



**GOA REAL ESTATE REGULATORY AUTHORITY**

101, 1<sup>st</sup> Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 Goa

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Tel: 0832-2437655; e-mail: goa-rera@gov.in

Case No. 3/RERA/Complaint(419)/2024/

10.60

Date: 11/08/2025

**SDK CERAMICS LLP**

Shop 18 Duple Elite

St. Inez, Panaji Goa- 403001.

.....Complainant

V/s

**Civilco Engineers & Associates,**

Represented herein by its partner, Mr.

Gous Mohammed Shiraguppi

- 1) Shop 1, Shri Satish Co-op Housing Society,  
Near Savitri Hall, Haveli, Curti, Ponda, Goa 403401.
- 2) SF-4, Block D, Qadria Plaza, Haveli,  
Curti, Ponda, Goa, 403401.
- 3) Bungalow 02, Sairaj Park, Shantinagar,  
Ponda, Goa, 403001.

..... Respondent

**ORDER**

**(Dated 11.08.2025)**

An online complaint received in the above matter and registered vide No. 986247 was disposed off vide order dated 23/12/2024, whereby besides other directions, Technical Section was directed to issue a show cause notice to the Respondent/Promoter herein qua the deficiency related to uploading the Quarterly Building details, Development Details, Annual Statement of Accounts and completion/occupancy certificate etc. inter alia also directing

*[Signature]*

him to upload the requisite information/documents within two weeks of the receipt of the show cause notice.

- 2) Pursuant thereto, a Notice dated 27/01/2025 was issued to the Respondent/Promoter asking it to Show cause as to why action should not be taken against the respondent for violation of the order of the Authority issued vide no. 3/RERA/Tech.Orders/2023/302, dated 20/04/2023 and the respondent was also further asked to upload the requisite information/documents as noted below within two weeks of the receipt of the show cause notice.

**(i) Empire Village Phase II- PRGO10180127**

- a) Quaterly building details
- b) Quaterly External Development details
- c) Annual statement of accounts (Form-6)
- d) Updation of Inventory (Sold/Unsold/booked)
- e) Uploading of Completion /Occupancy certificate

**(ii) Civilco Arcade – PRGO05180122**

- a) Quaterly building details
- b) Quaterly External Development details
- c) Annual statement of accounts (Form-6) uploaded only for the year 2017/2018.
- d) Updation of Inventory (Sold/Unsold/booked)

- 3) As the Respondent/ Promoter did not upload the requisite information despite the show cause notice dated 27/01/2025, a further notice dated 02/05/2025 was issued and the respondent was called for a hearing on 20/05/2025 when Adv K Chorlekar holding for Adv R Rivonkar remained present and sought time to file reply and the matter was accordingly fixed on 09/06/2025. On 09/06/2025, none remained present for the respondent and



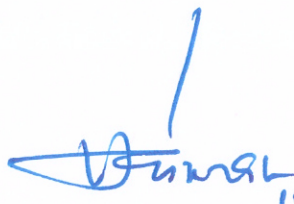
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further notice dated 12/06/2025 was issued to the respondent giving it the last opportunity to appear before Authority on 25/06/2025 .On 25/06/2025 again none present on behalf of Noticee/Respondent and accordingly matter was kept for orders..

- 4) Pertinently, the Real Estate (Regulation and Development) Act, 2016 focuses on bringing transparency through disclosure of project related information online by the promoters on regular basis to enable allottees, buyers to make an informed decision for purchase of the Real Estate. Section 11 of the said Act mandates furnishing of such information by the promoters of real estate project. Goa Real Estate Regulatory Authority has already made provision in the web portal for uploading information by the promoters i.e. comprising Annual statement of Accounts, Quarterly Building Details, Development Details, Completion Certificate and Occupancy Certificate etc. and has further directed the promoter for needful vide Order bearing No. 3/RERA/Tech.Orders/2023/302 dated 20/04/2023 issued by the Goa RERA under the Powers vested in it under Section 37 of Real Estate (Regulation & Development) Act, 2016.
- 5) In view of what has been noted herein above, it is evident that the respondent/promoter in the present case despite of being given several opportunities has failed to upload the requisite information/documents.
- 6) The conduct of the Respondent/Promoter herein, amounts to contravention of section 11 of the act in the first instance in as much as he failed to perform the function mandated under Section 11(1) of the Act read with Order bearing No. 3/RERA/Tech.Orders/2023/302 dated 20/04/2023, by not uploading the requisite information which was meant for public viewing at the web portal of the Authority. The Respondent/ Promoter thereby has rendered itself liable to penalty under Section 61 of the Act. Further, despite issuance of showcause notice and affording him several opportunities for uploading the requisite information, the respondent/promoter as per the

report of the Technical Section, has so far not uploaded the requisite information at the web portal and has thereby further rendered himself liable to penalty under Section 63 of the Act in as much as he failed to comply with the orders of the Authority issued vide Order No.3/RERA/Complaint(419)/2024/1664 dated 23.12.2024 and thereafter even despite of issue of showcause notice and affording of several opportunities.

- 7) In view of what has been discussed herein above, it would be just and fair if a lump sum penalty of Rs.5,00,000/- (Rupees Five Lakhs Only) is imposed upon the Respondent/Promoter as penalty under Section 61 and Section 63 of the Real Estate (Regulation and Development) Act, 2016. The penalty amount as above shall be deposited into the bank account of the Authority, within 60 days, failing which necessary proceedings will be initiated against the Respondent/Promoter.
- 8) The Respondent/Promoter is directed to file compliance report of this order in the form of an affidavit within two months of this order, failing which further legal action will be taken by this Authority under the RERA Act for execution of this order.

  
**Virendra Kumar, IAS(Retd.)**  
**Member, Goa RERA**

11/08/25