



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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No.3/RERA/Completed Project (834)/2021/807

Date: 04/11/2022

Siddhi S. Shirodkar

C-1, Tilak Complex.

Vasco Da Gama, South-Goa, 403802.

.....Applicant

ORDER

(Dated 03.11.2022)

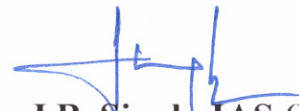
The promoter Siddhi S. Shirodkar has applied for registration of project 'Varadhraj Green' under Section 3 of the Real Estate (Regulation and Development) Act, 2016 read with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates on interest and Disclosures on website) Rules 2017, vide application submitted through online portal dated 23.11.2021. Earlier in this case, an Interim Order dated 26.03.2021 was passed wherein a penalty of ₹5,00,000/- (Rupees Five Lakhs only) was imposed for not registering the project in time. In that case, Shri Sandeep Shirodkar was referred as promoter. In this case, Ms. Siddhi S. Shirodkar who is wife of Shri Sandeep Shirodkar has made application for registration as promoter. As per documents on record Shri Sandeep Shirodkar is promoter and his wife Ms. Siddhi S. Shirodkar is the land owner and in that case she also becomes promoter.

2. An opportunity of hearing was given to Ms. Siddhi S. Shirodkar on 01.11.2022. On the day of hearing, it was pleaded on behalf of applicant that penalty imposed vide order dated 26.03.2021 should be reduced as the project was

completed in January, 2018 itself. A written argument was also submitted on behalf of the applicant by Advocate Dnyanesh P. Karpe.

3. I have gone through the facts and proceedings of the case. It is seen that this case of non-filing application for registration has already been decided by the authority. In respect of this project, vide order dated 26.03.2021 and a penalty of ₹5,00,000/- has been imposed.
4. The only difference is that in that case Shri Sandeep Shirodkar was made party as promoter of the project whereas in this case his wife Ms. Siddhi S. Shirodkar has made application for registration who is the owner of the land. Irrespective of the promoter and owner, the fact remains that project is the same and order has already been passed by this Authority dated 23.06.2021 and a fine of ₹5,00,000/- have been imposed. Before registration of the project, penalty of ₹5,00,000/- has to be paid by the applicant as decided in earlier case.
5. In view of the above, Applicant is directed to pay the penalty of ₹5,00,000/- (Rupees Five Lakhs only) which was imposed for registration of this project by order of the Authority dated 26.03.2021. The penalty has to be paid before granting registration.

Order Accordingly,


J.B. Singh, IAS (Retd.)
Member, Goa RERA

To,
Siddhi S. Shirodkar,
C-1, Tilak Complex,
Vasco Da Gama, South Goa, 403802.