



# GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F.No:3/RERA/completed proj.(484)/2019/ 239

Date: 8/11/2019

## ORDER

**Whereas, Shri. Shamsunder V. Kamat , West Coast Constructions Pvt. Ltd.,** Promoter of the proposed project '**West Coast Residency I**, Survey No.21/1, Kadamba Plateau, Baiguinim, Goa, had applied for registration of aforesaid project with the Goa Real Estate Regulatory Authority, Goa 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 of interest and Disclosures on websites) Rules, 2017 vide their application submitted through online portal dated **11<sup>th</sup> June, 2019;**

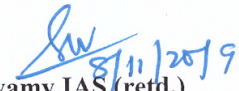
**Andwhereas,** as per Section- 3 of the Act read with Rules made there under, the Promoter was required to apply for registration of on-going project on or before 23<sup>rd</sup> March 2018;

**And whereas,** the Promoter/Applicant was therefore directed to showcause vide Notice No.F.No.3/RERA/completed Proj.(484)/2019/183 dated 29/10/2019, as to why penalty under Section 59(1) of the said Act which may extend upto 10% of the estimated cost of the real estate project, should not be levied for violating above said provisions and also to remain present before the 'Authority' for a hearing in the said matter on 7/11/2019 at 3:00 p.m.

**And whereas,** the matter was heard in detail, the Applicant/Promoter represented by Shri. Sahish Mahambrey has submitted that the said application for project registration, is for a 'Completed' Project that is solely 'self financed' by the promoter, wherein, there is no violation of Section 3. of said Act and no advertisement nor booking or agreement for sale is carried out till today.

**Therefore,** I find the submission given by the Applicant/Promoter is found to be reasonable and order that the project be granted registration by following due procedure.

Given under my hand on this 8<sup>th</sup> day of November, 2019.

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

To  
Shri. Shamsunder V. Kamat,  
Kamat West Coast Construction India Pvt. Ltd.  
B-34/A, St. Pedro,  
Ribandar, Goa.