



## GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/New Proj.(1351)/2024. /1469

Date: 22/10/2024

**Sub: In the matter of Registration of the Real Estate Project "Vivenda De Ribandar By Vaastu"**


### ORDER

(Dated 22.10.2024)

**VAASTU ESTATE DEVELOPERS** (hereinafter referred as the applicant), had applied for registration of the project '**VIVENDA DE RIBANDAR BY VAASTU**' 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 08/05/2024.

2. And whereas, during the scrutiny of documents it was interalia observed that there were several deficiencies/discrepancies in the application relating to land and sanad documents, details of inventory of flats and parking as furnished, draft of sale agreement and approved sub division plan of the subject property etc. Also the validity of technical clearance and construction license was expiring on 31/08/2024 i.e. almost after 3 months which appeared too short period for initiating and making any progress under the project within the validity period.

3. And whereas, a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project 'Vivenda De Ribandar by Vaastu'.
4. And Whereas, the applicant during the course of the hearing submitted the requisite documents/ clarification. The case has further 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. Technical section is further directed to ensure that all documents are properly uploaded at RERA website, and thereafter issue registration to the said project upon receipt of details and payment of prescribed charges.

  
22/12/24  
Virendra Kumar, IAS(Retd.)  
Member, Goa RERA

To,  
Mr Sunil Gajanan Morajkar  
C/O Vaastu Estate Developers  
Road 11, Near El Paso Hotel,  
La Campala Colony ,  
Miramar, Goa 403001