GOA REAL ESTATEREGULATORY AUTHORITY
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FNo: 3/RERA/New Proj(1523)/2025/ 1607 Date: 29 /10/2026

To,
Goa Connect Properties Private Limited,
Flat No.- 3, Ground Floor,
Palm Grove Apartment
D.B. Road, Miramar, Tiswadi,
Panaji, Goa,

ORDER

(Dated: 29.10.2026)

1. Whereas, Goa Connect Properties Private Limited, (hereinafter referred to as the promoter), had applied for registration of the project 'Residencia De Praia ' 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 04/04/2025 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. And whereas, the following inquiries were raised.

a. 1st enquiry was raised on the web portal on **30.04.2025** and reply was received on **10.06.2025**.

b. 2nd enquiry was raised on the web portal on **02.07.2025** and reply was received on **16.07.2025.**

c. 3rd enquiry was raised on the web portal on **17.07.2025** and reply was received on **19.07.2025.**

d. 4th enquiry was raised on the web portal on **24.07.2025** and reply received on **28.11.2025**.

e. 5th inquiry was raised on web portal on **17.12.2025** and reply received on **25.02.2026**.

f. 6th inquiry was raised on web portal on **17.06.2026.**

4. And whereas, a Show Cause Notice dated **21.08.2026** under proviso of Section 5(1) (b) of RERA was issued and the promoter was required to respond within 08 days. It is observed that the said notice has been served to the promoter on 07.09.2026 as per the track consignment report of postal department.

5. And whereas, a notice dated 28/09/2026 was issued and the promoter was asked to submit the following documents and appear on 06/10/2026.

   a. Valid construction license issued by the local authority.

   b. Form D of PT sheet no 98 of chalta No. 8 in the name of Goa Connect Properties Pvt. Ltd.

   c. Revised Form II affidavit cum declaration.

   d. Legal title report with correct area of property

   e. Affidavit giving status of litigation

   f. Nil Encumbrance certificate.

6. And whereas, on 06/10/2026, none appeared for promoter. Another notice dated 07/10/2026 was issued for hearing on 22/10/2026.The said notice was issued by Registered AD post and email. However the notice returned with postal remarks "Unclaimed".
7. And whereas, on 22/10/2026 none appeared for the promoter and therefore till date the clarifications/documents sought have not been produced on record.
8. In view of the above, the non-submission of documents listed at Para 5 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 'Residencia De Praia ' 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