



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji Goa 403 001
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FNo: 3/RERA/Complaint(511)/2025/1612

Date: 04/12/2025

1. Mr. Surender Mahlawat

2. Mr. Tirath Mahlawat

3. Ms. Shivangi Choudhary

All residents of H. No. 206, Asra Ka Majra,
Rewari, Haryana-123501.

..... **Complainant**

V/s

M/s Apra Motels Pvt. Ltd. Through its Partners/Directors

1. Mr. Dhruv Dutt Sharma

2. Anubhav Sharma

NH 8, Sector 15, Part 2,
Gurgaon, Haryana-122001.

..... **Respondent**

Ld. Adv. Nitin Jaspal and Ld. Adv. Parimal Redkar for the Complainant.

ORDER

(Delivered on this 04th day of the month of December , 2025)

A Complaint was filed by the above Complainants for fraudulent and misleading conduct of the Respondent, M/s Apra Motels Pvt. Ltd., which issued an Expression of Interest letter dated 16.06.2023 for a luxury villa in its proposed project "32nd Avenue Vagator Beach, Goa" at a total consideration of Rs. 21,00,00,000/-. Relying on the Respondent's assurances of commencement within six months, promised assured returns, and projected credibility through past projects, the Complainants paid a cumulative sum of Rs. 4,50,00,000/- between 27.02.2023 and 16.11.2023, as recorded in the Respondent's own Part Payment Receipt. The Complainant has alleged that the Respondent has received more 10% of the total consideration amount without executing a


builder buyer agreement. However, till date no construction has even commenced, nor have the Complainants been informed about statutory approvals or RERA registration status. On the contrary, the Respondent continues to advertise the project online, luring fresh investors despite its non-performance. It is further alleged that, such acts constitute clear violations of Sections 3, 12 and 13 of the RERA Act, 2016.

A notice dated 10/10/2025 was issued to the complainant. The complainant's advocates Shri Nitin Jaspal along with Shri Parimal Redkar remained present for the hearing and filed the Complaint copy along with relevant supporting documents. During the scrutiny of the documents it was observed that on Letter dated 16/06/2023 ie Expression of interest for a residential villa in a future project at Vagator, Goa, it is mentioned that

“WHEREAS the potential Investor understands that the Firm would be obtaining the RERA registration for the Project in a separate Company/Entity. The Potential Investor shall co-operate with the Firm for the completion of the relevant formalities and tax compliances once the RERA registration is obtained” .

From the RERA records it was observed that the said project “32nd Avenue Vagator Beach, Goa” has not been registered. Further it is not clear whether the promoter has applied for registration of project before Goa RERA through some other promoter name/company entity.

Thus, in view of the same, a notice be hereby issued to all the parties to remain present before the Goa RERA Authority on **05/01/2026 at 11:30 a.m** with regards to non registration of the project “32nd Avenue Vagator Beach, Goa and violating Section 3 of Real Estate (Regulation and Development) Act 2016.


Dharmendra Sharma, IAS(Retd)
Chairperson, Goa RERA