GOA REAL ESTATEREGULATORY AUTHORITY
101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji Goa 403 001
www.rera.goa.gov.in
Tel: 0832-2437655; e-mail: goa-rera@gov.in

FNo: 3/RERA/New Proj(1623)/2025/ 1608 Date: 29 /10/2026

To,
Sanjay,
S/o Pundalik Shetye
House No. 406/187, Mauli Building,
PDA Colony, Porvorim,
Bardez, Goa -403521

ORDER

(Dated: 29.10.2026)

1. Whereas, Sanjay Shetye, (hereinafter referred to as the promoter), had applied for registration of the project 'Vision Heights' 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 05/11/2025 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 vide the following enquiry emails.

3. The 1st enquiry was raised on the web portal on **24.11.2025** and reply was received on **13.01.2026**. The 2nd enquiry was raised on the web portal on **30.01.2026**. No response was received.

4. And whereas, due to no response a Show Cause Notice dated **10.07.2026** under proviso of Section 5(1) (b) of RERA was issued and sent through registered AD. The said notice has been served to the promoter on **11.07.2026** as per track consignment report of Postal Department. The promoter was asked to comply the enquiry raised on 30.01.2026 with a direction to produce following documents on within 10 days. However, no response was received.

a. Sanad area is not clear as sanad is issued for area admeasuring 5905.75 sq. mts. wherein total Sy. No. 52/1 is admeasuring 12913 sq. mts. and project area is 3600 sq. mts.

b. Title report submitted is for area 485.43 sq. mts as mentioned however in conclusion para there is no mention of the project area and also date is not mentioned in the title report.

5. And Whereas, the 1st notice dated 07.08.2026 was issued and applicant was required to appear for the hearing on 25.08.2026. The said notice was served to the promoter on 12.08.2026 as per track consignment report of Postal Department. However, no response was received.

6. And Whereas, the 2nd notice dated 10.09.2026 was issued and applicant was required to appear on 21.09.2026 which was served on 17.09.2026 as per track consignment report of Postal Department. However, None remained present and direction was given to send another notice.

7. And whereas, 3rd notice dated 07.10.2026, was issued to the promoter by Registered AD and email informing that hearing is scheduled for 22.10.2026. It was observed that the said notice sent through registered AD and has been served to the promoter on 08.10.2026 as per track consignment report of Postal Department. However none remained present for the promoter. Hence Matter adjourned for orders.

8. And whereas, till date the clarifications/documents sought have not been produced on record.

9. In view of the above, the non-submission of documents listed at Para 4 above, which are assessed to be material and having a direct legal nexus with the prescribed registration process, the application for registration of the project 'Vision Heights' 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