



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001Goa
www.rera.goa.gov.in

Tel: 0832-2437655; e-mail: goa-rera@gov.in

F.No:3/RERA/Complaint (407)/2023/ 689

Date: 06/06/2025

Provident Housing Limited

130/1 Ulsoor Road,
Bangalore, Karnataka
Bangalore Urban, 560042

.....Complainant

V/s

Sam Diogo Santimano

H.No. 47 / B, Pockvaddo, Betalbatim,
Salcete, South Goa -403713

.....Respondent

ORDER (06/06/2025)

- 1) This order disposes of the application dated 03/07/2024 made by the Complainant for proceeding ex-parte as the Respondent did not respond despite of notice being served and follow up email, in the matter of online complaint dated 19/12/2023 filed by Provident Housing Limited (complainant) before the Goa Real Estate Regulatory Authority (Goa RERA) seeking relief as follows:-


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- (i) Direct the Jurisdictional Sub Registrar to make an appropriate entry/note in the concerned register to the effect that the agreement for Sale in respect of this Agreement for Sale entered between the allottee and the promoter stands terminated and cancelled.
 - (ii) Direct the Registry of Goa RERA to appoint a Commissioner /Representative on its behalf to execute and register Cancellation Deeds in respect of the aforementioned registered Agreements for Sale dated 14/06/2019 in order to give full effect to the cancellation and termination of Agreement.
- 2) In course of the proceedings, the Notices were served upon the Respondent who was also requested through emails for appearance & reply. However, the respondent neither appeared nor responded to the notices or filed any reply.
- 3) During the proceeding held on 03/06/2025, while the Complainants representative was present, none was present for the Respondent. The matter was heard on the limited issue of proceeding with the matter ex-parte against the respondent who has already been served and has not responded so far despite of service of notice and follow up emails. The Complainant argued that since the respondent have neither appeared nor filed a reply inspite of being duly served the matter may be proceeded ex-parte.
- 4) I have heard the arguments made by the complainant and perused the records. In view the submission made by the Complainant including the service report, it has been decided to proceed with the matter ex-parte against the Respondent. The matter is further fixed for **24/06/2025 at 2:30 p.m** for final hearing of the main


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complaint for which written arguments have already been filed by the Representative of the complainant.

- 5) A Copy of this order along with a copy of the complaint filed by the complainant and the written arguments filed later shall be forwarded to the Respondent for his information and necessary action. In case, the Respondent puts in appearance on 24/06/2025, he shall be heard on the main complaint and would also have the opportunity to file reply/written arguments.

 06/06/25
Virendra Kumar, IAS(Retd.)
Member, Goa RERA