



GOA REAL ESTATE REGULATORY AUTHORITY

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FNNo: 3/RERA/New Proj.(1344)/2024/1250

Date: 28/08/2024

Sub: In the matter of Registration of the Real Estate Project 'U K Meredith Phase I'

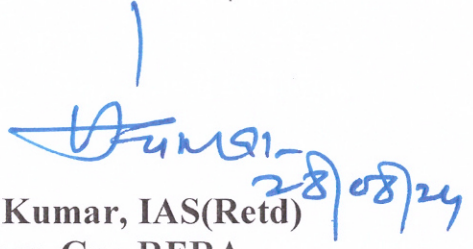
ORDER

(Dated 28.08.2024)

U K Developers (hereinafter referred as the applicant), had applied for registration of the project '**U K Meredith Phase I**' 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 28/03/2024.

- 2) And whereas, during the scrutiny of documents it was interalia observed that, the copy of Sanad is not submitted. Accordingly an inquiry was raised on 26/04/2024 by Goa RERA for doing the needful by the Applicant.
- 3) And whereas, vide Para (2) Goa RERA Circular No. 3/RERA/Off.matters/2019/719, dated 04/10/2022, all real estate promoters/builders were directed to furnish complete conversion sand for the proposed area of development at the time of seeking registration of real estate projects except as exempted under section 35 of Goa Land Revenue Code, 1968. It was further observed that in the event of failure to submit the sanad, the Authority would cause hearing of the applicant for submission of the same within given time frame or else the registration would liable to be rejected.

- 4) And whereas, in response the promoter uploaded a copy of letter of undertaking seeking time for submission of Sanad and requesting Authority to issue RERA registration number in the meanwhile. However the applicant failed to submit the requisite details despite giving of sufficient opportunities.
- 5) Whereas, a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project 'U K Meredith Phase I'.
- 6) Whereas, during the course of hearing the applicant submitted all the requisite documents/ Clarifications except details in respect in the respect of "Project Agents". Further, the case has been examined by technical section of the office and the project is recommended for registration, It is accordingly decided to accord registration of the said project subject to the submission of requisite details in respect of "Project Agent" by the Applicant. Further, the promoter is also directed to obtain prior registration of Phase II of the project as and when the same is taken up. Technical section is further directed to ensure that all documents are properly uploaded at RERA website and to carry out the necessary corrections upon payment of prescribed charges, if any, and thereafter issue registration to the said project.


Virendra Kumar, IAS(Retd)
Member, Goa RERA

To,
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