GOA REAL ESTATEREGULATORY AUTHORITY
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FNo: 3/RERA/New Proj(1721)/2026/1587 Date: 26 /10/2026

To,
Kasu Anitha Reddy,
111, 3rd Main road,
Indranagar, Defence Colony,
Bangalore, Karnataka. 560038

ORDER

(Dated: 26.10.2026)

1. Whereas, Kasu Anitha Reddy, (hereinafter referred to as the promoter), had applied for registration of the project **'Kasu Ekanta'** 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 13/05/2026 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. Accordingly, inquiry/email was sent on 09/06/2026, 21/07/2026 and Show Cause notice dated 14/08/2026 was issued, which was served/delivered to the promoter on 24/08/2026 to comply the observations and to produce the below information/clarification/documents.

a. C. A. Certificate submitted wherein Annexure A is neither signed nor stamped.
b. The final NOC of Local body/Panchayat is not produced as mentioned in provisional NOC vide no. Ref no. VP/T/F.45/25-26/2052 dt 28/10/2025 is not produced on record (No Plots will be sold out or allotted before obtaining the Final NOC from this office)

3. And whereas, your reply dated 20/06/2026 &14/07/2026 to the queries and reply dated 28/08/2026 to this office and to Show Cause Notice dated 14/08/2026 is unsatisfactory and does not clarify the issue relating to final NOC of Local body/Panchayat.

4. And whereas, the same also being necessary for accord of Registration to the project by RERA under section 5.

5. And whereas, a notice dated 05/10/2026 was issued and a hearing was scheduled on 15/10/2026. On 15/10/2026, the promoter's Authorized representative Shri Sanjit Pradhan remained present along with Adv Balkrishna Thali and filed a reply along with duly signed and stamped CA certificate. During the hearing the promoter was asked to submit the requisite documents failing which the application for registration shall be rejected.

6. And whereas, the submissions made by the promoter in his reply are as follows:-
a. That the Office of the Senior Town Planner, Mapusa, has issued No Objection Certificates under Section 49(6) of the Goa, Daman and Diu Town and Country Planning Act, 1974, in respect of five plots forming part of Survey No. 307/1-A, Tivim Village, bearing the Plot Nos. 1, 2, 23, 33 and 35.
b. That the Village Panchayat of Tivim had earlier issued a provisional NOC dated 28/10/2025, bearing Ref. No. VP/T/F.45/25-26/2052, for subdivision of plots, subject to the condition that no plots shall be sold before obtaining the final NOC from the Panchayat.
c. Thereafter, upon making an application the Village Panchayat issued provisional No Objection Certificates dated 26/08/2026, bearing Ref. Nos. VP/TIV/BAR/F.80/26-27/2170 to 2174, in respect of the aforesaid

five plots, permitting registration, the precise scope of which has been sought to be clarified by the undersigned from the Panchayat.

d. That a letter dated 09/10/2026 has been addressed to the Village Panchayat seeking clarification as to the meaning and scope of the expression "registration" appearing in the said provisional NOCs. The response of the Panchayat is awaited, and the same shall be furnished to this Authority upon receipt.
e. That the promoter is conscious of the condition imposed by the Panchayat and shall comply with the same. No sale deed shall be executed or registered contrary to the said condition. The promoter undertakes to obtain and submit the requisite final Panchayat NOC before executing any sale deed.

7. And whereas, the promoter in the same reply also undertook to do the following:-

a. To keep this Authority informed of the status of the requisite approvals and to furnish the final Panchayat NOC and such further documents as may be required by this Authority before undertaking any sale in accordance with law.
b. To update the requisite project details and progress milestones on the RERA portal, including the certificates of the Charted Accountant, Structural Engineer and Architect, as applicable and as required by Authority.
c. That no sale deed in respect of the aforesaid five plots shall be executed or registered until the requisite final Panchayat NOC and all other legally required permissions are obtained.
d. That no plot shall be sold in contravention of the conditions imposed by the Village Panchayat or any other competent authority.
e. That no plot other than Plot Nos. 1, 2, 23, 33 and 35 shall be offered for sale under the present application.
f. Any marketing, advertisement, booking or other activity concerning the project shall be undertaken only after obtaining RERA registration, to the extent permitted by the applicable provisions of law and subject to the directions of the Authority and the conditions imposed by the competent authorities.
g. All further information and documents sought shall be furnished within the prescribed period or such additional time as may be permitted.

8. And whereas, on 23/10/2026 the promoter through his Authorized representative filed an application for withdrawal of registration application with liberty to file afresh.

9. In view of the above, the promoter/applicant is accordingly permitted to withdraw application for registration "'**Kasu Ekanta**'" and further granted liberty to file fresh application for registration of said project with requisite documents and after depositing the requisite fees.

Virendra Kumar
Member, Goa RERA

Vincent D'Silva
Member, Goa RERA

Dharmendra Sharma
Chairperson, Goa RERA