goa, Goa, 403001

ORDER

(Dated: 20.11.2026)

1. Whereas, Tony Rodrigues, Proprietor of T.R. constructions (hereinafter referred to as the promoter), had applied for registration of the project **'Luz Do Sol Phase II'** 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 30/05/2025 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, inquiry/email was sent on 18/06/2025, 18/07/2025, 28/07/2025, 20/08/2025 and

07/11/2025 to comply the observations. However till date the below documents have not been submitted.

a. As per the Agreement for sale dt. 25/05/2012, the name of vendors at Sr.no. 1. Ana Quiteria Mascarenhas, 2. Aleixo Mascarenhas 3. Sucorina M Afonso are shown as owners but the ownership documents submitted do not reveal the details of ownership . kindly submit the document as per the enquiry raised on 18/06/2025.
b. Affidavit stating No litigations pending against the project
c. Submit relevant document wherein property described in application for registration of proposed project is portioned.
d. Sanad issued for land wherein project is proposed cannot be ascertained same may be demarcated on sanad plan duly signed by project Architect .

3. And whereas, the Authority issued a Show cause notice dated 02/04/2026 and the promoter/applicant was required to reply with 8 days.

4. And Whereas, the promoter filed a reply dated 06/05/2026 to the Show Cause Notice.However, the reply appeared unsatisfactory and did not clarify the issue relating to Agreement of Sale dated 25/05/2012 and the same being necessary for accord of registration to the project.

5. And whereas the promoter applicant filed a reply submitting that
   a. That there has been no intentional non-compliance on the part of the Promoter. The present reply is being filed to place on record the correct factual and legal position.

b. That by virtue of an Agreement for Sale dated 25/05/2012 bearing Registration No. PNJ-BK1-01436-2012 dated 30/05/2012, executed between (i) Ana Quiteria Mascarenhas, (ii) Aleixo Mascarenhas, (iii) Socorina Marininha Afonso, and (iv) Rosario Mascarenhas (collectively referred to as the "Vendors") on one part, and M/s T. R. Constructions on the other part, certain portions of property bearing Survey No. 102/1 situated at Village Taleigao, Tiswadi Taluka, were agreed to be sold.

c. That the said transaction comprises two distinct portions, namely:

i. A mundkarial house bearing No. E561/Part together with 436.50/37200th undivided share in the larger property; and

ii. A separate and distinct area admeasuring 1133/41601 sq. mtrs. forming part of the same property.

d. That the present application before your Authority pertains exclusively to the development of the said distinct area admeasuring 1133/41601 sq. mtrs.

e. That the said portion of land is the exclusive property of Mr. Rosario Mascarenhas, who alone is competent and authorized to deal with and grant development rights in respect thereof. The said area was granted No Objection Certificate (NOC) by the North Goa Planning and Development Authority vide Certificate No. NGPDA/49/(C)/2171/510/2009 dated 04/06/2009.

f. Further, the ownership of Mr. Rosario Mascarenhas over the said portion is evidenced by a Deed of Sale dated 01/01/2010 bearing Registration No. 443, a copy of which is annexed herewith for your kind perusal. It is therefore clarified that Ana Quiteria Mascarenhas, Aleixo Mascarenhas, and Socorina Marininha Afonso do not hold any right, title, or interest in the said area admeasuring 1862/41601

sq. mtrs., and their consent is not required for the purposes of development of the said portion.

g. That the Promoter derives authority solely from Mr. Rosario Mascarenhas, being the exclusive owner of the project land, and is duly authorized to undertake development thereof. The Promoter submits that any perceived deficiency may have arisen on account of the above factual position. The Promoter remains ready and willing to furnish any further clarification or documents as may be required and humbly requests that an opportunity be granted for the same.

h. That the present reply be taken on record and that no adverse action be taken pursuant to the Show Cause Notice dated 02/04/2026.

6. And Whereas, since the reply was not satisfactory and the application remained deficient, a notice dated 13/08/2026 was issued and a hearing was fixed on 04/09/2026.

7. And Whereas, Adv Jonathan George remained present for the applicant/promoter on 04/09/2026, 08/09/2026 and sought time to file documents required for registration.

8. And Whereas, on 21/09/2026 the applicant/promoter filed an Affidavit and submitted that,

a. That by virtue of a Deed of Sale dated 13/04/2007, registered as document No. 1659 at pages 395 to 426 of Book No. 1, Volume 1813, registered on 15/06/2007 in the office of the Sub-Registrar, Tiswadi, Goa, M/s T. R. Constructions purchased an undivided share admeasuring 436 sq. mts., forming part of the property bearing Survey

No. 102/1, situated at Village Taleigao, Taluka Tiswadi, District North Goa, State of Goa (hereinafter referred to as "Property A"), and M/s T. R. Constructions is accordingly the absolute owner of Property A.

b. That the remaining undivided area admeasuring 1862 sq. mts., forming part of the very same property bearing Survey No. 102/1 (hereinafter referred to as "Property B"), is owned by Mr. Rosario Mascarenhas, who acquired the same by virtue of a Deed of Sale dated 01/01/2010, registered bearing reg. no. 443 at pages 577 to 618 of Book I, Volume 2189, dated 11/02/2010, in the office of the Sub-Registrar, Tiswadi, Goa.

c. That by virtue of an Agreement for Sale dated 25/05/2012, registered as document No. PNJ-BK1-01436-2012 dated 30/05/2012, executed by Mr. Rosario Mascarenhas together with Mrs. Ana Quiteria Mascarenhas, Mr. Aleixo Mascarenhas and Mrs. Socorina Marininha Afonso, in favour of M/s T. R. Constructions, M/s T. R. Constructions has been granted the right to develop Property B, subject to confirmation by Mrs. Ana Quiteria Mascarenhas, Mr. Aleixo Mascarenhas and Mrs. Socorina Marininha Afonso as conforming parties, and by the spouse of Mr. Rosario Mascarenhas, if married and governed under the laws applicable in the State of Goa in respect of Communion of Assets.

d. That Property A and Property B, together admeasuring 2298 sq. mts. (436 sq. mts. plus 1862 sq. mts.), form part of the same property bearing Survey No. 102/1, situated at Village Taleigao, Taluka Tiswadi, District North Goa, State of Goa, and are together proposed to be developed by M/s T. R. Constructions. That M/s T. R. Constructions had applied for registration of real estate project before Goa RERA.

e. That there is no litigation, suit, appeal, revision, writ petition, arbitration or any other proceeding of whatsoever nature pending

before any court of law, tribunal, quasi-judicial authority or any other forum in India, in respect of the said Properties, or Property A, or Property B, or any part thereof.

f. That there is no order of injunction, stay, attachment or any other order of restraint of whatsoever nature passed by any court, tribunal or authority, which in any manner affects or restricts the title to, or the development of, the said Properties.

g. That no notice, show-cause notice, demand or claim of any nature is pending or outstanding against the said Properties from any Government, semi-Government, statutory or local authority, which would affect the title to, or the development of, the said Properties.

9. And whereas the applicant/promoter during the hearing on 21/09/2026 was also asked to submit

a. Sanad Plan

b. Demarcation plan

c. Affidavit with regards to partition

d. Link documents regarding flow of title.

10. And whereas the applicant/promoter during the hearing on 30/09/2026 filed application along with Affidavit regarding partition and submitted that:-

a. That partition proceedings have been filed before the Inspector of Survey and Land Records, Tiswadi-Goa, under Section 61 of the Goa Land Revenue Code, 1968, by Rosario Mascarenhas, residing at H. No. 18/237, Borbhatt, Taleigao, Goa (Applicant), against Jose Virgilio Joaquim Coelho Velho and Maria Veronica Aliana Dias Velho alias Veronica Velho (Opponents), bearing Case No. ISLR/TIS/PART/[_]/2026, in respect of the property bearing Survey

No. 102/1 of Village Taleigao, Taluka Tiswadi, Goa, admeasuring 1133 sq. mts. (the "said property").

b. That the said application is dated 11/09/2026 and was received by the Directorate of Settlement and Land Records, Panaji, on 16/09/2026. The Applicant claims title to the said property under a Deed of Sale bearing Reg. No. 443 dated 11/02/2010, registered before the Sub-Registrar, Ilhas, Panaji, Goa (Book No. I, Volume 2189, pages 527 to 618), and has prayed for partition of his share and for allotment of a separate Survey No./Sub-Division No. in his favour.

c. That the said partition proceedings shall be completed within a period of three (3) months from the date of this affidavit, and that promoter applicant shall take all steps necessary, including timely compliance with the requirements and directions of the Inspector of Survey and Land Records, to ensure that the proceedings are concluded within the said period.

11. And whereas, the applicant/promoter during the hearing on 30/09/2026 was again reminded to submit following documents failing which the project shall be rejected-

a. Sanad Plan
b. Demarcation plan
c. Link documents regarding flow of title.

12. And whereas, on 15/10/2026 and 30/10/2026 Adv Jonathan George remained present and sought time to produce the documents. He was also asked to submit the requisite documents to substantiate its claim that project land falls in the area of 1133 sq mts purchased through Sale Deed by producing relevant documents.

13. And whereas, on 16/11/2026 none remained present for the promoter/applicant. Evidently the application for registration of the project "**'Luz Do Sol Phase II'**" remains deficient to the extent as noted above and cannot be processed further.

14. In view of the above, the application for registration of the project "**'Luz Do Sol Phase II'** 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
Member, Goa RERA

Vincent D'Silva
Member, Goa RERA

Dharmendra Sharma
Chairperson, Goa RERA